

## 行政總監報告 Managing Director's Statement



利東街成為步行街，重塑「大城空間，小區風貌」的特色。  
Lee Tung Street will be pedestrianised and shopping street character will be recreated.



卑利街/嘉咸街項目內的廣場及綠化地帶。  
The piazza, the greenery and quality open space in the Peel Street/Graham Street project.

我們已於二零零七年七月正式啟動卑利街/嘉咸街項目，並進行住戶狀況調查。在發展這個項目的同時，我們決定保留及強化區內露天市集的地方特色。項目將會以「老店街」的主題來發展，並會保育三至四幢戰前舊樓，興建數層高的矮樓宇作小型街鋪之用，以及加強綠化和提供社區設施，供公眾享用。至於衙前圍村項目，我們現正設計更為著重保育的方案，務求盡量保存村內尚餘具歷史價值的古蹟文物。洗衣街項目方面，發展設計中的零售元素，將會切合現時洗衣街以售賣運動裝備及波鞋的地區特色。

除了準備開展上述項目外，我們繼續處理已經實施的三十一個項目，其中包括利東街項目。該項目將會以「大城空間，小城風貌，新舊交融，凝聚活力」為發展主題。項目將保留三幢唐樓，以及現時街道和低密度樓宇的風貌。此外，我們亦在年內批出位於灣仔的皇后大道東和大角嘴洋松街/松樹街兩個項目的合作發展協議。

二零零七年三月啟動的**觀塘市中心重建計劃**，無疑是二零零六/零七年度的重點工作之一。經過兩年多的廣泛而深入的社區諮詢和規劃工作後，我們在二零零七年三月三十日刊憲，公布實施有關項目，並進行人口凍結調查，及於同年四月向城規會呈交兩份發展計劃圖則及規劃大綱。觀塘市中心重建計劃是市建局及前土發所開展的項目之中，成本最高昂，問題最複雜及風險最高的一個。由於實施這項計劃涉及龐大的財務和其他風險，我們必須獲得合理的發展密度，才可以按照現時社區人士支持的規劃方案，按步就班地進行綜合重新發展觀塘市中心。

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timetables and deployment of resources for implementing them to meet the rapidly changing aspirations of the community.

As a result, despite the substantial preparatory work which we had carried out during the year on each of the Peel Street/Graham Street, Nga Tsin Wai Village and Sai Yee Street projects to suit their individual circumstances, URA was unable to commence these projects as originally planned within 2006/07. This is because much more time than originally envisaged was required to resolve the specific issues such as the planning layouts, preservation concepts and development themes relating to each project so that, when commenced, each of these three important projects can proceed as smoothly as possible, as indeed Peel Street/Graham Street has now done with conduct of the occupancy survey being carried out in July 2007. This project will be redeveloped according to an “old shops street” theme incorporating into the new development preservation of three or four pre-war buildings, recreation of low rise shop fronts, provision of a green pedestrian corridor and a community centre as well as preserving the street old market surrounding the blocks. In the case of Nga Tsin Wai Village, we are developing a conservation paramount design involving preservation of its remaining defining historical elements. In Sai Yee Street, the retail element of the future development will be designed to fit in with the local concentration of sports and sneakers shops.

Apart from preparing for commencement of these projects, we have been taking forward 31 ongoing redevelopment projects. This includes the Lee Tung Street project which will be redeveloped, incorporating themes of character, heritage, open space and blending old and new, to provide a vibrant people friendly environment, incorporating preservation of three shophouses and retention of the scale of the street and tenement buildings into the design. Elsewhere, we awarded joint venture development contracts for two projects, situated in Queen’s Road East in Wan Chai and Larch Street/Fir Street in Tai Kok Tsui.

The undoubted highlight of 2006/07 occurred in March 2007, when, following two years of intensive community engagement and planning, URA took the momentous decision to commence the **Kwun Tong Town Centre Redevelopment Project**, through gazettal and conduct of the freezing survey for the project on 30 March 2007, and, thereafter, to submit the two Development Scheme Plans and the two PBs for this project to the Town Planning Board (TPB) in April 2007. This project is the most expensive, complex and high risk exposure project ever undertaken by the URA or its predecessor. Given the financial and other risks associated with implementing this massive project, it is of the utmost importance that we are able to secure a reasonable plot ratio that is sufficient to allow us to proceed as planned with integrated redevelopment of the town centre, in the manner currently envisaged and supported by the community.