

**The Motion Moved by the Hon Vincent Fang Kang as Amended by
Dr Hon Kwok Ka-ki, the Hon Albert Ho Chun-yan and
Dr Hon Yeung Sum Passed at the Legislative Council Meeting
on 17 January 2007**

“That, as a number of Hong Kong’s commercial districts and bazaars with local characteristics have been relocated or cleared in recent years due to the redevelopment of old areas and hence have fallen into decline, and the existence and development of many other similar commercial districts and bazaars are also facing the same threats, this Council urges the Government to:

- (a) retain the existing commercial districts and bazaars with local characteristics at the town planning stage, with their integrity and in situ development as principles as far as possible, and allow local residents and affected traders to participate in the development or renewal plans, so as to facilitate sustainable development of the economy of the community, and to enhance public consultation to allow greater public participation;**
- (b) formulate special management rules and regulations to balance the need to retain such commercial districts and bazaars and that for urban development and environmental hygiene; and**
- (c) make reference to the practices of major cities in the Mainland and overseas, such as Singapore’s Chinatown, London’s Covent Garden and Shunde’s Old Town district, and provide support and assistance through various policy bureaux for the development of such distinctive commercial districts and bazaars, so as to enhance their vitality, promote the local business economy and ensure that local characteristics are passed on.”**

Progress Report

At the Legislative Council Meeting held on 17 January 2007, the motion moved by the Hon Vincent Fang Kang and amended by Dr Hon Kwok Ka-ki, Hon Albert Ho Chun-yan and Dr Hon Yeung Sum was passed by the Legislative Council. This paper reports on the issues raised by Members.

- (a) We will closely work with relevant Government departments to support the overall heritage conservation policy and continue to facilitate the preservation of commercial districts and bazaars with local characteristics as far as practicable through a flexible and highly transparent town planning mechanism.

Preserving local characteristics and respecting existing local culture and business activities have been the focal concern of Urban Renewal Authority (URA) in the planning process for its urban renewal projects. The URA always consults the relevant stakeholders in the planning and development stages of its projects as well as to make reference to the overseas experience as appropriate. A recent example is the Peel Street/Graham Street project announced by the URA. The URA has conducted local consultation for more than two years to solicit community views on the project. In order to address the community's aspirations, the URA's design concept will focus on revitalizing the local characteristics of that old district, its architectural style and streetscape, with a view to preserving the existing architectural style and streetscape as far as possible, thus creating a synergy between old and new elements. One of URA's thinking is to develop the Graham Street into Hong Kong's first Old Shop Street attracting renowned old specialty shops to do business there and therefore becoming a landmark of Hong Kong. The URA would also try to retain the open market at Graham Street and Peel Street, which is a local characteristic of that district.

- (b) We have taken note of Members' views on the formulation of management rules and regulations by the Government to balance the need to retain such commercial districts and bazaars and that for urban development, environmental

hygiene and traffic considerations. We appreciate the importance of striking such balance. We would consider preserving any open-air bazaar which does not affect environmental hygiene nor cause public nuisance and obstruction and has the support of the District Council and the local community concerned.

To take the relocation of the open-air bazaar at Tai Yuen Street and Cross Street, Wan Chai as an example, the Government will retain about 80 fixed hawker pitches at Tai Yuen Street (North) and Cross Street (West) after considering the traffic impact and other views. This plan can preserve the open-air bazaar as far as possible whilst at the same time meeting the need to improve the living environment of the local community.

- (c) The Government is now engaging the public in the discussion on the built heritage conservation policy in order to widely solicit the community's views. The relevant departments and organizations fully support the built heritage conservation policy and would consider preserving and enhancing commercial districts and bazaars with local characteristics. We will also continue to seek the views of the community on the subject and make reference to relevant overseas experience.

Housing, Planning and Lands Bureau

March 2007