

**Central and Western District Council (C&WDC)
Progress Report on Urban Renewal Authority's Projects in
Central & Western District**

Purpose

This paper aims to inform the Central and Western District Council on the progress of Urban Renewal Authority's ("URA") projects in Central and Western District as at 28 December 2020.

Peel Street/ Graham Street Development Scheme (H18)

Progress of H18 Sites A, B and C

- The foundation works within Site A has been completed and works for superstructure will be carried out in Q2 2021. The project is expected to be completed by 2023. Preliminary design of the Public Open Space (POS), multi-purpose community hall and connections to the footbridge have been completed, and the related works will be carried out in accordance with the approved General Building Plan and Landscape Master Plan.
- The foundation works is being carried out in Site C and the project is expected be completed by 2024. Conservation related design works and POS design are continually being carried out. Temporary strengthening works for the preserved facades of No. 120 Wellington Street and No. 26A to C Graham Street have been completed. The Joint Venture (JV) Partner and conservation consultant team are liaising with the Antiquities and Monuments Office (AMO) on the Conservation Management Plan for No. 120 Wellington Street and No. 26A-C Graham Street, including the revitalisation initiatives for 1/F and 2/F, No. 120 Wellington Street and its structural plan.
- The Graham Market Campaign organized by 6 local designers together with about 70 stakeholders of the market has been launched for one month from 5 December 2020 to 2 January 2021. A pop up store has been set up in one of the shops of the market block for dispatching stamps and coupons in order to promote customer spending, as well as fighting the pandemic with the market operators by continuing the history of the market and inject new initiatives into a traditional street market.
- In view of the economic impact brought by COVID-19 on commercial tenants, the URA has on 27 December 2020 announced the extension of the rental concession, which was originally to end by end of December 2020, for 3 more months to end of March 2021 to assist their business operators.

Sung Hing Lane / Kwai Heung Street Development Project (C&W-005)

- In accordance with the Lands Resumption Ordinance (Cap. 124), the land within the project area have been reverted to the government since 5 December 2020,

and the URA has been following up with the remaining acquisition and clearance arrangements. The URA is currently liaising with government departments regarding the proposed road works and details of the land grant. For details, please refer to another discussion paper of the same meeting titled, “*Proposed Road Works for Sung Hing Lane / Kwai Heung Street Project in Sai Ying Pun*”.

Queen’s Road West / In Ku Lane Development Scheme (C&W-006)

- Regarding the revitalisation and improvement initiatives for the area adjoining Li Sing Street Playground and other facilities, the design consultancy team has conducted studies on the design concept and characteristics since October 2020. Different means of collecting local opinions have been adopted, such as visiting residents and shop operators to understanding the place’s history and local characteristics. Schools and local organisations in the vicinity have been given sets of colouring illustrations to collect the opinions of different student age groups and their family members on the design theme and elements of the playground. This allows them to express their preference and vision on improving the playground graphically. The design consultancy team will analyse the collected views in the coming month, and the main opinions of the community will be incorporated into the design concept, and at the same time discuss with relevant government departments on the design framework. The Authority will subsequently report to the District Works & Facilities Management Committee of the CWDC on project progress.
- Government departments are now processing the land resumption application made by URA. URA will follow up closely on the acquisition and clearance arrangement for the project.

Progress of Urban Renewal Initiatives on Shing Wong Street and its Vicinity

The URA collaborated with stakeholders to carry out the pilot community-making schemes in accordance with the identified four visions:

- Regarding the 9 rehabilitated and revitalized buildings, the design consultant is currently preparing for works tender. It is hoped that the revitalization works will commence in Q1 2021. On the other hand, the uses and management arrangements for the “future common room” at G/F 6-8 Wa In Fong West would need to be discussed with and to collect views from the community in due course.
- Subject to the COVID-19 condition and response from the community, the Authority will start recruiting new community farmers. The Authority is considering to increase the extent of collaboration to include ornamental planting at adjoining areas for public enjoyment and use as a sharing garden, and to further enhance greenery of the streetscape with community participation. A pilot initiative with volunteers’ participation of hanging plants on the two sides of nos. 8-10 Shing

Wong Street, has commenced as a follow up work, as well as preparation for the future extension of the community farm.

- Safety checks and assessment for the existing retaining wall at Nos. 6B to 8 Shing Wong Street have been completed. For safety reasons, according to the advice of the structural engineer consultant, an area of 2 meters on the ground floor from the retaining wall facing Wa In Fong West cannot be used by the public before reconstruction of the retaining wall. For better coordination of the 9 buildings rehabilitation and revitalisation works, part of the area at nos. 8-10 Shing Wong Street has been reserved for site office and to be considered for the extension of community farm pilot scheme.
- The Town Planning Board has completed amendments to the planning intention of the former H19 Development Scheme Plan in November 2020, including rezoning Nos. 4-10 Shing Wong Street as “Other Use for Cultural, Community, Commercial and Open Space Uses”. The Authority will study and explore revitalisation initiatives with the community in accordance with the related planning intention. In addition, the Authority has also issued a notification of withdrawal of Staunton Street/Wing Lee Street Development Scheme on the Government Gazette published on 13 November 2020, to reflect that the current status of the area is no longer a URA redevelopment project.

Central Market Revitalisation Initiatives

- The Occupation Permit for Phase One of the building has been obtained in October 2020. The new 24-hour passageway and public toilet have been opened for public use. In the meantime, works for Phase Two has commenced. The authority has arranged a site visit on 30 October 2020 for district council members and briefed them on the latest works progress.
- The submission of tender for the operation of Central Market has ended in early December 2020. The Authority is now conducting the tender assessment work. It is expected that the first completed portion of the building will be opened for public use in Q3 2021.
- In order to minimize disturbance created by the pigeons, with reference to the experience of Agriculture, Fisheries and Conservation Department and professional consultant, the Authority has implemented a series of testing measures to drive away the pigeons. Measures include installation of one-to-one scaled imitation owl at the open-air piazza at 1/F, and application of optical gel and ultrasonic measures in early 2021.

Urban Renewal Initiatives of H6 CONET

- A building near the entrance of H6 CONET at Tit Hong Lane whom has joined the “Pilot Scheme on Local Building Partnership for Community Making”, has invited tenderers for the building works in late September 2020. The tender documents were returned in early December and the tender assessment is currently being

conducted for awarding a suitable contractor. Works will be tentatively carried out in Q1 2021 and complete in Q3 2021 to execute the design concept as agreed between the design consultant and the residents.

Western Market

- The land lease for Western Market will be terminated on 1 February 2021. In the meantime, the Authority has maintained close dialogue with the cloth traders to explore and find possible solution options.
- The rental concession announced on 27 December 2020 is also applicable to the tenants of the Western Market. The rental concession period has been extended for 3 months from end December 2020 to end March 2021.

**Urban Renewal Authority
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