

Redevelopment



The vertical green wall featured in URA redevelopment project "One Wanchai".

2012/13 saw a substantial increase in the number of new redevelopment projects undertaken by the URA with the launching of six projects.

Up until 31 March 2013, a total of 48 redevelopment projects, two preservation projects¹ and one revitalisation project² had been commenced by the URA. The 48 redevelopment projects provide around 13,500 new flats, 262,700 square metres of commercial space, 53,000 square metres of Government Institutional and Community (GIC) facilities, 100,000 square metres for other uses including offices and hotels, and 26,000 square metres of open space.

¹ **'Blue House' project:** The 'Blue House' Stone Nullah Lane/Hing Wan Street project commenced by the URA is no longer included as a preservation project since being handed over to the Commissioner for Heritage Office on 19 June 2012.

² **Mallory Street project:** Previously classified as a preservation project, the Mallory Street/Burrows Street project now falls in the revitalisation project category in view of the extensive renovation works involved and the invigorative character of the proposed use.

Commencement of New Redevelopment Projects

The six new redevelopment projects include the three projects launched under the URA's Demand-led Redevelopment Project Pilot Scheme (Demand-led Scheme), the two pilot projects under the Redevelopment of Industrial Buildings Pilot Scheme and one URA-initiated project as detailed below.

Demand-led Projects

It is a prerequisite of the Demand-led Scheme that once commenced, the actual implementation of Demand-led projects depends on the satisfaction of two conditions precedent, namely the acceptance by the owners of not less than 80% of the undivided shares of each lot within a project site of the relevant conditional acquisition offers and the authorisation of the Secretary for Development for the project to proceed. All the three Demand-led projects selected in the first round of Demand-led project applications conducted in late 2011 managed to meet the conditions precedent within 2012/13 and are being actively implemented.

229A-C and 205-211A Hai Tan Street, Sham Shui Po

Situated in close proximity to each other, these two modest scale projects (483 square metres and 470 square metres respectively) were built in the early 1960s comprising two buildings of eight and nine storeys each. Some 160 households will benefit from their redevelopment and around 140 flats and 940 square metres of commercial space will be provided.



A resident enjoys the improved living condition after moving to a public housing unit.

Pine Street/Oak Street, Tai Kok Tsui

With buildings of between six and nine storeys erected between 1963 and 1967, the project covers around 865 square metres and is populated by 125 households. The project is expected to produce around 115 flats and 705 square metres of commercial space.

During the second round of Demand-led project applications conducted in late 2012, four Demand-led projects were chosen. Two were commenced in April 2013 and two more in June 2013.



URA staff conducts briefing for affected residents of the demand-led redevelopment project.

Kowloon Road/Kiu Yam Street, Sham Shui Po

The project site comprises an eight-storey building built in 1959 of around 600 square metres in size and occupied by around 120 households. Redevelopment can produce around 80 flats and 815 square metres of commercial space.



Existing view of the Kowloon Road / Kiu Yam Street project.

Tung Chau Street/Kweilin Street, Sham Shui Po

A nine-storey building built in 1964 of around 1,640 square metres in size and inhabited by some 280 households. It can be redeveloped for about 190 flats and around 2,100 square metres of commercial space. The heavily trafficked elevated West Kowloon Corridor with its attendant noise and fume nuisances runs adjacent to the site. These environmental impacts will be given due consideration in the project design.

Fuk Chak Street/Li Tak Street, Tai Kok Tsui

This project is made up of two eight-storey buildings built in 1964, each fronting separate streets. The site covers around 716 square metres and is occupied by around 100 households. It can be redeveloped for about 96 flats and 643 square metres of commercial space.

Wong Chuk Street, Sham Shui Po

With a nine-storey building built in 1963, this project site is around 485 square metres in size and accommodates an estimated 96 households. Redevelopment can produce around 69 flats and around 424 square metres of commercial space.



Press conference to announce the commencement of the Fuk Chak Street / Li Tak Street and the Wong Chuk Street project.

Redevelopment of Industrial Buildings Pilot Scheme

The URA commenced two projects under this scheme in October 2012 and January 2013 respectively.

12P, Smithfield, Kennedy Town

This project comprises a 12-storey industrial block built in 1972 with a site area of 944 square metres. Zoned for residential use, the project has the potential of producing around 180 flats and 200 square metres of commercial space. However, all of the owners within the project have objected to redevelopment by the URA and have confirmed their intention to redevelop the site themselves. Their objections had been upheld by the URA's Development Project Objection Consideration Committee. Subsequent to URA's recommendation, SDEV declined to authorise the URA to proceed with the project and the decision was gazetted on 5 July 2013.



URA staff conducts freezing survey at the project site.

Yu Chau West Street, Sham Shui Po



URA Director (Acquisition and Clearance) – Industrial Building Mr Joseph Lee meets an owner of the industrial building.



Existing view of the project.

This project comprises a 10-storey industrial building built in 1962 and occupying a site area of 1,393 square metres. The site can be redeveloped to provide about 16,700 square metres of office and retail floor space in conformity with the zoning plan.

A submission had been made to the Secretary for Development to authorise the project to proceed.

URA-initiated Redevelopment Projects

Tonkin Street/Fuk Wing Street, Sham Shui Po

This project covers an area of over 1,200 square metres and includes buildings in generally poor condition of five to seven storeys built between 1955 and 1958 and occupied by around 140 households. This sizeable project can be redeveloped to provide 175 flats and around 1,490 square metres of commercial floor space.



Residents attend a briefing session conducted by URA staff.

Other Projects of Note

Ma Tau Wai Road/Chun Tin Street, To Kwa Wan

Following the tragic collapse of a building on Ma Tau Wai Road in January 2010, the URA stepped in and commenced this project which comprises two rows of over 50-year-old tenement buildings which affect about 213 households.

This is the first ever project that the URA has undertaken without private sector involvement as a joint venture partner. Following gazettal of the land resumption in January 2013, the site had reverted to Government in April 2013.

Sai Yee Street, Mong Kok

A joint venture tender was awarded in September 2012 for this sports themed redevelopment where under a special local sports-shop arrangement, former sports-shop operators will be offered priority to lease space within the retail portion of the future development. Foundation works commenced in May 2013.

Kwun Tong Town Centre, Kwun Tong

URA's largest project to date, the Kwun Tong Town Centre project covers a total site area of 5.3 hectares and affects around 1,300 households. The project is expected to produce around 2,000 new flats, 112,000 square metres of commercial space, and 13,400 square metres of public open space.

This complex project is being implemented in three phases, with the site divided into five Development Areas. As at 31 March 2013, Development Areas 2, 3 and 4 have been reverted to the Government and clearance is continuing while superstructure works are in progress for Development Area 1. The phased development approach will enable the early reprovision of the existing Kwun Tong Jockey Club Health Centre to Development Area 1. In addition, this approach has required the temporary reprovision of existing Government offices in Development Area 4 to premises nearby which was completed in May 2012, thereby vacating the site for use as interim GIC facilities to reprovision the hawkers bazaars, Public Light Bus terminus and public toilet from Development Areas 2 and 3.



Overall master layout plan of the Kwun Tong Town Centre Project.

Peel Street/Graham Street, Sheung Wan



The URA has helped some hawkers to re-build their run-down pitch adjacent to the Graham Street/Peel Street project.



Existing view of the century old wet market.

This project will help improve the living conditions of some 300 households. A phased development approach is adopted in implementing the project to cater for the preservation of a century old wet market which falls outside the project boundary. This approach also allows the fresh-food operators currently operating in the first phase, and who wish to continue their businesses, to be moved to temporary shop premises within the project site. Upon completion of the project's low-rise retail block, the fresh-food operators will be able to operate there if they so choose.

The joint venture development tender for Site B was awarded during the year. Acquisition of outstanding interests in Sites A and C is continuing.

Lee Tung Street/McGregor Street, Wan Chai

This residential and commercial redevelopment project in Wan Chai will –

- reflect a Wedding City theme that features Hong Kong's early wedding traditions, a culture gallery and a retail area for wedding-related trades such as wedding dresses, flowers, decorations, cakes, hair salons, jewellery, photo studios and wedding planners;
- offer space for social enterprises;
- preserve three pre-war shophouses;
- provide a public open space between Johnston Road and Queen's Road East; and
- provide a new east-west pedestrian link with open spaces.

This is also the first URA project that comes with a formalised comprehensive environmentally-friendly policy. It has been planned to reduce greenhouse gas emissions from the project by about 23%.

Construction is now underway and completion is targeted for 2015.

Facilitating Services

Under its 'facilitator' role, the URA has so far provided services to three facilitation projects during 2012-13. A fourth project has also been taken up in April 2013.

Staunton Street/Wing Lee Street, Sheung Wan

The original Site A of the project comprising the Wing Lee Street area and the Bridges Street Market site was excised from the Development Scheme Plan (DSP) following the URA's proposed alternative implementation concept for conserving Wing Lee Street. Corresponding amendments to the approved DSP and the approved Sai Ying Pun and Sheung Wan Outline Zoning Plan were gazetted in July 2011 and approved by the Executive Council in May 2012. Subsequently, the Town Planning Board (TPB) endorsed a revised Planning Brief for Sites B and C based upon which the URA prepared a Master Layout Plan which was approved by the TPB in May 2013.

Kai Tak Flat-for-Flat Development

Construction of the URA's first ever self-developed housing estate for the site designated for provision of Flat-for-Flat units at Kai Tak, commenced in July 2012. Piling is complete with basement excavation and superstructure works underway since April 2013. The URA has adopted modest design features for the development which has recently obtained a provisional BEAM Platinum Award. The development is called “煥然壹居” in Chinese, a name chosen in a territory-wide naming competition. The English name “De Novo” is used for the development.



An artist impression of the Kai Tak Flat-for-Flat development.