

URBAN RENEWAL AUTHORITY ORDINANCE (Chapter 563)

NOTIFICATION OF COMMENCEMENT OF THE
SHING TAK STREET/MA TAU CHUNG ROAD DEVELOPMENT PROJECT
BY THE URBAN RENEWAL AUTHORITY

Pursuant to section 23(1) of the Urban Renewal Authority Ordinance ('URAO'), it is hereby notified that the Urban Renewal Authority ('URA') will commence the implementation of its project CBS-1: KC Shing Tak Street/Ma Tau Chung Road ('the Project'). In accordance with section 23(2) of the URAO, the commencement date of the implementation of the Project shall be the date on which notice of the Project is first published in the *Gazette*, i.e. 22 May 2020.

The Project will be implemented by way of a development project under section 26 of the URAO.

The Project covers gross site area of about 5 164 m², bounded by Ma Tau Chung Road to the southeast, Ma Tau Kok Road to the southwest, Shing Tak Street to the northwest, Emmanuel Primary School Kowloon and Bee Sing Mansion to the northeast. The Project includes the buildings developed under the Civil Servants' Co-operative Building Society Scheme at Nos. 51–77 Ma Tau Chung Road (odd nos.), Nos. 12–34 Shing Tak Street (even nos.), Nos. 2–4A Ma Tau Kok Road (even nos.), government lanes, and portion of the surrounding public pavement.

In accordance with section 23(3) of the URAO, public inspection of:—

- (a) a description of the general nature and effects of the Project; and
- (b) a plan delineating the boundaries of the Project,

can be made for a period of two months from the date of the first publication of this notice, that is to say 22 May 2020. Unless otherwise specified in the URA website (<http://www.ura.org.hk>), the above information will be available for public inspection during the following normal office hours at the following locations:—

- (i) the Urban Renewal Authority, 26th Floor, COSCO Tower, 183 Queen's Road Central, Hong Kong (Monday to Friday 8.45 a.m. to 6.00 p.m.);
- (ii) the Urban Renewal Authority's Kowloon City Neighbourhood Centre, Units K & L, 1st Floor, Sunshine Plaza, 17 Sung On Street, Hung Hom, Kowloon (Monday to Friday 8.45 a.m. to 1.00 p.m.; 2.00 p.m. to 6.00 p.m.); and
- (iii) the Kowloon City Home Affairs Enquiry Centre, LG/F, Kowloon City Government Offices, 42 Bailey Street, Hung Hom, Kowloon (Monday to Friday 9.00 a.m. to 7.00 p.m.).

Such information is also available on the URA website at (<http://www.ura.org.hk>).

Under section 24(1) of the URAO, any person who considers that he will be affected by the Project and who wishes to object to the implementation of the Project may send to the URA a written statement of his objection(s) to the Project. Such written statement of objection(s) ('the objection') shall set out:—

- (a) the nature and reasons for the objection; and
- (b) where the objection would be removed by an amendment of the development project any amendment proposed.

The objection should be made in writing and sent to the URA, 26th Floor, COSCO Tower, 183 Queen's Road Central, Hong Kong, not later than 22 July 2020.

Any person who intends to submit his objection to the Project is advised to read the 'Urban Renewal Authority Guidelines on the Submission of Objections to Projects to be implemented by way of Development Project' (the Guidelines) for details. The Guidelines are available for collection at the above locations and can be downloaded from the URA website at (<http://www.ura.org.hk>).

Under section 24(3) of the URAO, the URA shall consider all objections received and shall, not later than 22 October 2020, submit:—

- (a) the development project;

- (b) the URA's deliberations on the objections;
- (c) any objections which are not withdrawn; and
- (d) an assessment by the URA as to the likely effect of the implementation of the development project including, in relation to the residential accommodation of persons who will be displaced by the implementation of the development project, an assessment as to whether or not, insofar as suitable residential accommodation for such persons does not already exist, arrangements can be made for the provision of such residential accommodation in advance of any such displacement which will result as the development project is implemented,

to the Secretary for Development for consideration.

In accordance with the Urban Renewal Strategy, the URA will submit an assessment as referred to section 24(3) of the URAO by way of two social impact assessments, Stage 1 and Stage 2. Unless otherwise specified in the URA website (<http://www.ura.org.hk>), the Stage 1 social impact assessment report will be made available for public information at the above locations and URA website from 22 May 2020 to 22 July 2020. The URA intends to make Stage 2 social impact assessment report available for public information at the above locations and URA website from 8 July 2020 to 22 July 2020. The public can make comments on both social impact assessment reports to the URA. Any person who intends to make comments is also advised to read the Guidelines and send his comments to the URA not later than 22 July 2020.

Under section 24(4) of the URAO, the Secretary for Development shall then consider the development project and any objections which are not withdrawn and determine whether to authorize, amend or decline to authorize the development project.

This notice is a notice of the commencement date of the Project only. It shall not constitute any representation or warranty that the URA is under a duty or obligation to implement the Project. The URA has the right to discontinue the Project in circumstances it deems appropriate to do so.

22 May 2020

Urban Renewal Authority