

**Extract minutes of meeting of LegCo Members' meeting
with Wan Chai District Council members on 14 December 2000**

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Action

Urban renewal and planning

12. Ms Ada WONG said that although many buildings in Wan Chai had been identified by the Land Development Corporation for redevelopment, the new Urban Renewal Authority had not yet announced its plans for the redevelopment projects. Ms WONG expressed concern that many old buildings in Wan Chai were currently subject to stringent building and fire safety requirements applicable to commercial buildings, although these buildings were now primarily used for residential purposes. She said that the residents in these buildings which were awaiting re-development had difficulties in upgrading their fire prevention systems such as installation of sprinkling systems. The deferment of redevelopment plans had given rise to many problems such as the need for extensive building repairs and maintenance in respect of these old buildings.

13. Ms Ada WONG stressed that the Urban Renewal Authority should increase communication with those Government departments which were responsible for enforcing the fire safety and building requirements. She said that apart from economic considerations, the Urban Renewal Authority should have regard to the need for preserving the unique character of Wan Chai and its cultural heritage. She suggested that the Urban Renewal Authority should consult the DCs as early as practicable on redevelopment plans. She added that the Urban Renewal Authority might consider adopting the concept of area zoning; for example, the buildings which were built in 1950s in Lee Tung Street should be preserved so that the whole street could become a heritage site.

14. Responding to Hon CHOY So-yuk, Ms Ada WONG said that the Buildings Department would issue an order to the registered owner of the premises where unauthorized building works were found, notwithstanding that the premises concerned might be identified for redevelopment in the near future. Hon CHOY So-yuk suggested that WCDC could provide more concrete proposals for the relevant LegCo Panel to follow up with the Administration.

Action

15. Mr NG Kam-chuen pointed out that air pollution in Wan Chai was deteriorating because of heavy traffic and black smoke emitted from public light buses waiting at terminuses in the hub of Causeway Bay. However, existing roads could not be widened due to physical constraints. To tackle the problem, Mr NG said that opportunity should be taken of any large scale redevelopment project in the district to reprovision the existing public light bus terminus. He suggested that the site to be vacated by the offices of Electrical and Mechanical Services Department could be used to provide for a new public light bus terminus. Mr NG also pointed out that the Land Development Corporation had initially agreed to construct a multi-storey public carpark in the redevelopment site of the Wan Chai Market to provide half-hourly rate parking spaces, so as to ease the traffic congestion caused by idling vehicles in the vicinity.

16. Mr NG Kam-chuen said that community halls should be provided for in future redevelopment projects in Wan Chai as there was currently a shortage of such facilities. He added that WCDC had been striving for the inclusion of a community hall in the Leighton Hill project.

17. Hon CHOY So-yuk suggested that WCDC might wish to provide further information on its proposals on the redevelopment plans for Wan Chai, such as the need for highlighting the unique characteristics of the district in the design of pedestrianised streets. The Convenor said that the suggestion of WCDC would be forwarded to the relevant LegCo Panel(s) for consideration. WCDC Chairman agreed.

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Clerk
WCDC