

URBAN RENEWAL AUTHORITY ORDINANCE (Chapter 563)

NOTIFICATION OF COMMENCEMENT OF THE
OAK STREET/IVY STREET
DEVELOPMENT PROJECT
BY THE URBAN RENEWAL AUTHORITY

Pursuant to section 23(1) of the Urban Renewal Authority Ordinance, it is hereby notified that the Urban Renewal Authority will commence the implementation of its project YTM-011 Oak Street/Ivy Street, Tai Kok Tsui ('the Project'). In accordance with section 23(2) of the Urban Renewal Authority Ordinance, 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. 16 March 2018.

The Project will be implemented by way of a development project under section 26 of the Urban Renewal Authority Ordinance.

The Project covers a gross site area of about 820m², abutting Ivy Street to the north, Oak Street to the east, Urban Renewal Authority Pine Street/Oak Street Demand-Led Redevelopment Project (DL-3: YTM) to the south and west and a back lane of the adjoining building to the west. The buildings within the Project boundary were completed between 1963 and 1977, with building heights ranging from six to ten storeys.

The proposed development will comprise residential and retail uses.

In accordance with section 23(3) of the Urban Renewal Authority Ordinance, 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 16 March 2018, 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) Yau Tsim Mong Home Affairs Enquiry Centre, Ground Floor, Mong Kok Government Offices, 30 Luen Wan Street, Mong Kok, Kowloon (Monday to Friday 9.00 a.m. to 7.00 p.m.); and
- (iii) Urban Renewal Resource Centre, 1st Floor, No. 6., Fuk Tsun Street, Tai Kok Tsui, Kowloon (Monday to Friday 10.00 a.m. to 7.00 p.m.; Saturday 10.00 a.m. to 6.00 p.m.)

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

Under section 24(1) of the Urban Renewal Authority Ordinance, 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 Urban Renewal Authority 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 Urban Renewal Authority, 26th Floor, COSCO Tower, 183 Queen's Road Central, Hong Kong, not later than 16 May 2018.

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 Urban Renewal Authority website at (<http://www.ura.org.hk>).

Under section 24(3) of the Urban Renewal Authority Ordinance, the Urban Renewal Authority shall consider all objections received and shall, not later than 16 August 2018, submit:—

- (a) the development project;
- (b) the Urban Renewal Authority's deliberations on the objections;
- (c) any objections which are not withdrawn; and
- (d) an assessment by the Urban Renewal Authority 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 Urban Renewal Authority will submit an assessment as referred to section 24(3) of the Urban Renewal Authority Ordinance by way of two social impact assessments, Stage 1 and Stage 2. The Stage 1 social impact assessment report will be made available for public information at the above locations and Urban Renewal Authority website from 16 March 2018 to 16 May 2018. The Stage 2 social impact assessment report will be made available for public information at the above locations and Urban Renewal Authority website from 2 May 2018 to 16 May 2018. The public can make comments on both social impact assessment reports to the Urban Renewal Authority. Any person who intends to make comments is also advised to read the Guidelines and send his comments to the Urban Renewal Authority not later than 16 May 2018.

Under section 24(4) of the Urban Renewal Authority Ordinance, 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 Urban Renewal Authority is under a duty or obligation to implement the Project. The Urban Renewal Authority has the right to discontinue the Project in circumstances it deems appropriate to do so.

16 March 2018

Urban Renewal Authority