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活化

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大角嘴是市建局推行市區更新的重點地區之一。
Aerial view of Tai Kok Tsui district, one of the
target areas for URA's urban renewal initiatives.

本章就市區重建局（市建局）截至二零零七年三月三十一日止的業務運作作出回顧。

業務綱領和業務計劃

根據《市區重建局條例》的規定，市建局每年均會依循《市區重建策略》內的指引，擬備及呈交財政司司長審批其「五年業務綱領」和「周年業務計劃」，以制定本局的策略方向及工作計劃。

本局經過精心策劃，推行綜合的4R（重建、復修、活化和保育）業務策略。我們會小心考慮不同的因素，平衡各方利益，一方面履行前身土地發展公司（土發）遺下的工作及承諾，又會兼顧日益提升的公眾期望和市區更新的迫切需要，以及慎重考慮本局的權責範圍和有限資源，確使業務綱領和業務計劃既務實又進取。

This Operating Review covers the Urban Renewal Authority's (URA) work over the past year.

Corporate and Business Plan

The URA Ordinance (URAO) requires the URA to follow the guidelines in the Urban Renewal Strategy (URS) and prepare and obtain the approval of the Financial Secretary each year for both a five-year Corporate Plan and an Annual Business Plan (Plans) laying out the direction and programme of the Authority's activities.

The Plans are carefully devised to integrate the proposals and activities conceived under the URA's Redevelopment, Rehabilitation, pReservation and Revitalization (4Rs) approach. Among the key considerations when drawing up these Plans are previous obligations, changing community aspirations with respect to urban renewal and the urgency for taking renewal actions within the framework of the URA's mandate and resource limitations.



重建

Redevelopment

市建局位於堅尼地城新海旁的重建計劃。
URA redevelopment project at Kennedy Town New Praya.

發展

荔枝角道/桂林街/醫局街
Lai Chi Kok Road / Kweilin Street Project & Yee Kuk Street Project

觀塘市中心
Kwun Tong Town Centre
福全街/杉樹街
Fuk Tsun Street/Pine Street Project

海壇街/桂林街/北河街
Hai Tan Street / Kweilin Street and Pei Ho Street Project

卑利街/嘉咸街
Peel Street / Graham Street

利東街
Lee Tung Street

重建發展

在本年報內，「項目」一詞泛指根據《土地發展公司條例》及《市區重建局條例》實施的所有類別計劃及項目。此外，本局實施項目時，有些項目可能會合併一起，有些則可能會分拆成較小型的項目。

雖然本局按照《市區重建局條例》第二十五條製備的發展計劃圖則並不直接受《城市規劃（修訂）條例》規管，惟城規會及本局均同意，本局於製備及修改有關圖則時，亦會跟隨《城市規劃（修訂）條例》之程序進行。

故此，本局根據上述條例製備的發展計劃圖則，需要正式接受公眾人士提出之意見和申述，並在有需要時，由城市規劃委員會（城規會）進行聆訊，以考慮該發展計劃是否適宜推行。至今，本局按照《市區重建局條例》及上述規劃程序共開展了九個項目，包括近期推行的觀塘市中心重建計劃。

本局亦可按照《市區重建局條例》第二十六條開展發展項目，此等項目並不受《城市規劃（修訂）條例》的正式規劃程序規管，但必須獲得發展局局長批准。至今，本局推行了一個位於福全街/杉樹街的發展項目。

Redevelopment

In this Annual Report, the word “project” is used generically to cover all categories of schemes, proposals and projects under both the LDC Ordinance and the URAO. Some projects may also be grouped together while others may be split into several smaller projects for implementation.

Although the URA's Development Scheme Plans (DSPs) prepared under Section 25 of the URAO do not fall directly under the Town Planning (Amendment) Ordinance (TP(A)O), we have agreed with the Government that the URA will follow the procedures for plan making and amendment of plans covered under the TP(A)O. In this way, the DSPs are subject to formal public comments, representations and, if necessary, hearings conducted by the Town Planning Board (TPB) in considering the suitability of these projects. To date, nine URAO projects have been launched under this process, with the most recent one being Kwun Tong Town Centre.

The URA can also implement Development Projects (DP) under Section 26 of the URAO. Such projects are not subject to the formal plan making process of the TP(A)O but have to be approved by the Secretary for Development. To date, one project, Fuk Tsun Street/Pine Street, has been launched by this means.

業務回顧 Operating Review

規劃未來項目

年內，本局致力規劃四個複雜的前土發項目，這些項目均涵括於二零零六/零七年度業務計劃內而尚未開展。

Planning for Future Projects

During the year, URA focused its attention on planning for the implementation of the four complex ex-LDC projects not yet commenced at the start of the 2006/2007 Business Plan year.

卑利街/嘉咸街項目

二零零六年六月，本局為卑利街/嘉咸街項目舉辦社區參與工作坊及公眾諮詢。城規會於二零零六年十一月通過了項目的規劃大綱。其後，本局的中西區分區諮詢委員會成立了保育諮詢小組，就項目的文物及保育事宜提供意見。本局亦於二零零七年初向城規會提交項目的總綱發展藍圖，並於二零零七年五月獲得城規會批准。同年七月，本局為項目進行住戶狀況調查，正式啟動卑利街/嘉咸街項目。

Peel Street/Graham Street

Following the community participation workshop conducted in June 2006 for our Peel Street/Graham Street project and subsequent public consultations, the Planning Brief (PB) for this project was approved by the TPB in November 2006. Thereafter, URA established a Heritage Advisory Panel under its Central and Western District Advisory Committee to advise on heritage and conservation issues relating to this project. The Master Layout Plan (MLP) was then prepared and submitted, in early 2007, to the TPB, which approved the MLP in May 2007. Soon thereafter, in July 2007, URA commenced this project by conduct of the occupancy survey.



卑利街/嘉咸街項目的「老店街」設計概念。
Design concept of "Old Shops Street" at the Peel Street/Graham Street project.

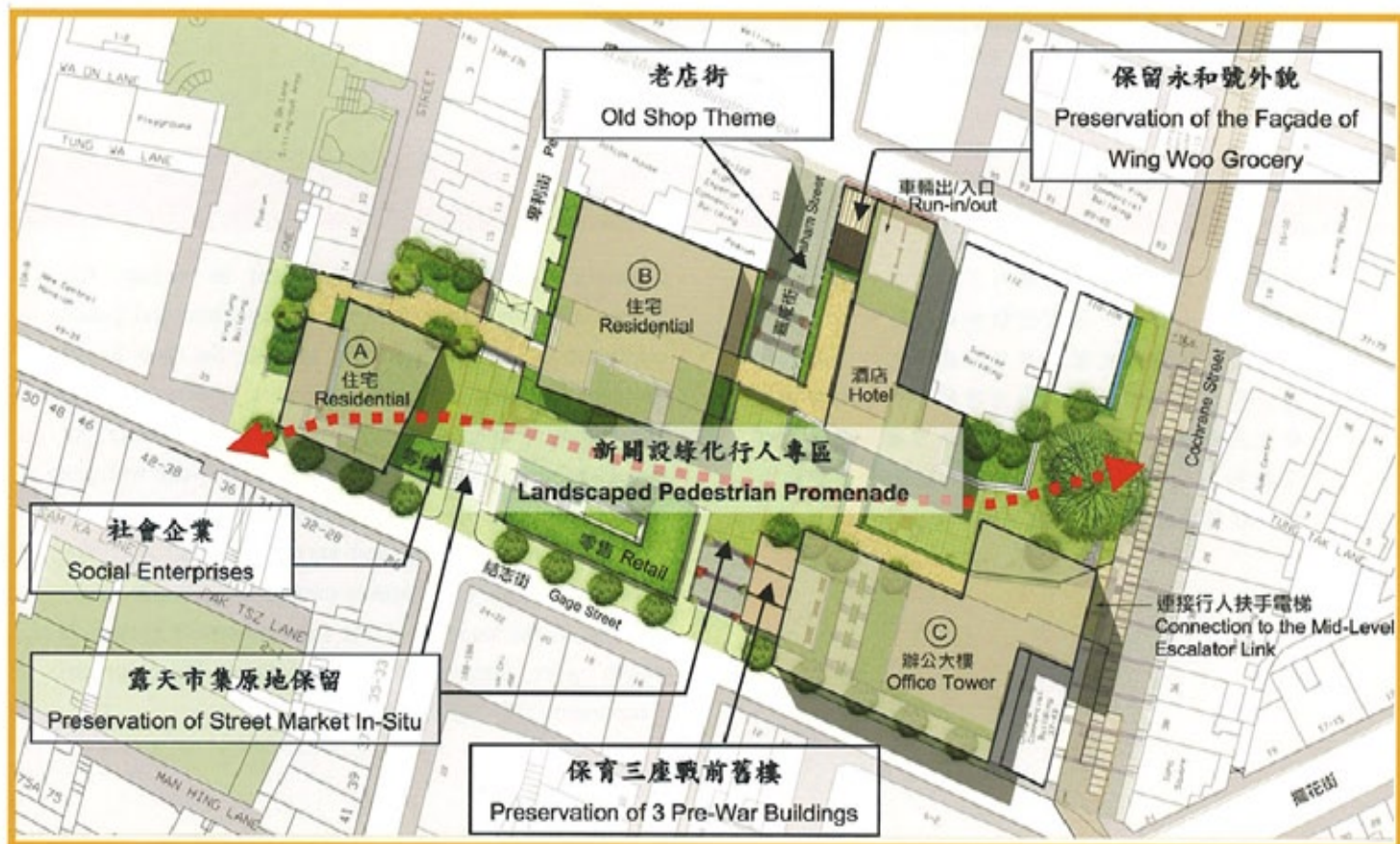


本局從社區訴求調查、社區工作坊及諮詢工作中，搜集到區議會、持份者及公眾人士的意見，涵括於項目設計之內。項目的主要特色包括：

Salient features of this redevelopment project that have been shaped by the feedback from the public are:

- 保留位於嘉咸街、卑利街及發展計劃內歷史悠久的露天市集和街頭攤檔；
- 保育嘉咸街的唐樓作重新用途；
- 改善區內的行人設施及流量；
- 提供多用途社區會堂，以配合多方面的社區功能；及
- 降低建築高度

- preservation of traditional street market and hawker activities on Graham Street and Peel Street, and within the new development;
- preservation of shophouses on Graham Street for adaptive re-use;
- improved pedestrian access and movement throughout the area;
- provision of a multi-purpose activities hall to accommodate a wide range of community functions; and
- lower building heights



卑利街/嘉咸街項目的總體佈局圖。
Master Layout Plan of the Peel Street/Graham Street project.

業務回顧 Operating Review



市建局為洗衣街項目舉行社區工作坊，收集公眾意見。
Community workshop to collect the public's views on the Sai Yee Street project.



洗衣街項目鳥瞰圖。
Aerial view of the Sai Yee Street project.



市建局職員與洗衣街居民會面，了解他們的訴求。
URA staff meet the residents of Sai Yee Street project to understand their concerns.

洗衣街項目

本局在洗衣街項目中，進行了廣泛的社區參與和公眾諮詢。這是一個具挑戰性的項目，社區對項目是否以重建模式推行意見分歧。在一九九八年前土發公布的重建模式的大前提下，本局會審慎研究及制定一個力求平衡的最佳方案，無論最後定案如何，希望可以盡量增加各方的了解和接納，亦希望盡量減低公眾的反對情緒。

Sai Yee Street

Consistent with URA's commitment to engage the community, extensive community engagement and public consultations were conducted for our Sai Yee Street project. A highly challenging project where the local community is deeply divided on whether redevelopment should be conducted. We will continue to work with the community to try to find the best overall solution and to maximize understanding and acceptance and minimize public objections to whatever course of action is finally decided in the context of the redevelopment proposals which were announced by the Land Development Corporation (LDC) in 1998.

衙前圍村

衙前圍村是獨一無二兼具挑戰的項目，現時的衙前圍村已經十分破落，我們既要改善居民的生活環境，亦要平衡社區的保育訴求，設計出與其歷史背景和諧配合的新發展。本局已經與村民和區議會達成共識，同意保留項目內三項歷史文物：天后廟、門樓及門樓上的石匾。在文物保育專家協助下，項目的設計將會保育與發展並重。除了保留天后廟、門樓及石匾外，項目將會以公園的布局形式，保留圍村的氣氛和一些建築，而新的發展則放在公園一旁。然而，最後定案仍有待與村內持有大部分業權的業主繼續磋商，以及視乎社區是否接受本局的保育建議。

除了著手上述三個既大型又複雜，並須於二零零七/零八年度開展的項目外，本局亦積極為「五年業務綱領」內的其他未來重建計劃準備規劃研究。如前文所述，本局每年均會檢討及更新「五年業務綱領」的內容。



項目內三項保留的文物：天后廟、門樓及門樓上的石匾。
Three preserved items at Nga Tsin Wai Village: Tin Hau Temple, gate house and stone tablet above the gate.

Nga Tsin Wai Village

A project that presents a formidable challenge of balancing preservation of historical relics with the needs to relieve residents from their substandard living conditions. The URA has agreed with the local villagers and District Council to preserve three defining elements of the site, namely, the temple, gatehouse and stone tablet above the gate, together with the village layout and some village structures in a park setting with new development located on either side of the park. The final outlook is, however, subject to the outcome of continuing negotiations with the owner of the majority of the private land and property interests in the village as well as the community's reception of our conservation proposals.

In parallel with these three major and complex projects, all of which we shall endeavour to commence in the 2007/08 Business Plan year, the URA has been actively preparing background planning studies for other future redevelopment projects in the context of the five year rolling Corporate Plan which, as mentioned earlier, we revisit and update annually.



目前衙前圍村的破落狀況。
Current dilapidated condition of Nga Tsin Wai Village.

開展新項目

Commencement of New Projects

觀塘市中心

本局於二零零六/零七年度啟動了前土發已公布而尚未展開的觀塘市中心項目，邁進一個新里程。此重建計劃是本局成立以來最大規模，也是最為複雜的一個項目。佔地五點三公頃，項目內共有二十四幢樓宇，涉及一千六百四十個物業業權、影響約四千五百名居民及三百間商舖。

二零零七年三月三十日，本局宣布啟動觀塘市中心重建項目。過去兩年，本局採納了全面、積極進取及由下而上的公眾諮詢，包括與關注團體、業主和居民代表、專業團體、區議員、政黨及其他持份者緊密溝通。



Kwun Tong Town Centre

A significant milestone was reached in 2006/07, with the commencement of the Kwun Tong Town Centre project, which is the largest and most complex project ever undertaken by the URA. Comprising some 5.3 hectares, there are 24 buildings, 1,640 property interests, almost 4,500 residents and 300 shops.

The Kwun Tong Town Centre redevelopment project was launched on 30 March 2007. Prior to this, URA had adopted a comprehensive, pro-active, "bottom-up" approach to engage the local community in discussion about the way forward over a period of two years from early 2005. This involved active dialogue with concern groups, owners' and residents' representatives, professional bodies, District Council members, political parties and other stakeholders.

