

A photograph of a modern high-rise building with a glass-enclosed central tower. The building features a mix of materials, including glass, metal, and stone. The central tower is cylindrical and has a glass facade that reflects the surrounding environment. In the foreground, there is a landscaped courtyard with a fountain, a seating area with orange cushions, and various plants and trees. The overall scene is bright and modern.

Redevelopment

Larch Street/Fir Street project (Lime Stardom) in Tai Kok Tsui.

The new Urban Renewal Strategy promulgated on 24 February 2011 reiterated the importance of redevelopment in urban renewal by confirming it as one of the two core businesses of the URA.

Up to 31 March 2012, the URA had commenced a total of 42 redevelopment projects and four preservation projects. These 42 redevelopment projects provide around 12,700 new flats, 242,700 square metres of commercial space, 53,000 square metres of Government, Institution and Community (GIC) facilities, 100,000 square metres for other uses including offices and hotels, and 26,000 square metres of open space. At the same time, the URA has improved the living conditions of about 34,000 households previously living in substandard housing.

Commencement of New Redevelopment Projects

In November 2011, and February 2012, the URA initiated and commenced two URAO projects:

Kowloon City Road/Sheung Heung Road, Kowloon City

Being the seventh project implemented by the URA in the Kowloon City District, the project covers an area of about 1,622 square metres. Built in the 1950s, the 16 street numbers of buildings within the project area are in poor condition and occupants of the upper floors have long endured the environmental impact of the adjacent elevated East Kowloon Corridor. The project benefits around 264 households. It is anticipated that the project will provide around 175 new flats and 2,076 square metres of commercial space.



URA staff conducts freezing survey at the project site.

Reclamation Street/Shantung Street, Mong Kok

The project covers an area of around 1,640 square metres. Built in 1959 and 1963, the 20 street numbers of buildings within the project area are in poor condition. The project benefits around 330 households. The project has development potential for around 168 new flats and 2,087 square metres of commercial space.



Press conference to announce the commencement of the Reclamation Street / Shantung Street project.



Existing view of the Reclamation Street / Shantung Street project.

Demand-led Redevelopment Projects

On 20 April 2012, the URA commenced three demand-led redevelopment projects. This followed the launching of the URA's "Demand-led Redevelopment Project – Pilot Scheme" in July 2011. Public response to the Pilot Scheme was enthusiastic. Out of 25 applications, the URA selected the following three projects for commencement.

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



URA staff conducts resident briefing on the demand-led redevelopment project.

Built in the early 1960s, these two projects cover a combined area of around 950 square metres. About 160 households will benefit. The projects are expected to produce around 130 new flats and 800 square metres of commercial space.

Pine Street/Oak Street, Tai Kok Tsui

The project site comprises buildings built between 1963 and 1967, covering an area of about 865 square metres, involving 11 street numbers. It is the URA's 11th redevelopment project in the Yau Tsim Mong District. It will benefit about 125 households and is expected to produce around 92 new flats and 705 square metres of commercial space.

Once commenced, the demand-led redevelopment projects will go through the same statutory planning process as the other URA-initiated projects. Being owner-driven, the actual implementation of these projects will depend on the acceptance of conditional offers by owners of not less than 80% of undivided shares of each lot within the project sites. The authorization of the Secretary for Development for the projects to proceed being the other prerequisite.



URA staff conducts freezing survey to ascertain the occupancy status.

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 and which benefits around 229 households.

This is the first ever project that the URA undertakes without a joint venture partner. The land resumption application is pending approval by Chief Executive in Council.



A balloting exercise for the allocation of rehousing units.

Sai Yee Street, Mong Kok

With site clearance achieved in February 2012, this sports-themed redevelopment project has reached the development tender stage. Under a special local sports-shop arrangement, all former sports-shops operators will be offered priority to lease space within the retail portion of the future development.



An artist impression of the Sai Yee Street project.

Kwun Tong Town Centre, Kwun Tong

URA's largest project to date, the Kwun Tong Town Centre project covers an area of 5.3 hectares and benefits 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 2012, Development Areas 2, 3 and 4 are being resumed by the Government while superstructure works are in progress for Development Area 1. The phasing arrangement has resulted in the early reprovision of the existing Kwun Tong Jockey Club Health Centre to Development Area 1. In addition, the arrangement requires the temporary reprovision of existing Government offices in Development Area 4 to premises nearby, while vacating the site for use as interim GIC facilities to reprovision the hawker bazaars, Public Light Bus terminus and public toilet from Development Areas 2 and 3. These two Development Areas may then be cleared for combined redevelopment.



Enquiry counter for the relocation of Government offices during redevelopment period.

Peel Street/Graham Street, Sheung Wan

This project will help improve the living conditions of some 300 households. A phased 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.

Site B was tendered during the year and development of the site was awarded. Acquisition of outstanding interests in Sites A and C is still underway.



Special arrangement for fresh-food operators during the development of Site B.

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 URAs 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 subsequently approved by the Executive Council in May 2012.



The Bridges Street Market will be excised from the DSP.

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 pedestrianised Lee Tung Street; and
- provide a new east-west pedestrian link with open spaces.

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

Construction is underway and completion of construction is targeted for 2015.