

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

Purpose

This paper aims to update the Central and Western District Council on the progress of Urban Renewal Authority's ("URA") projects in Central and Western District as of 17 May 2021.

Peel Street/ Graham Street Development Scheme (H18)

Progress of H18 Sites A and C

- The excavation works within Site A is in progress and upon completion, superstructure works is expected to be carried out in Q3 2021. The project is expected to be completed by 2023. The site will provide facilities including Public Open Space (POS), multi-purpose community hall and footbridge connections, etc.
- The foundation works is being carried out within Site C and the project is expected to be completed by 2024. Conservation related design works and POS design are ongoing. The Joint Venture (JV) Partner and conservation consultant team have liaised with the Antiquities and Monuments Office (AMO) on the structural design proposal for No. 120 Wellington Street, and preliminary views have been obtained from Buildings Department (BD). Reinstatement of the balcony is also being actively dealt with related government departments. The conservation contractor has also commenced repair works on the dismantled components for No. 120 Wellington Street, targeted for completion by the end of this year.

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

- The government will arrange the publication of the gazette for proposed road works within this month in accordance with the Roads (Works, Use and Compensation) Ordinance (Cap. 370). The URA is currently liaising with government departments regarding the details of the land grant. Furthermore, around 94% of the property owners of the project have accepted the acquisition offer before the land reversion date, and the remaining acquisition and clearance arrangements are being carried out.

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

- Regarding the revitalisation and improvement initiatives for the areas adjoining Li Sing Street Playground and other facilities, the design consultant team drew on the community feedback from Q4 of last year to develop a design concept with the theme of "Sea" and "City". A further survey was conducted between March and April this year to better understand the views of the neighbourhood community and nearby buildings. The views received were analysed and summarized to further

develop the conceptual design into an overall design proposal. The team presented the design proposal to relevant government departments and obtained a preliminary consensus and comments on some specific scope in mid-April. It is planned that further collaboration with relevant government departments and local organisations will be carried out in Q3 of this year to complete the design details for the tendering exercise of the phase 1 revitalisation works. The URA will update the District Works & Facilities Management Committee of the C&WDC on project progress. Subject to progress, the works, which will include the existing basketball court and the adjoining Li Sing Street Playground, will be commenced in phases starting from the end of this year at the earliest. The remaining facilities will be upgraded upon the completion of the redevelopment project.

- On 26 February 2021, the government has published in the Government gazette for the resumption of land in accordance with the Lands Resumption Ordinance (Cap. 124). The URA is currently liaising with the relevant government departments regarding the arrangement of the gazette for the proposed road works. For details, please refer to another discussion paper of the same meeting titled, "*Proposed Road Works for Queen's Road West/ In Ku Lane Development Scheme*". Government and the URA will follow up closely on the remaining acquisition and clearance arrangement for the project.

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

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

- In May 2021, the URA officially appointed a contractor to carry out the rehabilitation and revitalisation works of 9 buildings. The associated hoarding and scaffolding works will commence shortly. The project will be developed in line with previous community consensus and involvement, and is expected to be completed by Q2 2022. In accordance with the revitalisation initiatives, part of the area at nos. 8-10 Shing Wong Street has been reserved for revitalisation works site office and the extension of the Community Farm 2.0.
- The URA will further exchange views with the community on the future use and management arrangement of the "Community Common Room" at the G/F of No. 6-8 Wa In Fong West, with a view to formulating relevant operational procedures.
- Regarding the Community Farm at nos.16 Wa In Fong West, the second round of community farmers recruitment work has been completed, with a total of 20 volunteers. In response to COVID-19, the second round volunteers will plant in small groups of no more than 4 people. The Authority is considering to increase the extent of collaboration this year, 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.
- On the other hand, the URA will continue to promote community-making and upgrading works with participation of residents and stakeholders in the nearby private properties, including No. 60-62A Staunton Street, Dawning Height and

Koon Nam House, etc. The URA will prepare rehabilitation and improvement proposals for the buildings for the consideration of residents shortly.

Central Market Revitalisation Initiatives

- Works for Phase Two is being carried out, including removal of external walls and structural alteration works, and is expected to be completed by Q3 2022.
- For the convenience of the public, the new design of Phase Two will provide escalators to all floors. To facilitate the works, the existing entrance to the pedestrian bridge at Hang Seng Bank (towards the waterfront) on the 2/F will be temporarily altered. During the completion inspection of a part of the Phase Two works at 2/F, the 24-hour pedestrian corridor may need to be temporarily closed and the details are being discussed with relevant government departments. Notices will be posted by the contractor two weeks prior to closure, and the public will also be informed through relevant website.
- The Central Market will open the Phase One space in Q3 2021, and will collaborate with the Main Operator under the concept of “*Playground for All*” to promote the three key themes – *approachable, energetic and gregarious* for public enjoyment. The new and revitalised Central Market will adopt a flexible and open design, and become a gathering place for the neighbouring areas. The Central Market will help to promote local brands and growth of start-ups.
- In order to minimize the nuisance created by the pigeons, reference has been made to the experience of Agriculture, Fisheries and Conservation Department and professional consultant, and the Authority has implemented a series of testing measures to remove the pigeons. Measures include the application of optical gel and ultrasonic measures in early 2021, but the effect is limited. The property management team of Chinachem Group is actively following up the problem of pigeons by reporting and documenting the problem regularly, and assisting in immediate clean-ups. More stringent enforcement on preventing feeding of feral pigeons should be adopted by relevant government departments in order to improve the situation in the long term.

Urban Renewal Initiatives of H6 CONET

- Facilities at the H6 CONET including community piano, vending machine, smart lockers and seating, etc. were gradually open to the public in mid-April and various community activities resumed under the implementation of the latest precaution measures related to COVID-19. The URA will continue to strengthen the cleaning and management of the reopened facilities, including arranging staff to clean the premises, providing disinfectant hand sanitizer to the public and disinfecting the premises after closure on a daily basis to fight the epidemic with the public.
- A building near the entrance of H6 CONET at Tit Hong Lane whom has joined the “pilot Placemaking Partnering Building Incentive Scheme”, convened a property owners’ meeting in early March 2021 to select the contractor for the works. It is

expected that the works will be tentatively carried out in Q2 2021 and completed in Q3 2021 to execute the design concept as agreed between the design consultant and the residents.

Western Market

- The lease for Western Market will be terminated on 1 February 2022. To assist cloth traders to find an appropriate place to continue operating, the URA has maintained a close dialogue with the cloth traders, and have met with them numerous times, including in July 2019 and February 2021, and arranged site visits to shops within the Graham Street/ Gage Street Project (H18) and shopping mall within Kwun Tong Town Centre Project to introduce different locations for cloth traders to choose from.
- Following the recent visit to the shopping mall in Kwun Tong Town Centre Project with cloth traders, the URA will contact three cloth traders who have expressed initial interest to provide relevant leasing information.

**Urban Renewal Authority
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