

FOR PUBLIC INSPECTION

Urban Renewal Authority

Development Project

**Tonkin Street / Fuk Wing Street
(SSP-015)**

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URBAN RENEWAL AUTHORITY TONKIN STREET / FUK WING STREET DEVELOPMENT PROJECT

1. Introduction

- 1.1 The Secretary for Development (SDEV) has authorized the Urban Renewal Authority (URA) to proceed with the SSP-015 Tonkin Street / Fuk Wing 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 22th November 2013.
- 1.2 The project was commenced on 8th March 2013. This was followed by a two-month consultation period. One (1) objection and one (1) comment to the project were received by URA during the said consultation period. SDEV has considered the project and the unwithdrawn written objection. On 13th November 2013, SDEV authorized the URA to proceed with the captioned development project without any amendment.
- 1.3 This information aims at providing a general description of the project and a plan delineating the boundaries of the project for public inspection.

2. Background

- 2.1 The project boundary is shown by Plan No. URA/SSP-015. The project covers an area of around 1,268 sq.m. Part of the area affected is currently zoned "Residential (Group A)7" and part shown as 'Road' on the Draft Cheung Sha Wan Outline Zoning Plan No. S/K5/34.
- 2.2 The existing buildings within the project boundary were completed between 1955 and 1958 with a range of building height from 5 to 7

storeys. The buildings are largely residential including commercial premises at the ground floor. The condition of the buildings within the project is either poor or deteriorating and exhibits signs of lacking management and proper maintenance.

- 2.3 According to the data from the freezing survey, it is estimated that the project area contains an estimated population of around 304 residents in about 127 households.

3. Proposal

- 3.1 The proposed development will comprise a residential block above a retail podium. It is in compliance with the “Residential (Group A)7” zoning of the Outline Zoning Plan. The proposed development will improve the built environment.

4. Implementation

- 4.1 Subject to there being no appeal made, the URA will issue offers to owners to acquire the 83 affected property interests in the next few months. Cash compensation or rehousing to eligible tenants will be provided upon successful acquisition of the properties.