

FOR PUBLIC INSPECTION

Urban Renewal Authority

Development Project

**QUEEN'S ROAD WEST /
KWAI HEUNG STREET
(C&W-007)**

URBAN RENEWAL AUTHORITY
QUEEN'S ROAD WEST / KWAI HEUNG STREET
DEVELOPMENT PROJECT (C&W-007)

1. Introduction

- 1.1 The Secretary for Development (SDEV) has authorized the Urban Renewal Authority (URA) to proceed with the C&W-007 Queen's Road West / Kwai Heung Street Development Project (the Project). The authorization is given under section 24(4)(a) of the Urban Renewal Authority Ordinance (URAO) and is published in the Gazette on 15 September 2023.
- 1.2 The Project was commenced on 2 December 2022. This was followed by a two-month publication period. A total of 14 submissions to the Project, including 10 general comments (including supportive comments) and 4 objections, were received by URA during the said publication period.
- 1.3 SDEV has considered URA's submission on the captioned development project, the unwithdrawn objections, URA's deliberations on the objections, as well as URA's assessment on the likely effect of the Project. On 5 September 2023, SDEV authorized the URA to proceed with the captioned development project without any amendment.
- 1.4 This information provides a general description of the Project and a plan delineating the boundaries of the Project for public inspection.

2. Background

- 2.1 The boundary of the Project is shown on Plan No. URA/C&W-007 and covers an area of about 1,295m². The area is currently zoned "Residential (Group A)7" ("R(A)7") and portions of the pavement is shown as 'Road' on the Approved Sai Ying Pun & Sheung Wan Outline Zoning Plan (OZP) No. S/H3/34.
- 2.2 The buildings within the Project are of 4 - 6 storeys with no lift and were completed between 1957 and 1976, except for a pre-war building (not a graded building), of

which there is no General Building Plan (GBP) record and its completion year is unknown. According to the available GBP records, most of the buildings are for domestic use on upper floors, and for shop uses on ground floors (including basement/ mezzanine floors), except for 1 building which is wholly for non-domestic use.

- 2.3 According to the data from the freezing survey (successfully surveyed up to 16 December 2022), it is estimated that the Project area contains an estimated population of around 201 residents in about 74 households, and about 18 business operators.

3. Proposed Development

- 3.1 Under a “planning-led” and “district-based” urban renewal approach, the Project aims to integrate redevelopment (R1) and revitalization (R4) initiatives through restructuring of the land parcels to enhance the overall accessibility and connectivity of the area, and at the same time create synergy with the adjoining redevelopment for greater planning gains.

- 3.2 The key planning proposals of the Project includes:

- i. Through redevelopment (R1) to restructure land parcels within the Project to provide a new public open space (POS) with an area of about 150sq.m. for public enjoyment;
- ii. Open-up the Sung Hing Lane (SHL) Children’s Playground towards Queen’s Road West to enhance its connectivity and accessibility;
- iii. Provide about 180 new residential units with commercial / retail facilities and about 150sq.m. non-domestic GFA for government, institution or community (GIC) facilities; and
- iv. Revitalise SHL Children’s Playground to uplift the facilities and enhance environment (subject to agreement with relevant government departments).

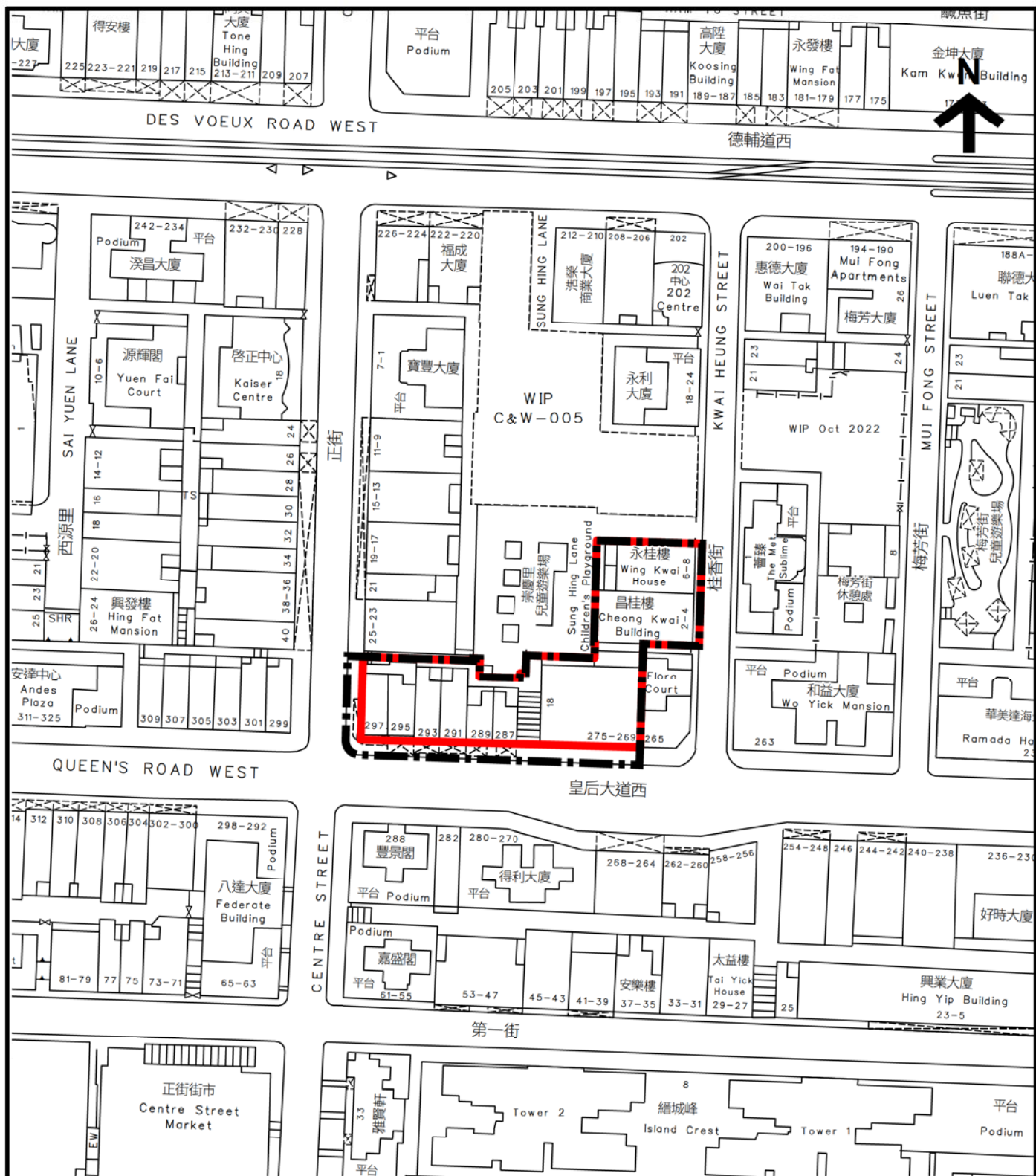
- 3.3 In compliance with the “Residential (Group A) 7” zoning, preliminary design of the proposed development will comprise a residential tower with commercial / retail and GIC facilities, with maximum permissible building height of 130mPD.

4. Implementation

- 4.1 Pursuant to the URAO, any objector to the Project who is aggrieved by the decision of SDEV may appeal on or before 16 October 2023 by lodging a notice of appeal with the Secretary to the Appeal Board panel, with a copy to SDEV.
- 4.2 The URA will only issue acquisition offers to owners of domestic and non-domestic property interests when there are no notices of appeal filed within the appeal period, or after the dismissal of all appeal(s), if any. After acquiring the properties concerned, the URA will also offer the ex-gratia allowance or rehousing arrangement to eligible tenants.

URBAN RENEWAL AUTHORITY

15 September 2023



© 地圖版權屬香港特区政府，經地政總署署長准許複印

© The Government of the Hong Kong SAR Map reproduced with permission of the Director of Lands

所提供的地圖資料受香港特別行政區政府（“政府”）擁有的版權保障。政府沒有就該等資料的準確性或完整性、或在任何特定情況下使用的合適性作出任何明示或隱含的保證，亦無須對與該等地圖資料有關的任何原故而引致的任何損失或損害負責。

The mapping information is protected by copyright owned by the Government of the Hong Kong Special Administrative Region (the “Government”). No express or implied warranty is given to the accuracy or completeness of such mapping information or its appropriateness for use in any particular circumstances. The Government is not responsible for any loss or damage whatsoever in connection with such mapping information.



Project Boundary
項目界線



Area zoned “R(A)7” on the OZP
在分區計劃大綱圖上劃為
「住宅(甲類)7」的地帶

EXTRACT PLAN PREPARED ON 22/11/2022
BASED ON SURVEY SHEET No. 11-SW-7B

市區重建局皇后大道西/桂香街發展項目

URBAN RENEWAL AUTHORITY
QUEEN'S ROAD WEST / KWAI HEUNG
STREET DEVELOPMENT PROJECT

Scale 1:1,000

METERS 10 0 10 20 30 40 50



市區重建局
URBAN RENEWAL
AUTHORITY

PLAN NO. 圖則編號
URA/C&W-007