

Urban Renewal Authority Development Project
Prepared under Section 26 of the Urban Renewal Authority Ordinance



**Ma Tau Wai Road / Lok Shan Road
Development Project (KC-020)**

Stage 1 Social Impact Assessment

August 2024

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1 INTRODUCTION

- 1.1 According to the Urban Renewal Strategy (URS) issued by the Government in February 2011, the Urban Renewal Authority (URA) will carry out Social Impact Assessment (SIA) studies in the form of “a *Stage 1 social impact assessment..... before the publication of any proposed redevelopment project in the Government Gazette*”, and “a *Stage 2 social impact assessment after the proposed project has been published in the Government Gazette*”. This Stage 1 SIA is prepared by the URA for the proposed Ma Tau Wai Road/ Lok Shan Road Development Project (KC-020) (the Project).
- 1.2 The URS also states “*Early social impact assessments will be initiated and conducted by DURF (District Urban Renewal Forum) before redevelopment is recommended as the preferred option. The URA will update these assessments by DURF before implementing any specific redevelopment project.*” The Project is located in Kowloon City district, however, as the survey area of the early SIA conducted by Kowloon City Urban Renewal Forum (“KC DURF”) in 2014 does not cover the area of the Project, there is no early SIA conducted by DURF which the URA could update for this Development Project.
- 1.3 According to the URS, the main elements of the Stage 1 SIA conducted by the URA before the publication of a proposed project should include:
- the population characteristics of the area;
 - the socio-economic characteristics of the area;
 - the housing conditions in the area;
 - the characteristics of local business activities, including small shops and street stalls;
 - the degree of overcrowding in the area;
 - the availability of amenities, community and welfare facilities in the area;
 - the historical background of the area;
 - the cultural and local characteristics of the area;
 - an initial assessment of the potential social impact of the proposed project; and
 - an initial assessment of the mitigation measures required.
- 1.4 The Stage 2 SIA will be conducted after the publication of the Project based on the factual information collected in the Freezing Survey (FS) upon project

commencement. The URS stipulates the URA should submit both Stage 1 and Stage 2 SIA reports to the Secretary for Development (SDEV) under section 24 of the Urban Renewal Authority Ordinance (URAO), and should release the reports for public information.

2 THE DEVELOPMENT PROJECT

- 2.1 The Project is located in Kowloon City District, which is broadly bounded by Ma Tau Wai Road to the east, a back lane to the south, URA's Kau Pui Lung Road / Chi Kiang Street Development Scheme¹ (CBS-2:KC) to the west and Lok Shan Road to the north (**Figure 2.1**).
- 2.2 The Project comprises private buildings at Nos. 324 – 354 Ma Tau Wai Road (even nos. only), part of a government lane at the western boundary and the surrounding public pavement. The total gross site area of the Project is about 2,122 sq.m. Subject to site survey and detailed design, the net site area for Plot Ratio (PR) calculation is about 1,578 sq.m., including private lots and the government lane within the Project.

¹ In response to Policy Address 2018 and 2019, CBS-2:KC was identified as one of the pilot projects for redevelopment of Civil Servants' Co-operative Building Society (CBS), which is to be implemented by way of a development scheme in accordance with section 25 of the URAO which has been approved by Chief Executive in Council's ("CE in C") in February 2024.

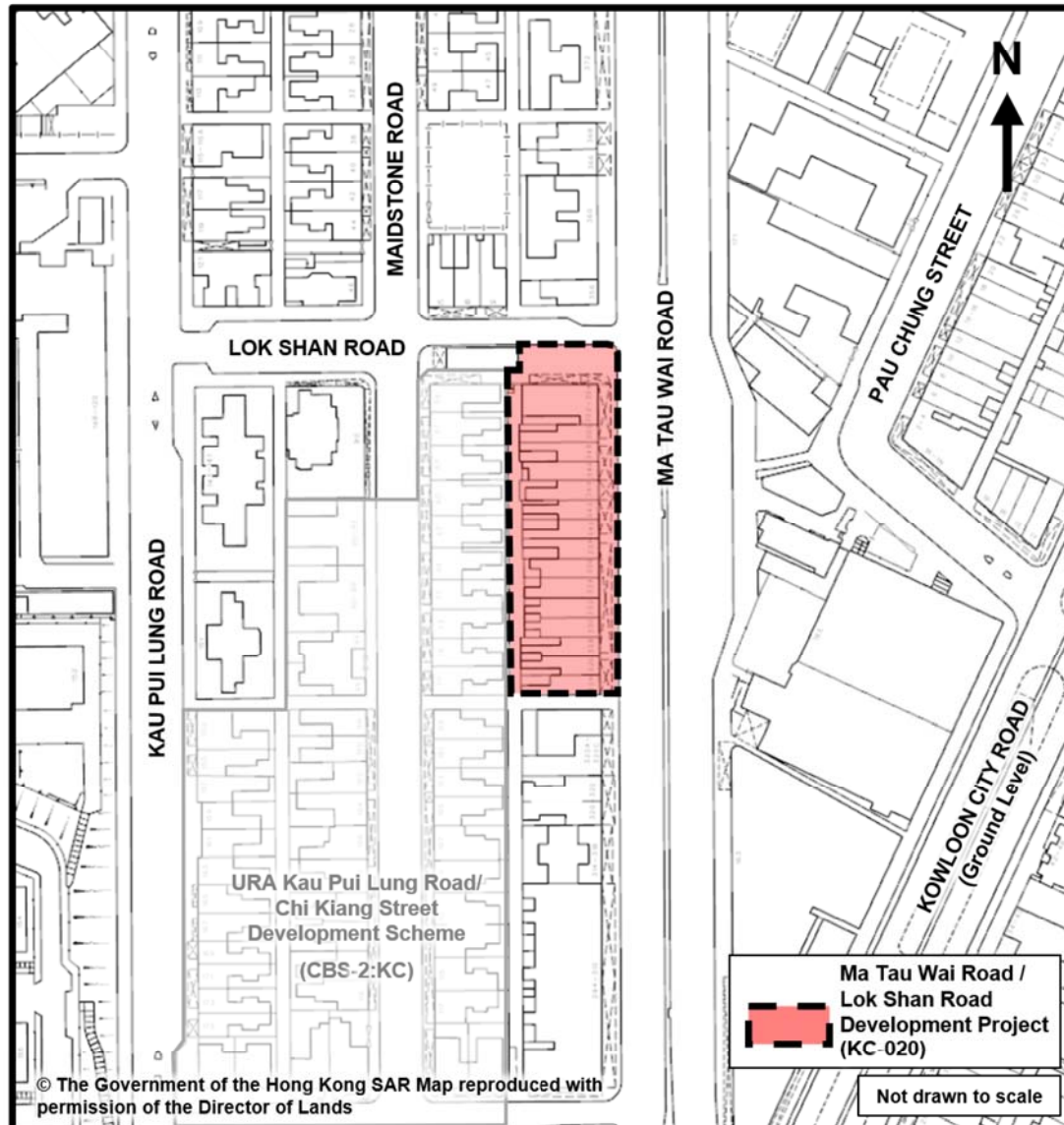


Figure 2.1 Location Plan

Planning Objectives

2.3 The URS issued in 2011 promulgates a comprehensive and holistic approach to carry out urban renewal with the following objectives:

- Restructuring of concerned urban areas;
- Redeveloping dilapidated buildings into new buildings of modern standard and environmentally-friendly design; and
- Enhancing the townscape with attractive landscape and urban design.

Key Planning Proposals of the Project

- 2.4 Under a “planning-led” and “district-based” urban renewal approach, the Project aims to improve the area through redevelopment, to create synergy with the adjoining URA redevelopment to enhance the overall accessibility and connectivity of the area and at the same time improving the overall built environment to achieve greater planning gains to the community as a whole. The following key planning proposals will aim to achieve the above URS objectives:
- i. Through adopting holistic site planning and urban design with the adjoining URA’s Kau Pui Lung Road / Chi Kiang Street Development Scheme (CBS-2:KC) to create a cohesive built environment. The two projects (i.e. the Project and CBS-2:KC) aim to be holistically developed with proposed shared-use of a vehicular run in/out to enhance overall site efficiency, minimise the impact on the pedestrian environment and maintain street vibrancy along Ma Tau Wai Road;
 - ii. The Project will enhance linkage between the east and west of Ma Tau Wai Road, i.e. from the Lok Man Sun Chuen residential cluster to the public open space (POS) and government, institution or community (GIC) clusters at the eastern side of Ma Tau Wai Road, enhancing spatial connectivity at-grade;
 - iii. Subject to further technical feasibility study, the Project will explore to further extend the proposed underground shopping street in CBS-2:KC Scheme to the Project, and the potential connection to the nearby To Kwa Wan MTR station exit to enhance the overall accessibility and connectivity of the area; and
 - iv. In compliance with the “Residential (Group A)” zoning with a maximum permissible building height of 120mPD, the Project will provide about 11,830 square metres of domestic gross floor area for residential use and about 2,360 square metres of non-domestic GFA for commercial / retail facilities, with ancillary carparking facilities provided for the development.

URA Projects in the Vicinity

- 2.5 The Project is located close to various completed and on-going URA projects in Kowloon City district (**Figure 2.2**) and will contribute to the urban renewal of this part of To Kwa Wan. As mentioned in Para. 2.1, to the immediate west of the Project is CBS-2-KC which is to be implemented by way of a development scheme in accordance with section 25 of the URAO and has been approved by Chief Executive in Council's ("CE in C") in February 2024. Through integrated design and holistic development of the two redevelopments, the Project will create synergy with CBS-2:KC Scheme for comprehensive restructuring of land parcels to provide more planning gains in the area. The tentative completion of CBS-2:KC will be about 2033/34.
- 2.6 Two completed URA's projects, namely, the Kowloon City Road / Sheung Heung Road Development Project (KC-007) (named "Artisan Garden") and the Chi Kiang Street / Ha Heung Road Development Project (TKW/1/001) (named "City Hub") can be found to the further east and southeast of the Project respectively.
- 2.7 The area located to the further southeast of the Project was identified by URA as the Kowloon City Action Area 1 (KCAA1) for holistic planning of urban renewal works. A total of 8 URA redevelopment projects were commenced in the KCAA1 area in recent years, for comprehensive urban renewal at the cluster of existing tenement/ dilapidated buildings concentrated in the area. These projects include:
- Kai Ming Street Demand-Led Redevelopment Project (DL-8:KC)
 - Bailey Street / Wing Kwong Street Development Project (KC-009)
 - Hung Fook Street / Ngan Hon Street Development Scheme (KC-010)
 - Hung Fook Street / Kai Ming Street Development Project (KC-011)
 - Wing Kwong Street Development Project (KC-012)
 - Kai Ming Street / Wing Kwong Street Development Project (KC-013)
 - Wing Kwong Street / Sung On Street Development Project (KC-014)
 - To Kwa Wan Road / Wing Kwong Street Development Scheme (KC-016)
- 2.8 The Project, which forms part of holistic planning approach, will continue to contribute as a vital part of the comprehensive urban renewal of this part of To Kwa Wan area in the Kowloon City District

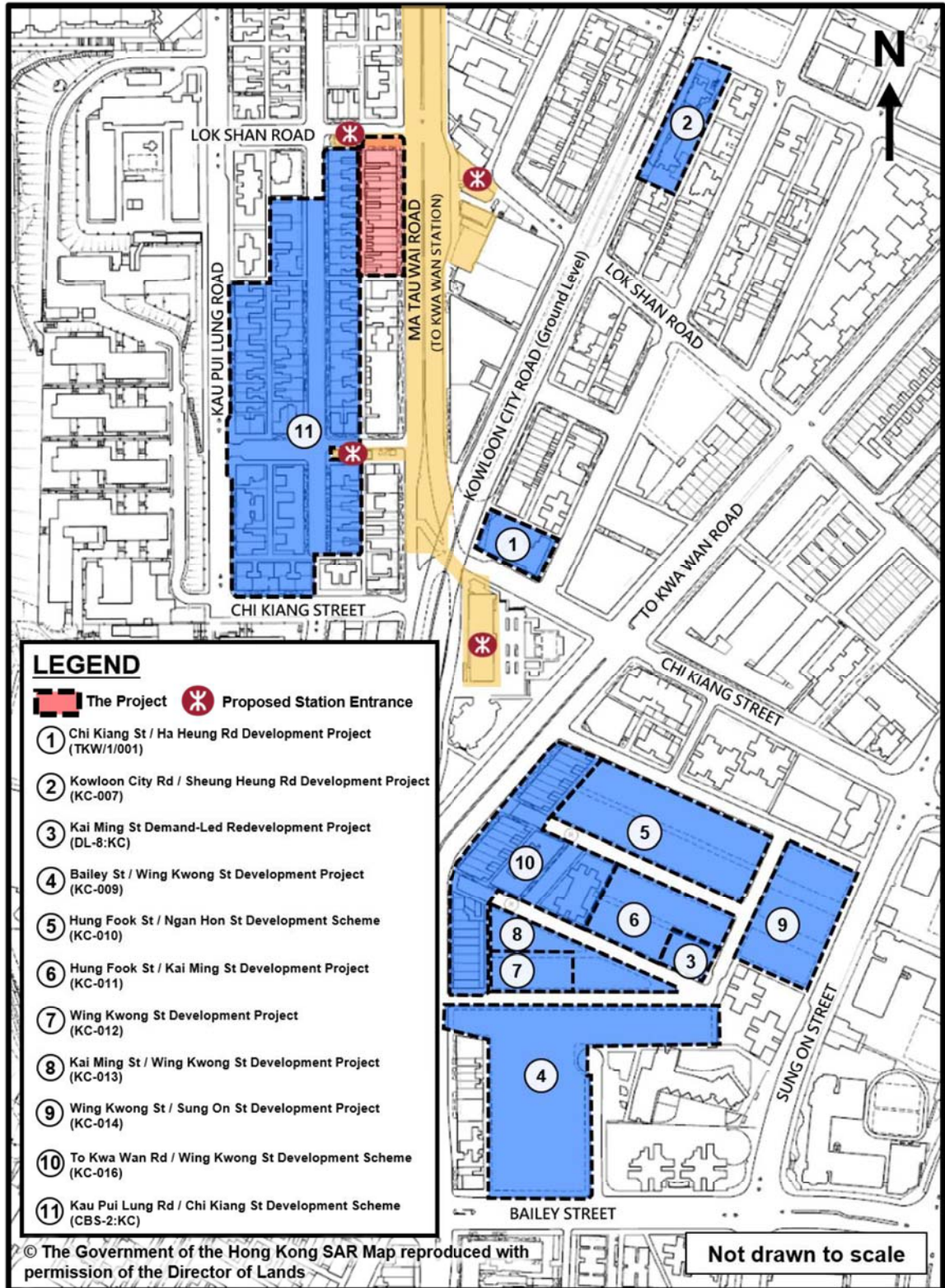


Figure 2.2 URA Projects in the Vicinity

3 HISTORICAL BACKGROUND AND LOCAL CHARACTERISTICS

Historical Background

- 3.1 The origin of the name “To Kwa Wan” has two different narratives. One was named after the bay with plentiful crops of sweet potatoes (“To Kwa”). Another suggests that the Hoi Sum Island (in the middle of the sea) just opposite to To Kwa Wan was shaped like a “To Kwa”.
- 3.2 Before 1864, To Kwa Wan was a bay lined by beaches and mud-flats and the only significant stream from the hinterland running towards the bay was Ma Hang Chung, which flowed closely along the existing Ma Hang Chung Road. Ma Tau Kok (means pier’s headland) was the northern headland of the bay, which was probably named after the long pier of Kowloon Walled City nearby.
- 3.3 On the north-facing coast of the headland, there was a small settlement with 8 to 11 cottages bearing the same name as the headland. The quarries at Ma Tau Kok and To Kwa Wan had started to operate since mid-18th century and one of the quarries was located at the slope of a knoll named San Shan (means new quarry). San Shan Road was believed to commemorate the quarry and the settlements of stone-cutters nearby.
- 3.4 To the south of Ma Tau Kok, there was a string of villages along the coast of To Kwa Wan Bay sharing the name of To Kwa Wan Village. This agricultural and stone-cutters village was believed to be the largest village in the Hung Hom and To Kwa Wan area with over 400 people living in 1873.
- 3.5 There are a number of places with historical background and local character located near the Project but none of them are located within the Project (**Figure 3.1**).
- 3.6 A pre-war building at No. 344 Ma Tau Wai Road is included within the Project. The building has no General Building Plan (GBP) record. It is not a declared monument nor a graded historic building. It is also not among the Antiquities and Monuments Office’s list of 1,444 Historic Buildings and New Items. The URA has appointed a conservation architect to conduct preliminary appraisal of the building. Preliminary appraisal reflected that the exterior of the subject building

has extensive alterations/ addition works. The building belongs to the third generation of shop houses in Hong Kong, but its social value is low as no well-known nor popular shops/ owners are identified in the past. Given that the building is a private building of which the interior cannot be accessed, there is limited knowledge about the building and its architectural value cannot be determined. Upon the authorization of the Project and successful acquisition of the building, more detailed appraisal of the interior and structure of the building can be conducted to ascertain any significant character defining elements and preservation values of the building.

Land Reclamation

- 3.7 Historic map records indicated that the Project was probably located near the then coastline in the 1890s. Several rounds of reclamation had been undertaken in Ma Tau Kok Bay, To Kwa Wan Bay and Hung Hom since the 1890s till 1960s to increase land at the coastline for expansion of population.

Hoi Sham Island and Tin Hau Temple

- 3.8 Hoi Sum Island, located about 500 meters to the east of the Project, was originally a small island but was subsequently linked with the mainland by reclamation. In 1964, the Lung Mo Temple at the island was relocated into the Tin Hau Temple at No. 49 Ha Heung Road. Hoi Sum Island was developed as Hoi Sham Park with the landmark of Fishtail Rock. The Tin Hau Temple has been graded the Grade III status by the Antiquities Advisory Board

Pak Tai Temple

- 3.9 Pak Tai Temple located about 700 meters to the south of the Project, was originally located on a hillock, at the junction of the present Tsing Chau Street and Ma Tau Wai Road. According to the inscription on the incense burner, the temple was built in 1876. However, because of urbanization, the temple was demolished and a new temple was built at the present location in the 1930s. The temple had undergone major renovation in 2005.

Ko Shan Theatre

- 3.10 Ko Shan Theatre first opened in 1983 and was designed as a 3,000 seat semi-

open-air theatre. However, it suffered from weather and noise problems, and was re-opened with an indoor 1031-seat theatre in October 1996. Ko Shan Theatre underwent extension works in 2008-9 with a new wing with a 600-seat theatre, activity and dance rooms. It was opened in October 2014.

Ex-Ma Tau Kok Animal Quarantine Depot (alias Cattle Depot)

- 3.11 The Animal Quarantine Depot, built in 1908, is located at Ma Tau Kok Road to the northeast of the Project. It was relocated from Hung Hom due to the construction of the then Kowloon-Canton Railway. These red-brick structures are the only century-old western-style buildings for such purpose left in Hong Kong. The depot is no longer in service and has been converted by Government into an artist village, named Cattle Depot Artist Village. Currently, it has been accorded Grade II status by the Antiquities Advisory Board.

Ma Tau Kok Gas Plant

- 3.12 The Ma Tau Kok Gas Plant was built in the 1930s and provided gas supply to people for more than eighty years. The eastern plant has been redeveloped as a residential development called Grand Waterfront, while the western plant is still in operation. With its significant cylindrical gasholders and unique industrial infrastructure, it is now an icon of the remarkable industrialization history of Hong Kong.

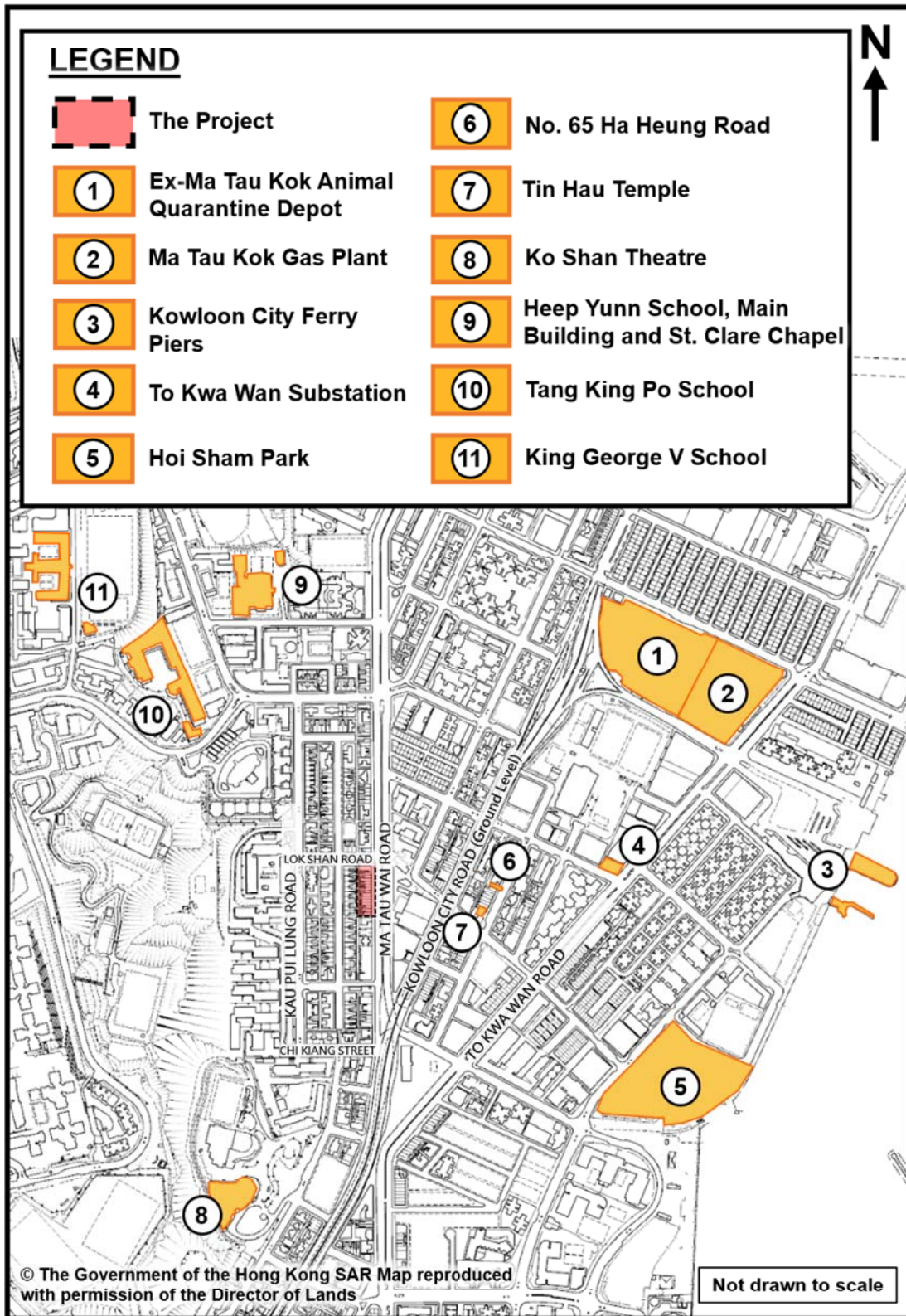


Figure 3.1 Places with Historical Background and Local Character in To Kwa Wan

Source: KC DURF's URP and Antiquities and Monuments Office's website: Geographical Information System on Hong Kong Heritage as of June 2024.

4 POPULATION & SOCIO-ECONOMIC CHARACTERISTICS

- 4.1 In preparation of this Stage 1 SIA, a combination of the 2021 Population Census results and the experience from other URA projects are used to assess the population and socio-economic characteristics of the Project. The accommodation assessment is then based on inspection of approved building plans and on-site non-obtrusive observation. Given the general and non-obtrusive nature of data sources available to conduct this Stage 1 SIA, the assessment derived should only be considered as indicative and for reference use only and subject to Freezing Survey (FS) upon project commencement.
- 4.2 The Census and Statistics Department's (C&SD) website provides the 2021 Population Census results. Depending on the types of census data, the most disaggregated data available are down to various geographical division levels, including Tertiary Planning Unit (TPU), District Council Constituency, Large Subunit Groups (LSG) and Small Subunit Groups (SSG).
- 4.3 The Project falls within TPU 241 and Ma Tau Kok Constituency (G04) (based on 2020-2023 Boundary Maps of District Council Geographical Constituencies) of the Kowloon City District (**Figure 4.1**). Due to the unavailability of census data for the geographical consistencies of the District Council in the 2023 District Council Ordinary Election, this report adopts the existing data from the 2021 Population Census, which corresponds to the delineation of the 6th term of District Council (from 1 Jan 2020 to 31 Dec 2023).
- 4.4 The Project lies within SSG No. 241/21 and LSG No. 241/19-22 (**Figure 4.2**). The SSG No. 241/21 covers the area bounded by Lok Shan Road to the north, Ma Tai Wai Road to the east, a back lane to the south and Maidstone Road to the west, it covers the private residential buildings within the Project and a portion of CBS-2:KC with CBS buildings located therein. LSG 241/19-22 covers a wider area which consists of SSG No. 241/21 and the area to the east of Ma Tau Wai Road which included the GIC and Open Space cluster and a group of private residential buildings bounded by Pau Chung Street, Sheung Heung Road and Kowloon City Road. Since both SSG No. 241/21 and LSG No. 241/19-22 cover a few CBS buildings, the socio-economic characteristics of those residing in these CBS buildings, who may be former civil servants, may differ from those residing in private buildings in the Project. Therefore, detailed socio-economic characteristics of the Project would be verified and reported in the

Stage 2 SIA as far as practicable.

- 4.5 Based on URA's past experience, the average household size of those within the Project is assumed to be around 2.1. The tenure split between owner-occupied and tenanted households is assumed to be 30:70 for this Stage 1 SIA. Site observation indicates some existing units in the Project appear to have been converted into sub-divided units. Given similar sub-division situation found in various past URA projects, it is estimated that the degree of sharing in the Project is about 2 based on URA experience. Actual numbers will be ascertained as far as practicable at the Stage 2 SIA.

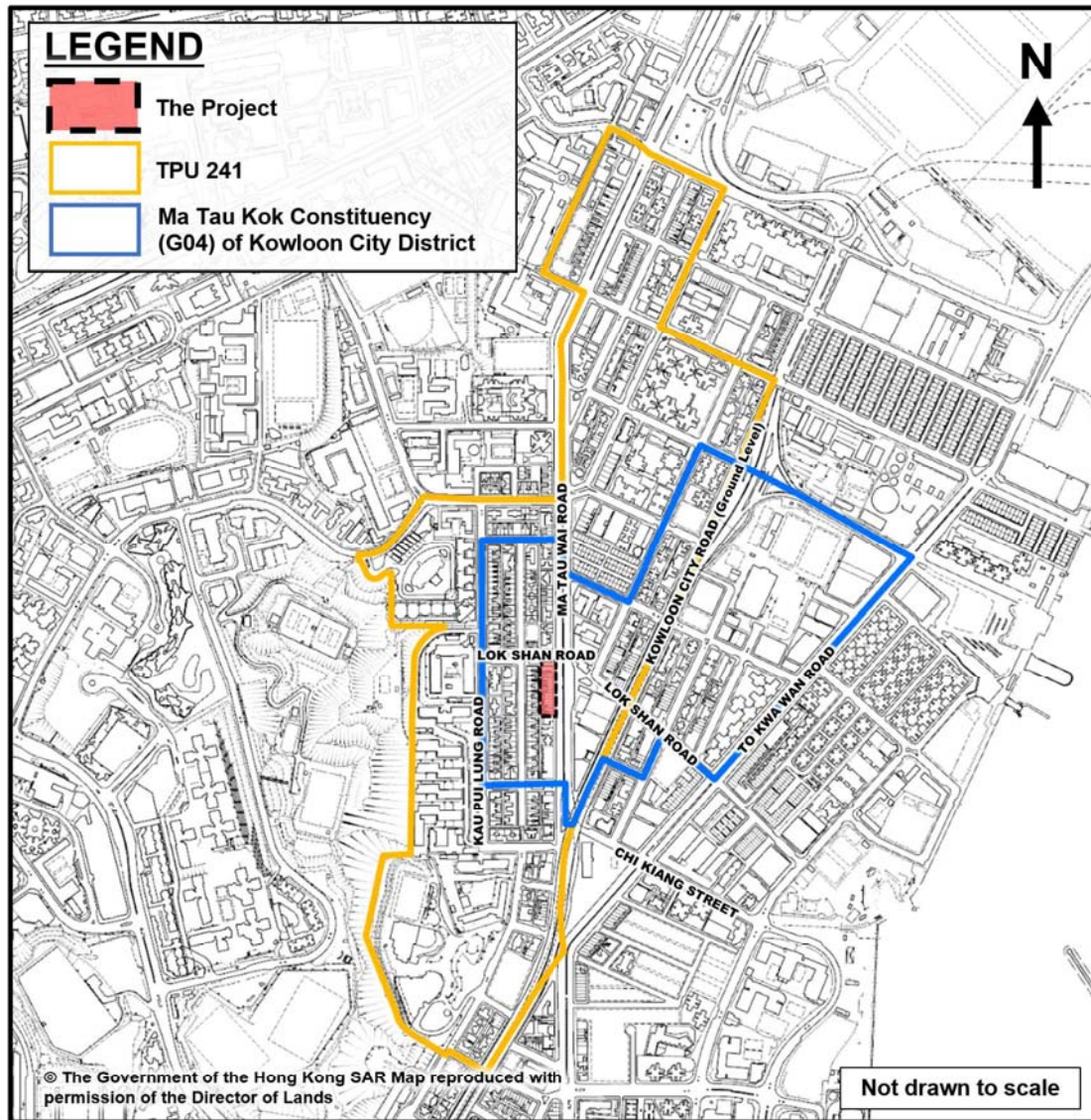


Figure 4.1 Boundaries of Tertiary Planning Unit (TPU) 241 and Ma Tau Kok Constituency (G04) (2020-2023)*

*The constituency boundary of the Ma Tau Kok Constituency (G04) from the 6th term of District Council (from 1 Jan 2020 to 3 Dec 2023) is adopted in the report, due to the unavailability of census data of the 7th term of District Council.

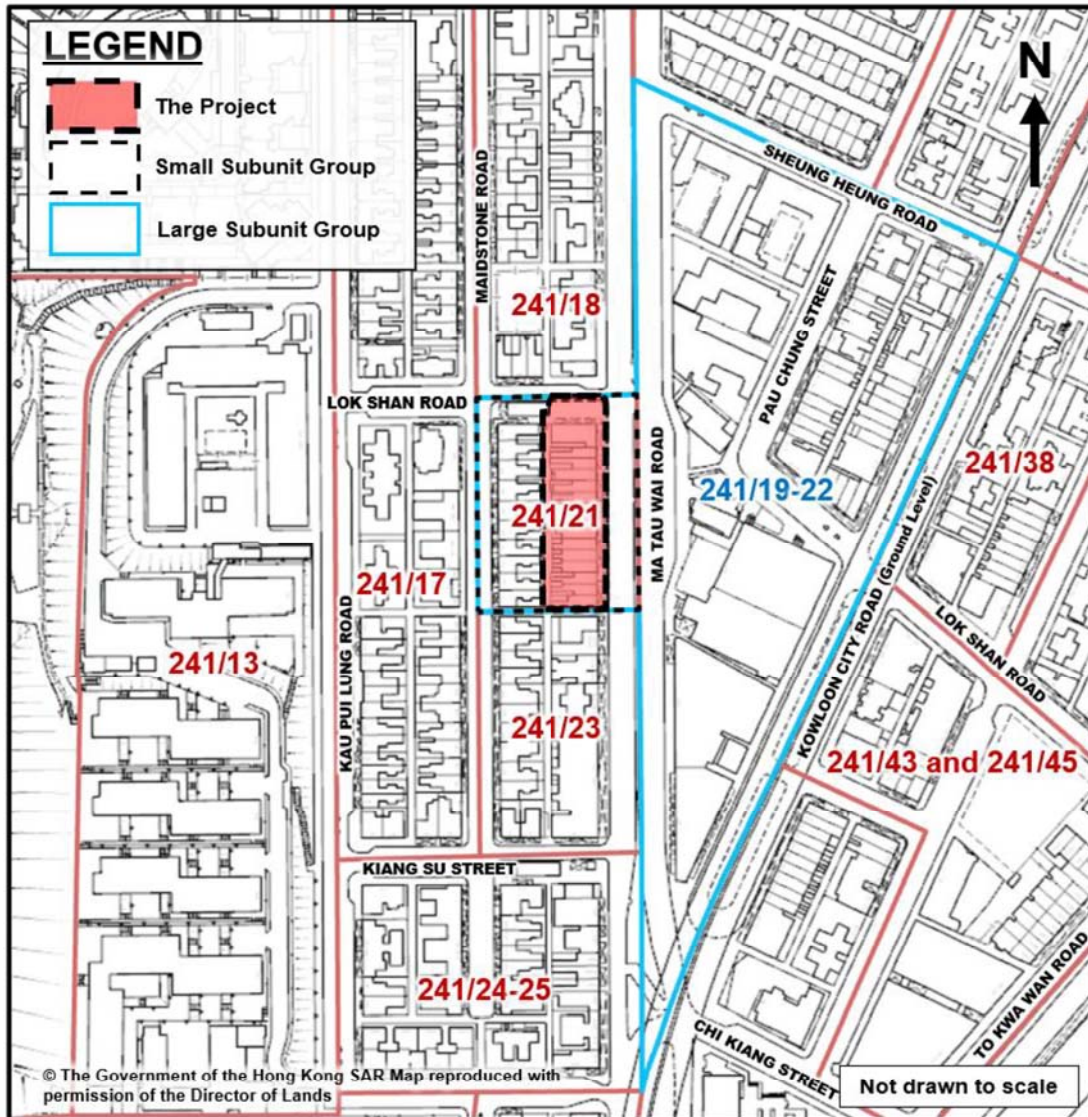


Figure 4.2 Subunits Boundaries Covering the Project

Overview of Housing & Population Characteristics of Kowloon City District

- 4.6 As revealed in the 2021 Population Census, Kowloon City District has a population of about 410,634. In terms of monthly household income, Ma Tau Kok Constituency (G04) (2020-2023) has a median monthly household income of \$25,140, which is lower than the median of \$30,010 for Kowloon City District. The household income level, including nos. of households with Comprehensive Social Security Assistance (CSSA) Recipients, and the social characteristics of the affected in the Project will be ascertained in the FS upon commencement.
- 4.7 According to the 2021 Population Census, private housing blocks are the major type of living quarters in Kowloon City District (about 73%) which is higher than

the territorial percentage of about 53%; only about 26% of living quarters are in Public Rental Housing (PRH)/ Subsidized Home Ownership Housing (SHOS) which is much lower than the territorial average of 46%. The remaining living quarters (about 1%) are in other types of housing, including non-domestic housing or temporary housing. There is no PRH or SHOS within Ma Tau Kok Constituency (G04) (2020-2023). Nevertheless, a public rental estate developed and managed by the Hong Kong Housing Society (HKHS), namely Lok Man Sun Chuen, is located within TPU 241, but not within the boundary of Ma Tau Kok constituency (G04).

Household Composition

- 4.8 In accordance with approved General Building Plan (GBP) records, the estimated total number of upper floor residential units (excluding ground floor units for shops) within the Project is 90 units. Based on the 2021 Population Census, the degree of sharing of Kowloon City District (KC District) and the territory is about 1.0 (i.e. one household per unit). However, based on URA experience, the degree of sharing within redevelopment projects is generally about 2 due to the existing of sub-divided units. By adopting the degree of sharing of 2, the total number of households within the Project is estimated to be about 180 households to represent the overcrowded and unsatisfactory living conditions which are commonly found in URA redevelopment projects. The actual number of domestic units may be different from that under the approved GBP. The household composition will be verified in the FS upon commencement.
- 4.9 According to the 2021 Population Census, the overall proportion of singletons (27%) and doubletons (41%) in the LSG (which is the closest coverage as the Project) are “slightly higher” and “higher” respectively than the territorial and KC District level. While 3-person or above households (32%) is lower than the territorial and KC District level (**Table 4.1**). The actual proportion of household types in the Project will be verified in Stage 2 SIA.

Table 4.1 Proportions of Singletons, Doubletons, and 3-person or above Households by Geographical Division Levels

	Singletons	Doubletons	3-person or above households
LSG 241/19-22	27%	41%	32%
Ma Tau Kok Constituency (G04)	25%	33%	42%
TPU 241	25%	29%	46%
KC District	22%	28%	50%
Territorial	20%	29%	51%

- 4.10 Based on the Census results and URA experience as stated in Para. 4.5 above, the average household size within the Project is estimated to be around 2.1, which is lower than the average household sizes of KC District (2.7) and the territory (2.7). The assessment adopts a lower household size to reflect the presence of lots of sub-divided units and/or cubicle apartments in previous URA projects, which can be assumed to be occupied by some singleton and doubleton households.

Population

- 4.11 With the estimated average household size of 2.1 and the estimated number of households of 180, the number of residents living within the Project is estimated to be around 380 persons. The Stage 2 SIA will verify the number of households, living quarters and population affected.
- 4.12 **Table 4.2** compares the distribution of the percentage of working population and elderly residents (aged 65 or above) among the various geographical division levels. The LSG data, which covers the Project area, indicates that the percentage of working population is slightly higher than that of wider district/territory. While the percentage of elderly of the LSG is similar to the wider district/territory. Despite so, particular attention would be paid to elderly residents and their needs when the Project is implemented.

Table 4.2 Percentages of Working Population and Elderly Residents by Geographical Division Levels

	Percentage of working population	Percentage of elderly residents
LSG 241/19-22	55.2%	19.1%
Ma Tau Kok Constituency (G04)	48.1%	24.5%
TPU 241	49.8%	23.8%
KC District	49.7%	20.1%
Territorial	49.7%	19.6%

- 4.13 As presented in **Table 4.3**, the percentages of ethnic minorities residing in the LSG No. 241/19-22, TPU 241 and KC District are similar to the territorial percentage. Nevertheless, special attention would be paid to residents of ethnic minorities and their needs when the Project is implemented. The FS and Stage 2 SIA will ascertain the actual number of households and residents of ethnic minorities as far as practicable.

Table 4.3 Percentages of Ethnic Minorities by Geographical Division Levels

	Percentage of ethnic minorities
LSG 241/19-22	9.1%
Ma Tau Kok Constituency (G04)	7.7%
TPU 241	9.6%
KC District	10.7%
Territorial	8.4%

- 4.14 **Table 4.4** shows the comparison of percentages of owner-occupiers and tenanted occupiers among the various geographical division levels. In accordance with the LSG data, percentage of tenanted occupiers within the Project is similar to that in other geographical division levels. Based on the URA's experience obtained from previous redevelopment projects, a higher proportion of tenanted households (70%) is assumed in the Project in consideration of existence of sub-divided units which are mainly for rental in the tenement buildings in the older district. The composition will be ascertained in the FS and reported in the Stage 2 SIA.

Table 4.4 Percentages of Owner-Occupiers and Tenanted Occupiers by Geographical Division Levels

	Percentage of owner-occupiers	Percentage of tenanted occupiers
LSG 241/19-22	45%	55%
Ma Tau Kok Constituency (G04)	55%	45%
TPU 241	46%	54%
KC District	47%	53%
Territorial	49%	51%

- 4.15 **Table 4.5** shows that the median monthly household rents of all housing types at LSG and Constituency are much higher than that of the TPU, KC District and territorial levels, it may be due to the absence of public rental housings, as they are of much lower rent than the private housings. On the other hand, the median monthly household rents of private permanent housing at LSG and Constituency, however, is much lower than district and territorial levels, this is probably caused by the relatively poor building condition and living environment of the Project's vicinity as compared to the general private housing and therefore the median rent is lower.

Table 4.5 Median Monthly Household Rents by Geographical Division Levels

	Median monthly household rents of all housing types	Median monthly household rents of private permanent housings
LSG 241/19-22	\$6,000	\$6,000*
Ma Tau Kok Constituency (G04)	\$8,000	\$8,000*
TPU 241	\$3,800	N/A**
KC District	\$4,000	\$11,470
Territorial	\$2,900	\$11,000

*As LSG 241/19-22 and Ma Tau Kok Constituency (G04) do not include public housings, the median monthly household rents of private permanent housings are assumed to be the same as the ones of all housing types.

** Lok Man Sun Chuen, a public rental estate developed and managed by the HKHS, is included in TPU 241 which rendered the median monthly household rent data in TPU 241 unrepresentative of private permanent housing.

- 4.16 The Stage 2 SIA to be conducted upon project commencement will give clearer and accurate information concerning those living and working within the Project.

5 HOUSING & ENVIRONMENTAL CONDITIONS

Building Age and Living Condition

- 5.1 The Project consists of buildings with 3 - 9 storeys high. The buildings were completed between 1955 and 1969 (i.e. aged from 55 to 69), except for the building at No. 344 Ma Tau Wai Road, which is an ungraded pre-war building of 3 storeys high and has no GBP record available. According to the available GBP records, all buildings within the Project are for domestic use on upper floors, and for non-domestic uses on ground floors (including mezzanine/ cockloft floors). According to the available GBP records and site observation, none of the buildings is served by lift.
- 5.2 Based on the ownership records in the Land Registry as of July 2024, all buildings within the Project are under multiple ownerships. According to Home Affairs Department's "Database of Private Buildings in Hong Kong" as of June 2024, 5 out of the total of 15 building blocks within the Project (about 33%) are "3-nil" buildings, i.e. without any owners' corporation, owners' committee nor property management body.
- 5.3 Based on the latest building conditions recorded by URA's Building Care Management Information System (BCMIS) as of June 2024, 9 out of 15 building blocks within the Project (60%) are of "Marginal" or "Varied" conditions. Based on the URA's experience and the consultant's advice, major repair works will be required for buildings of "Marginal" or "Varied" conditions as their structural elements, components, finishes and facilities are observed in decay condition due to lack of building repairs and ongoing maintenance.
- 5.4 According to Buildings Department (BD)'s records held by the URA as of June 2024, 13 out of the 15 building blocks within the Project have outstanding Fire Safety Directions (FSDN), 1 building block has outstanding order issued under S26 Dangerous Buildings under the Buildings Ordinance (Cap. 123) (the Ordinance), 3 building blocks have outstanding S28 Drainage Repair orders under the Ordinance. Besides, 11 building blocks have outstanding Mandatory Building Inspection notices under S30B of the Ordinance.
- 5.5 Moreover, as at June 2024, 12 out of the 15 building blocks in the Project had joined rehabilitation works under Operation Building Bright 2.0 (OBB 2.0). 6

building blocks joined Common Area Repair Works Subsidy Scheme (CAS). 3 building blocks joined Fire Safety Improvement Works Subsidy Scheme (FSWS) to improve their building conditions. It is understood that these rehabilitation works comprise mainly repairing defects (e.g. major cracks, spalling) in common or public areas of the buildings, however repair works to the interior of private units are not included. Based on URA's past experience in rehabilitation works, even buildings that have undergone such repair works / schemes need to undertake comprehensive building rehabilitation regularly in order to avoid deterioration. Appropriate building repairs and ongoing maintenance works will be required in order to maintain the habitability and avoid further deterioration of the building.

- 5.6 Non-obtrusive site observation conducted in June 2024 found that some of the original units as shown in the approved GBPs were suspected to be sub-divided into smaller units, which will be ascertained in the FS.

Existing Uses

- 5.7 Based on non-obtrusive site observation conducted in June 2024, buildings within the Project are mainly residential in nature on the upper floors with a few suspected to be occupied by commercial uses / businesses. All the ground floor premises within the Project were used for commercial purposes or suspected vacant, primarily engaging in businesses such as interior design, healthcare, engineering, retail of goods and eateries. 1 wall shop is found on the ground floor of Nos. 324 Ma Tau Wai Road adjoining the Project boundary. The detailed uses of the units found within the Project will be verified in the Freezing Survey and reported in the Stage 2 as far as practicable.

Planning Intention and Planned Developments in the Vicinity

- 5.8 The Project is currently zoned "Residential (Group A)" ("R(A)") with portions of the pavement shown as 'Road' on the Approved Ma Tau Kok Outline Zoning Plan No. S/K10/30 (the OZP). The "R(A)" zone is intended primarily for high-density residential developments with commercial uses always permitted on the lowest three floors of buildings. The Project is located in residential cluster located on the western side of Ma Tau Wai Road, with its surrounding being mainly residential developments with shops on ground floor.

- 5.9 As mentioned in Para. 2.1, adjoining the Project's western boundary is the commenced URA project of CBS-2:KC, which was one of the pilot projects for CBS redevelopment in response to Policy Address 2018 and 2019. CBS-2:KC was being implemented by way of a development scheme in accordance with section 25 of the URAO and has been approved by CE in C in February 2024. CBS-2:KC is planned for high density residential development with the provision of Government, institution or community (GIC) facilities and commercial/retail uses, at-grade public open space and public vehicle park. As mentioned in Para. 2.4 above, the Project will adopt holistic site planning with the adjoining CBS-2:KC to achieve a more efficient site planning for enhanced planning gains to the local community.

Traffic and Pedestrian Network

- 5.10 The Project immediately adjoins Ma Tau Wai Road to the east, which is a primary distributor with relatively high traffic flow and connects Ma Tau Chung Road and Chatham Road North, facilitating access to Hong Kong and Kowloon East areas. Other roads surrounding the Project, including Lok Shan Road, Maidstone Road, Kau Pui Lung Road, Kiang Su Street and Chi Kiang Street are local distributors with relatively low traffic flow and mainly serve for the pick-up / drop-off and traffic to the surrounding residential clusters.
- 5.11 Pedestrian flow within the Project is mainly found along Ma Tau Wai Road, as it is a major road with many public transport services (including buses and franchise buses) as well as various ground floor shop and services.
- 5.12 The Project is located in close proximity to 2 exits of the To Kwa Wan MTR Station, including Exit B located at Lok Shan Road to the immediate north and Exit C to the south at Kiang Su Street, bringing pedestrian flow between the Station, the Project and the residential cluster located on the western side of Ma Tau Wai Road.
- 5.13 Enhancements to pedestrian connectivity, both at-grade and underground, have been proposed under CBS-2:KC to the west of the Project. Portion of Kiang Su Street and Maidstone Road will be permanently closed to become part of CBS-2:KC for the creation of a car-free environment and provision of a pedestrianised avenue/event plaza, potential connection to MTR exits is proposed both at-grade and underground at CBS-2:KC. It is anticipated that connectivity of the

area would be greatly enhanced under holistic planning together with the Project.

Hygiene Condition

- 5.14 The Project is predominantly surrounded by residential buildings, with Civil Servants' Co-operative Building Society (CBS) and private residential buildings. Except for the cluster of CBS buildings at where no retail/commercial uses are found at the ground floors, commercial/ retail uses are found on the ground floor units within the Project and the surrounded buildings. During site observation in June 2024, accumulation of trashes/ litters is observed at the back lane along the Project as well as in the common areas of the buildings in the Project, which may cause hygiene concern.

6 CULTURAL & LOCAL CHARACTERISTICS, AND CHARACTERISTICS OF LOCAL BUSINESS ACTIVITIES

- 6.1 The Project and its vicinity are considered as an early developed neighbourhood in the To Kwa Wan area of Kowloon City District with developments of predominantly mixed commercial/ residential nature.
- 6.2 The area at the western side of Ma Tau Wai Road is primarily residential. The Project and its immediate north and south along Ma Tau Wai Road is predominantly private residential buildings with lower floors for commercial uses such as retail shops, design studios, clinics and eateries.
- 6.3 CBS buildings can be found along Kau Pui Lung Road, Maidstone Road and Ko Shan Road. As mentioned in Para. 2.1 and 5.9, the existing CBS buildings to the immediate west of the project and bounded by Chi Kiang Street, Kau Pui Lung Road and Lok Shan Road will be redevelopment as CBS-2:KC for high density residential development with the provision of GIC facilities and commercial/retail uses, at-grade public open space and public vehicle park. The Project will adopt holistic site planning with the adjoining CBS-2:KC to achieve a more efficient site planning and bring more planning gains to the local community.
- 6.4 Further west of the Project across Kau Pui Lung Road is Lok Man Sun Chuen which is a public rental estate developed and managed by The Hong Kong Housing Society (HKHS).
- 6.5 The area at the eastern side of Ma Tau Wai is a GIC and Open Space cluster with the Lok Shan Road Sitting-out Area, To Kwa Wan Complex Playground, To Kwa Wan Market and Government Offices, and a number of schools such as S.K.H. Good Shepherd Primary School, ELCHK Hung Hom Lutheran Primary School and Po Leung Kuk Lam Man Chan English Primary School.
- 6.6 About 20 ground floor shops were identified within the Project during the site visit in June 2024. Various types of shop and services are provided on ground floor of the buildings within the Project. Among which, there are 5 nos. of interior design studios. **Table 6.1** lists the addresses and business nature of the shops within the Project during site visits. The exact number of business operators /

details and nature of the businesses within the Project will be verified in the FS upon commencement of the Project and reported in the Stage 2 SIA.

Table 6.1 Ground Floor Business Activities within the Project

	Address	Current Use*
1.	324 Ma Tau Wai Road	(Unidentified – under renovation)
2.	326 Ma Tau Wai Road	Interior Design Studio
3.	328 Ma Tau Wai Road	Carpet Shop
4.	330 Ma Tau Wai Road	Interior Design Studio
5.	332 Ma Tau Wai Road	(Suspected Vacant)
6.	334 Ma Tau Wai Road	Pet Supplies Shop
7.	336 Ma Tau Wai Road	(Suspected Vacant)
8.	338 Ma Tau Wai Road	Snacks Shop
9.	340 Ma Tau Wai Road	Lighting Shop
10.	342 Ma Tau Wai Road	Nutrition and Health Workshop
11.	344 Ma Tau Wai Road	Interior Design Studio
12.	346 Ma Tau Wai Road	(Suspected Vacant)
13.	348 Ma Tau Wai Road	Interior Design Studio
14.	350 Ma Tau Wai Road	Integrated Health Clinic
15.	352 Ma Tau Wai Road	Chinese Medical Clinic
16.	354 Ma Tau Wai Road	(Suspected Vacant)
17.	354A Ma Tau Wai Road	Eatery
18.	354B Ma Tau Wai Road	Interior Design Studio
19.	354B Ma Tau Wai Road	Engineering Services
20.	Wall shop of 324 Ma Tau Wai Road	Engineering Services

(Based on site visits conducted in June 2024)

** Nature / details of business activities are subject to FS and Stage 2 SIA.*

7 RECREATIONAL, AMENITY & COMMUNITY AND WELFARE FACILITIES

- 7.1 **Figure 7.1** shows the locations of various existing public open spaces and various GIC facilities within the 500m radius area of the Project.
- 7.2 There are a number of public open space near the Project, the closest being Lok Shan Road Sitting-out Area and To Kwa Wan Complex Playground to the east of the Project across Ma Tau Wai Road. In addition, there are several public open spaces within the 500m radius from the Project. Ko Shan Road Park to the southwest, Kau Pui Lung Road Playground to the west, Ma Tau Wai Road/ To Kwa Wan Road Garden to the southeast, To Kwa Wan Recreation Ground and the Cattle Depot Art Park to the further northeast and Hoi Sham Park to the further southeast of the Project. These open spaces provide active recreation facilities, including basketball courts, volleyball courts and football pitches etc. with passive recreation facilities such as sitting-out spaces etc. for public enjoyment.
- 7.3 Various GIC facilities are scattered in areas within a 500m radius of the Project. The major GIC facility in the vicinity is To Kwa Wan Market and Government Offices to the east of the Project across Ma Tau Wai Road. There are also a number of educational facilities, including primary schools and secondary schools within the 500m radius of the Project.
- 7.4 Existing social welfare facilities and services are found in proximity to the Project including family and child welfare services, social security services, services for the elderly, rehabilitation and medical social services and services for young people etc. A list of existing community facilities and social welfare service units within 500m radius from the Project is provided in **Table 7.1** below.
- 7.5 In future, upon redevelopment of CBS-2:KC, there will be not less than 2,400 sq.m at-grade pedestrianised avenue/ event plaza and not less than 400 sq.m at-grade POS to be provided within CBS-2:KC. In addition, not less than 4,500 sq.m GIC facilities would be provided within CBS-2:KC to meet the community needs.
- 7.6 Through adopting holistic site planning and integrated design with the adjoining CBS-2:KC, connectivity with the proposed open space at CBS-2:KC and the

surrounding existing open spaces will be improved for public enjoyment. The existing GIC facilities, together with the new GIC facilities provided in CBS-2:KC, would serve the community's needs.

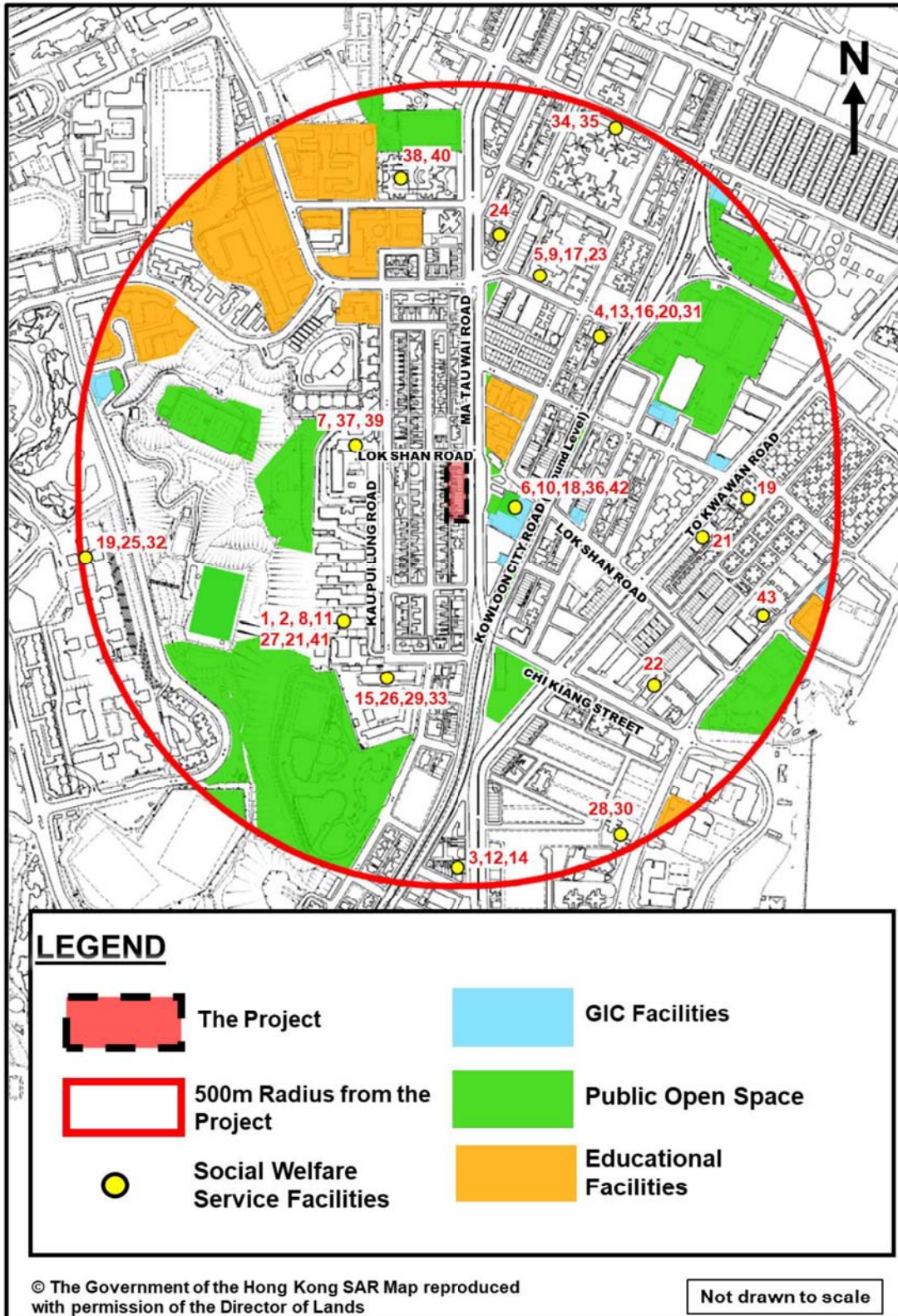


Figure 7.1 Existing Community Facilities, Amenity, and Social Welfare Service Units within 500m Radius from the Project

Source: Social Welfare Department’s website: Local District Service Profile: Welfare Service Units Managed or Funded by the Social Welfare Department (Kowloon City) as of June 2024. Common Spatial Data Infrastructure Portal: Health Centres under the Department of Health, Hospitals under the Hospital Authority, General Outpatient Clinics under the Hospital Authority, and Specialist Outpatient Clinics under the Hospital Authority as of June 2024.

Table 7.1 Existing Community Facilities and Social Welfare Service Units within 500m Radius from the Project

Service Unit	Operator	Address
A. Family and Child Welfare		
<u>Agency-based Enhancement of Clinical Psychological Support Services for Children Under Foster Care</u>		
1.	TWGHs Agency-based Enhancement of Clinical Psychological Support Services for Children Under Foster Care	Tung Wah Group of Hospitals G/F, Block B, (Lok Kei Lau), 160 Kau Pui Lung Road, Lok Man Sun Chuen, Tokwawan, Kowloon
<u>Emergency/ Short-term Care in Small Group Home</u>		
2.	TWGHs Emergency/ Short-term Care in Small Group Home	Tung Wah Group of Hospitals G/F, Block B, (Lok Kei Lau), 160 Kau Pui Lung Road, Lok Man Sun Chuen, Tokwawan, Kowloon
<u>Extended Hours Child Care Service</u>		
3.	Po Leung Kuk Chan Lai Wai Lin Nursery (OCCS)/ Chan Lai Wai Lin Kindergarten-cum-Nursery (IP in KCCC)	Po Leung Kuk G/F, 1/F and 2/F, Honour Court, 188-194 Ma Tau Wai Road, Kowloon City, Kowloon
4.	SSY Ho Oi Day Nursery (OCCS)	Sik Sik Yuen Shop 1A, 1B, 2A & 2B, G/F, Harmony Garden, No. 55-61 Kowloon City Road, Kowloon City, Kowloon
<u>Family Aide</u>		
5.	Ma Tau Wai Integrated Family Service Centre	Social Welfare Department Unit 3, 2/F, Chung Hwa Plaza, 5B-5F Ma Hang Chung Road, To Kwa Wan, Kowloon
6.	To Kwa Wan Integrated Family Service Centre	Social Welfare Department Unit 903, 9/F, Tokwawan Government Offices, 165 Ma Tau Wai Road, Kowloon
<u>Family Life Education</u>		

Service Unit		Operator	Address
7.	BGCAHK Kowloon City Family Life Education Unit	Boys' and Girls' Clubs Association of Hong Kong	G/F, Block G, Lok Man Sun Chuen, To Kwa Wan, Kowloon
<i>Foster Care</i>			
8.	TWGHs Foster Care Service	Tung Wah Group of Hospitals	G/F, Block B, (Lok Kei Lau), 160 Kau Pui Lung Road, Lok Man Sun Chuen, Tokwawan, Kowloon
<i>Integrated Family Service Centre</i>			
9.	Ma Tau Wai Integrated Family Service Centre	Social Welfare Department	Unit 3, 2/F, Chung Hwa Plaza, 5B-5F Ma Hang Chung Road, To Kwa Wan, Kowloon
10.	To Kwa Wan Integrated Family Service Centre	Social Welfare Department	Unit 903, 9/F, Tokwawan Government Offices, 165 Ma Tau Wai Road, Kowloon
<i>Neighbourhood Support Child Care Project</i>			
11.	TWGHs Nanny Buddy - Neighbourhood Support Child Care Project (Kowloon City)	Tung Wah Group of Hospitals	G/F, Block B, (Lok Kei Lau), 160 Kau Pui Lung Road, Lok Man Sun Chuen, Tokwawan, Kowloon
<i>Occasional Child Care Service</i>			
12.	Po Leung Kuk Chan Lai Wai Lin Nursery (OCCS)/ Chan Lai Wai Lin Kindergarten - cum-Nursery (IP in KCCC)	Po Leung Kuk	G/F, 1/F and 2/F, Honour Court, 188-194 Ma Tau Wai Road, Kowloon City, Kowloon
13.	SSY Ho Oi Day Nursery (OCCS)	Sik Sik Yuen	Shop 1A, 1B, 2A & 2B, G/F, Harmony Garden, No. 55-61 Kowloon City Road, Kowloon City, Kowloon
<i>Integrated Programme in Kindergarten-cum-Child Care Centre</i>			
14.	Po Leung Kuk Chan Lai Wai Lin Nursery (OCCS)/ Chan Lai Wai Lin Kindergarten - cum-Nursery (IP in KCCC)	Po Leung Kuk	G/F, 1/F and 2/F, Honour Court, 188-194 Ma Tau Wai Road, Kowloon City, Kowloon

Service Unit		Operator	Address
15.	SA Lok Man Nursery School	Salvation Army	1/F, Block H, Lok Chi House, Lok Man Sun Chuen, 111 Ko Shan Road, To Kwa Wan, Kowloon
16.	SSY Ho Oi Day Nursery (OCCS)	Sik Sik Yuen	Shop 1A, 1B, 2A & 2B, G/F, Harmony Garden, No. 55-61 Kowloon City Road, Kowloon City, Kowloon
B. Social Security			
<u>Social Security Services</u>			
17.	Kowloon City Social Security Field Unit	Social Welfare Department	Unit 2, 2/F, Chung Hwa Plaza, 5B-5F Ma Hang Chung Road, To Kwa Wan, Kowloon
18.	To Kwa Wan Social Security Field Unit	Social Welfare Department	7/F, To Kwa Wan Government Offices, 165 Ma Tau Wai Road, Kowloon City, Kowloon
C. Services for the Elderly			
<u>Contract Home</u>			
19.	PLK Merry Court for the Senior	Po Leung Kuk	G/F & 1/F, Choi Man House & Yee Man House, Ho Man Tin Estate, Kowloon
<u>Community Care Service Voucher Scheme for the Elderly</u>			
20.	Shun Yan Elderly Centre Limited	Shun Yan Elderly Centre Limited	2/F, Harmony Garden, 55-61 Kowloon City Road, To Kwa Wan, Kowloon
21.	Mie King Home for Aged Limited	Mie King Home for Aged Limited	1/F, Yik Yin Building, 323-329 To Kwa Wan Road, To Kwa Wan, Kowloon
22.	Ka Shui Garden Day Care Centre (Hung Hom)	Kato (Hong Kong) Holdings Limited	Shop 1 and 2, G/F, Tung Shun Hing Building, 22 Chi Kiang Street, To Kwa Wan, Kowloon

Service Unit		Operator	Address
23.	Fai-To Sino-West Combined Home for the Aged	Kato (Hong Kong) Holdings Limited	Part of Shop 1 on G/F, 1/F & 2/F, 3A to 3C Ma Hang Chung Road, To Kwa Wan, Kowloon
24.	Woopie Club (To Kwa Wan)	Woopie Social Enterprises Limited	1/F, Wui Chuen Building, No 21-25 Pak Tai Street, To Kwa Wa, Kowloon
25.	PLK Care Service for the Elders (Ho Man Tin)	Po Leung Kuk	G/F-1/F, Choi Man House and Yee Man House, Homantin Estate, Kowloon
<u>District Elderly Community Centre</u>			
26.	Hong Kong Sheng Kung Hui Lok Man Alice Kwok Integrated Service Centre	Hong Kong Sheng Kung Hui Welfare Council Limited	G/F, Block H, Lok Man Sun Chuen, 111 Ko Shan Road, To Kwa Wan, Kowloon
<u>Agency-based Enhancement of Professional Staff Support Services in Residential Care Homes</u>			
27.	TWGHs Agency-based Enhancement of Professional Staff Support Services in Residential Care Homes	Tung Wah Group of Hospitals	G/F, Block B, (Lok Kei Lau), 160 Kau Pui Lung Road, Lok Man Sun Chuen, Tokwawan, Kowloon
<u>Integrated Home Care Services (Agency and District-based)</u>			
28.	Hong Kong Sheng Kung Hui Hok Yuen Integrated Home Care Services Team	Hong Kong Sheng Kung Hui Welfare Council Limited	Unit 8, G/F, Wing Fai Mansion, 52 Wing Kwong Street, Hung Hom, Kowloon
29.	Hong Kong Sheng Kung Hui Lok Man Alice Kwok Integrated Service Centre - Integrated Home Care Services Team	Hong Kong Sheng Kung Hui Welfare Council Limited	G/F, Block H, Lok Man Sun Chuen, 111 Ko Shan Road, To Kwa Wan, Kowloon
<u>Neighbourhood Elderly Centre</u>			
30.	CSBS Tan Siu Lin Neighbourhood Elderly Centre	Chung Sing Benevolent Society	Shop 9-13 & 27, G/F, Wing Fai Mansion, 52 Wing Kwong Street, Hung Hom, Kowloon

Service Unit		Operator	Address
31.	HKFWS Kowloon City Centre for Active Ageing	Hong Kong Family Welfare Society	1/F, Block 2, Harmony Garden, 55-61 Kowloon City Road, To Kwa Wan, Kowloon
<u>Respite Service</u>			
32.	PLK Merry Court for the Senior	Po Leung Kuk	G/F & 1/F, Choi Man House & Yee Man House, Ho Man Tin Estate, Kowloon
<u>Support Team for the Elderly Based at District Elderly Community Centres</u>			
33.	Hong Kong Sheng Kung Hui Lok Man Alice Kwok Integrated Service Centre	Hong Kong Sheng Kung Hui Welfare Council Limited	G/F, Block H, Lok Man Sun Chuen, 111 Ko Shan Road, To Kwa Wan, Kowloon
D. Rehabilitation and Medical Social Services			
<u>Sheltered Workshop</u>			
34.	Hong Chi Association - Ma Tau Kok Workshop	Hong Chi Association	Podium 2, Jubilant Place, 33 Ma Tau Kok Road, To Kwa Wan, Kowloon
<u>Work Extension Programme</u>			
35.	Hong Chi Association - Ma Tau Kok Workshop	Hong Chi Association	2/F, Jubilant Place, 33 Ma Tau Kok Road, To Kwa Wan, Kowloon
E. Services for Offenders			
<u>Probation and Community Service Orders Office</u>			
36.	Kowloon City Probation and Community Service Orders Office (2)	Social Welfare Department	11/F, To Kwa Wan Government Offices, 165 Ma Tau Wai Road, Kowloon City, Kowloon
F. Services for Young People			
<u>After School Care Programme</u>			
37.	BGCAHK Lok Man Children and Family Integrated Activity Centre	Boys' and Girls' Clubs Association of Hong Kong	G/F, Block G, Lok Man Sun Chuen, To Kwa Wan, Kowloon
38.	HKFYG Jockey Club Farm Road Youth S.P.O.T.	Hong Kong Federation of Youth Groups	G/F, 11 Farm Road, To Kwa Wan, Kowloon

Service Unit	Operator	Address
<u>Children Centres with Reading/ Study Rooms</u>		
39.	BGCAHK Lok Man Children and Family Integrated Activity Centre	Boys' and Girls' Clubs Association of Hong Kong G/F, Block G, Lok Man Sun Chuen, To Kwa Wan, Kowloon
<u>Integrated Children and Youth Services Centres</u>		
40.	HKFYG Jockey Club Farm Road Youth S.P.O.T.	Hong Kong Federation of Youth Groups G/F, 11 Farm Road, To Kwa Wan, Kowloon
<u>School Social Work Services</u>		
41.	BBHK School Social Work Division	Boys' Brigade, Hong Kong G/F, Block A, Lok Man Sun Chuen, To Kwa Wan, Kowloon
G. Public Healthcare Facilities		
42.	Shun Tak Fraternal Association Leung Kau Kui Clinic	Hospital Authority 2/F, Tokwawan Market & Government Offices Building, 165 Ma Tau Wai Road, Kowloon City
43.	Kowloon City District Health Centre Express	Lok Sin Tong Benevolent Society G/F, Bayview, 9 Yuk Yat Street, To Kwa Wan, Kowloon

Source: Social Welfare Department's website: Local District Service Profile: Welfare Service Units Managed or Funded by the Social Welfare Department (Kowloon City) as of June 2024. Common Spatial Data Infrastructure Portal: Health Centres under the Department of Health, Hospitals under the Hospital Authority, General Outpatient Clinics under the Hospital Authority, and Specialist Outpatient Clinics under the Hospital Authority as of June 2024.

8 INITIAL ASSESSMENT OF POTENTIAL SOCIAL IMPACT, AND MITIGATION MEASURES

Potential Social Impact

- 8.1 The Project is estimated to affect 180 households, with about 380 residents. About 20 businesses were identified in the Project during site visits, which includes 19 shops located on G/F of 324 – 354 Ma Tau Wai Road and the wall shop adjoining No. 324 Ma Tau Wai Road. Based on non-obtrusive observation, some residential units appeared to have been sub-divided into smaller units (sub-divided units / cubicles). The exact number of affected residents and business operators will be verified in the Stage 2 SIA. The Project, if implemented, will inevitably affect the domestic and non-domestic occupants within the Project. Generally, the most vulnerable resident groups in the Project are the elderly, the disabled, single parent families, low-income households, and those who rely heavily on their social network (including receiving support / care from their friends / relatives who live nearby).
- 8.2 The Project, through adopting holistic site planning with the adjoining CBS-2:KC, aims to achieve a more efficient site planning and bring more planning gains to the local community. The Project offers an opportunity to restructure land parcels through redevelopment, enhance connectivity, create a walkable neighbourhood, and facilitate the expedition of the redevelopment of the existing dilapidated buildings, which are of poor serviceability without lifts and unsatisfactory living conditions such as sub-division units. Through the redevelopment, the living environment of the affected households, particularly the elderly, can be improved by moving to newer units with better modern-day facilities, such as lifts.
- 8.3 Under a district-based approach, the Project would create synergy with the proposed at-grade POS and pedestrianised avenue/event plaza at CBS-2:KC, the Lok Shan Road Sitting-out Area and the To Kwa Wan Complex Playground at the eastern side of Ma Tau Wai Road, creating an enhanced connection between east and west of the Project. Upon completion of the Project, the overall connectivity and walkability and building environment of the neighbourhood will be enhanced.

- 8.4 Upon implementation of the Project, the existing residents will be displaced to areas where they have to rebuild their social networks, whereas the existing shops will have to move to other locations to continue their businesses, depending on individual operator's needs. The FS and SIA Questionnaire will help identifying needy cases such as households with single elderly, elderly couples, family members with disability or new immigrants worried about the impact of redevelopment on employment, living expenses and social network etc.
- 8.5 If the Project is to be implemented, the construction works might cause potential noise and nuisance to the surrounding residents during construction period.

Mitigation Measures

- 8.6 Upon implementation, compensation based on the prevailing URA Policy would be offered to the affected owners. For affected tenanted households, rehousing or ex-gratia allowance would be offered. The URA will arrange briefing session(s) to the owners and tenants to explain the URA acquisition, rehousing and ex-gratia allowance policies. An in-house URA engagement team will visit the affected owners and tenants accordingly as to care for those who are unclear about compensation and require any other assistance. The Social Service Team (SST) commissioned by the Urban Renewal Fund (URF) is expected to provide assistance to those in need. This SST is independent of the URA and it will directly report to the Board of the URF.
- 8.7 If affected residents and/or business operators are not clear about the URA acquisition, rehousing and ex-gratia allowance policies or future arrangement, the SST will endeavour to clarify their doubts with full support from the URA. If the affected residents and/or business operators are ethnic minorities who are not familiar with Chinese or English languages, the URA will arrange translation services as far as practicable to alleviate their concerns on the redevelopment.
- 8.8 In handling problems related to different kinds of livelihood problems, the SST, apart from offering counselling, will mobilise different community resources to liaise closely with Government departments and work with the URA to resolve the residents' and operators' problems and reduce their anxiety. The SST will also provide orientation assistance for those in needs after moving home such as familiarisation with new neighbourhood, accommodation and local facilities.

- 8.9 For the vulnerable groups (including the elderly, disabled and single parent families), arrangements for assistance such as child care / foster services, domestic help services, etc. offered by the Social Welfare Department, and other social service agencies would be made. For the low-income households, arrangement could be made with the Hong Kong Housing Authority or the Hong Kong Housing Society on public rental housing allocation if they are eligible. In addition, if practicable, those vulnerable groups would be re-housed on compassionate ground.
- 8.10 If the Project is to be implemented, the URA will ensure the construction works follow and fulfil the mitigation measures and practices as stipulated by Environmental Protection Department (EPD) for construction site. Appropriate measures will be proposed to mitigate potential noise and dust impact during the construction phase of the Project.

Compensation & Rehousing Policies for Domestic Premises

- 8.11 The URA will offer an owner of domestic property the market value (valued on vacant possession basis) of his / her property plus an applicable ex-gratia allowance, such as Home Purchase Allowance (HPA) or Supplementary Allowance (SA), Additional Allowance (AA), Allowance for Vacant Property (AVP) and Incidental Cost Allowance (ICA) for purchase of the property.
- 8.12 According to the URS, the URA will offer “flat-for-flat” (FFF) (subject to any changes in the relevant legislations) as an additional choice to cash compensation to eligible owner-occupiers of domestic units. The cash compensation and ex-gratia allowance offered to an owner-occupier will not be changed by his / her choice of joining the FFF arrangement or otherwise.
- 8.13 According to the URS, the URA will offer an ex-gratia allowance to eligible elderly owners of tenanted domestic properties on compassionate ground in exceptional circumstances such as elderly owners who are compelled by health, financial or family reasons to stay elsewhere but not in the affected properties and who rely on the rental income from their affected properties to sustain their livelihood.
- 8.14 Eligible domestic tenants affected by URA's redevelopment projects are

provided with rehousing to public housing, if eligible, or units at URA's rehousing blocks, subject to meeting URA's requirements.

- 8.15 Domestic tenants who are not provided re-housing due to various reasons or who decline re-housing, will be offered ex-gratia allowance. The amount of ex-gratia allowance will be dependent on, amongst other things, whether the domestic tenants have been living in the project area before and since the first date of the FS and have no alternative accommodation.
- 8.16 In case where tenants were notified that their tenancies would not be renewed, URA will explain to their owners that they would not get more compensation by evicting the tenants. The URA has also introduced the "Domestic Tenants Compassionate Assistance Programme" to take care of those domestic tenants whose tenancies commenced before the FS of this Project and moved out from the properties because they have been required to move out from their properties by their landlords upon expiry or termination of their tenancies and before URA purchases the properties. In general, eligible domestic tenants who meet the criteria under this programme will be offered special ex-gratia allowance or special rehousing such as units of public rental housing or units of URA's rehousing blocks.

Compensation Policies for Non-Domestic Premises

- 8.17 For owner-occupied non-domestic premises, the market value of the affected property plus an ex-gratia allowance of 4 times the rateable value or 35% of the market value of the affected property, whichever is the higher, will be offered. Owner-occupiers may lodge a claim for business loss in lieu of both the ex-gratia allowance, the Ex-gratia Business Allowance (EGBA) as stated in the next paragraph and ICA. For owners of tenanted or vacant non-domestic properties, the market value of the affected property plus an ex-gratia allowance of 1 time the rateable value or 10% of the market value of the affected property, whichever is the higher, will be offered. In addition, the owners of vacant non-domestic properties will be offered an allowance for vacant properties at 2 times the amount of rateable value subject to the fulfilment of certain conditions: i) left the affected properties vacant on the date of FS and thereafter; ii) accepted URA's offer within the validity period of the initial offer; and iii) sold the affected properties with vacant possession. The URA will also offer ICA to owners of non-domestic properties who have accepted the initial acquisition offer of URA within

the validity period.

- 8.18 For non-domestic tenants of non-domestic premises, an ex-gratia allowance of 3 times the rateable value or equivalent to the prevailing ex-gratia allowance offered by the Lands Department on resumption by the Government, whichever is higher, of the affected premises will be offered. An additional payment of EGBA is also payable to tenants who commenced occupying the premises for business before the date of FS. The EGBA arrangement will also be applicable to non-domestic owner-operators occupying the properties for their own businesses. Those non-domestic tenant-operators who have occupied the properties before FS and are evicted by their landlords before acquisition of the properties by the URA, can apply for the Special EGBA. The minimum payment of EGBA will be subject to annual review.
- 8.19 According to the URS, if requested, the URA will help identify suitable premises in the district of the redevelopment projects to enable the affected shop operators to relocate and continue operation in the same district as far as practicable.
- 8.20 The acquisition, rehousing and ex-gratia allowance policies are subject to prevailing policies at the time of issuing acquisition policies. The policies are published on the URA's website and will be communicated to affected persons when acquisition of property interests for this Project commences. Prevailing policies relating to property acquisition, rehousing and ex-gratia allowances will be reviewed by the URA from time to time.
- 8.21 The Stage 2 SIA to be conducted after the FS will further assess the impact of the Project in detail on both domestic and non-domestic occupants and propose mitigation measures. It may also be able to highlight the psychological stress and worry for some of the affected within the Project. Special measures may have to be adopted under exceptional circumstances.

9 CONCLUSION

- 9.1 The local community and the surrounding neighbourhoods are likely to experience gains and losses due to the proposed redevelopment. Residents, business operators and their employees within the Project will be affected in different ways and to various degrees depending on their particular circumstances. Those who currently live in overcrowded or poor building condition within the Project may welcome the opportunity to improve their living environment through cash compensation or rehousing if eligible; whilst others (e.g. some business operators) may prefer to remain un-disturbed and maintain the status quo. The various degrees of concerns and social impacts to the affected residents, business operators and their employees within the Project will be assessed in the Stage 2 SIA in detail.
- 9.2 This Stage 1 SIA study provides a general profile of the Project. Based on URA's experience of similar scale and context of redevelopment projects, it can be expected that there will be some sharing of living quarters and a relatively low average household income for those within the Project. The assumptions in this report will be verified by the Stage 2 SIA to be carried out after the FS. The Stage 2 SIA will assess needs of the affected households and appropriate arrangements to minimise major adverse social impact, if any.
- 9.3 For the non-domestic uses, a number of ground floor shops are witnessed in the Project, whereas the upper floor non-domestic uses, if any, are to be recorded in the FS upon commencement of the Project under section 23 of the URAO. The ground floor business activities are commonly found in the vicinity which is possible for most of them to be relocated in the surrounding area. Needs of the affected non-domestic occupants will be assessed in the Stage 2 SIA.
- 9.4 Under a holistic planning approach, the Project, with the adjoining URA redevelopments, would enhance the overall accessibility and connectivity of the area and at the same time create synergy with the adjoining redevelopment for greater planning gain. It is anticipated that the local urban environment and residents will be benefited from the better built and planned environment in the long term.

URBAN RENEWAL AUTHORITY

August 2024