

Translation

Minutes of the First Meeting of the

Kowloon City District Urban Renewal Forum

Date: 13 June 2011 (Monday)
Time: 2:30 p.m.
Venue: The Hall, 4/F, S. K. H. Holy Carpenter Church Community Centre, No. 1 Dyer Avenue, Hunghom, Kowloon

Present:

Chairman: Dr Greg Wong Chak-yan

Members: Mr James Mathew Fong
Ms May Fung Mei-wah
Mr Ho Hin-ming
Rev Hor Yiu-man
Ms Christine Kwok Mun-yee
Mr Daniel Lau King-shing
Mr Timothy Ma Kam-wah
Dr Lawrence Poon Wing-cheung
Ms Peggy Poon Wing-yin
Ms Siu Yuen-sheung
Dr Tang Bo-sin
Mr Wen Choy-bon
Mr Wong Kam-sing
Ms Connie Wong Wai-ching

	Ms Iris Tam Siu-ying	Executive Director (Planning and Project Control), Urban Renewal Authority
	Ms Winky So Yuen-ling	District Officer (Kowloon City), Home Affairs Department
	Mr Eric Yue Chi-kin	District Planning Officer (Kowloon), Planning Department
	Mr Lee Wai-bun	Chief Traffic Engineer (Kowloon), Transport Department
	Ms Winnie So Chui-ying	Principal Assistant Secretary (Planning and Lands), Development Bureau
Secretary:	Mr Richard Siu Yee-lin	Acting Chief Town Planner (District Urban Renewal Forum), Planning Department
In attendance:	Mr Lee Tak-keung	Assistant Director of Planning/Metro, Planning Department

Welcoming Speech

The Chairman welcomed Mrs Carrie Lam, Secretary for Development (“SDEV”), and all Members to the first meeting of the Kowloon City District Urban Renewal Forum (“DURF”). He also invited SDEV to address the Members.

2. **Mrs Carrie Lam** thanked Dr Greg Wong Chak-yan and all Members for shouldering heavy responsibilities by assuming the role of Chairman and Member of DURF respectively. She said the formation of DURFs, being one of the highlights of the new “Urban Renewal Strategy” (“URS”) that was finalized in February this year, was for implementing a “People First, District-based and Public Participatory” approach in undertaking urban renewal work. She pointed out that the first pilot-based DURF was set up in Kowloon City taking into account the dilapidated state of buildings and redevelopment situation in the District, the wealth of local historical heritage and the opportunities to be brought by the Kai Tak New Development Area within the District, and that the work of the Kowloon City DURF would facilitate the Administration in deciding on the formation of the second DURF. She said that the Development Bureau (“DEVB”) would support the work of DURFs and that the “Urban Renewal Trust Fund”, which would soon be set up, would provide funding for the public engagement activities and study projects to be organized by DURFs. She strongly believed that with the full cooperation among the Chairman and all Members, DURF could define a new urban renewal blueprint for the Kowloon City District.

3. **The Chairman** thanked Mrs Carrie Lam again for attending the first meeting of DURF. He said the formation of DURFs would provide a driving force for and help expedite the urban renewal process. He reiterated that the “People First, District-based and Public Participatory” approach would be adopted in urban renewal work to reflect genuinely the aspirations on urban renewal of different local sectors and their order of priorities, and DURF, with input of professional views, would suggest to the Government an urban renewal blueprint for Kowloon City that reflected local characteristics and aspirations as well as overall social benefits.

(SDEV left the meeting venue at this point.)

**Agenda Item 1 District Aspirations on Urban Renewal in
Kowloon City – Review and Prospects
(Discussion Paper No.: DURF KC/01/2011)**

4. **The Chairman** welcomed Mr Lee Tak-keung, Assistant Director of Planning/Metro, and invited him to brief Members on the content of the Paper.

5. **Mr Lee Tak-keung** pointed out that the Report on “District Aspirations on Urban Renewal in Kowloon City – Review and Prospects” (“the Report”) had been prepared to provide a starting point for Members’ discussion of the issues of urban renewal in the Kowloon City District. The Report was based on the findings of the “District Aspirations Study” (“Aspirations Study”), which was commissioned by the Kowloon City District Council and completed by the Chinese University of Hong Kong in early 2010, with major baseline information updated by making reference to other related study reports and information. Mr Lee Tak-keung also gave a brief introduction of the historical and geographical background, social, demographic and economic features, condition of buildings and planned developments of the Kowloon City District, the possible opportunities and challenges from urban renewal in the District, and the aspirations and views on urban renewal previously expressed by locals in public engagement activities held during the Aspirations Study.

6. **The Chairman** thanked Mr Lee Tak-keung for his brief introduction and emphasized that the aspirations and views on urban renewal listed out in the Report were all expressed by locals. Members agreed that the Report should be taken as the basis for discussion of the issues of urban renewal in the Kowloon City District.

**Agenda Item 2 Terms of Reference and Proposed Work Plan
(Discussion Paper No.: DURF KC/02/2011)**

7. **The Chairman** invited Mr Lee Tak-keung to brief Members on the content of the Paper.

8. **Mr Lee Tak-keung** introduced the Terms of Reference of DURF and the major tasks that were formulated on the basis of the Terms of Reference. He emphasized that the proposed major tasks was

preliminary and broad-brush in nature and invited Members to deliberate on the proposed tasks and their order of priorities as well as the timeframe for implementation.

9. **Mr Timothy Ma Kam-wah** pointed out that many elderly people and new arrivals in the Kowloon City District would be affected by urban renewal. He suggested that a panel for following up the issue be set up to support the needs of these social groups.

10. **Ms Connie Wong Wai-ching** strongly supported the proposal of conducting site visits as part of the preliminary tasks of DURF so that DURF would not be suspected of working behind closed doors. She also recognized the importance of public engagement in meeting the aspirations of different parties on urban renewal in Kowloon City.

11. In response to the views from Mr Timothy Ma Kam-wah, **the Chairman** proposed that a social impact assessment should be conducted as early as possible. DURF, which was still in its inchoate stage, might in future form panels on actual need basis to follow up relevant issues under the focused leadership of Panel Members. The Chairman also suggested that site visits be conducted in the Kowloon City District as early as possible in the next two months to identify local issues and problems, and locals (e.g. district councillors) would be invited to join the visits.

12. **Ms May Fung Mei-wah** pointed out that the Kowloon City District Council and Planning Department (“PlanD”), etc. played a definite role in district urban renewal work. She hoped to clarify the role and authority of DURF in the same matter. Moreover, would the Urban Renewal Authority (“URA”) seek the views of DURF first if it wished to make proposal to the Government on urban renewal in Kowloon City?

13. **The Chairman** pointed out that DURF, which was a consultative platform for collecting the views of different local sectors, would propose to the Government an urban renewal plan for the Kowloon City District through SDEV by making reference to local views with input of professional knowledge. URA would consider DURF’s

recommendations while making decisions. In response, **Ms Iris Tam Siu-ying** agreed that DURF would provide important views for URA's work. However, on account of various principles, *inter alia* the principle of confidentiality, URA would not consult DURF prior to the implementation of individual redevelopment projects.

14. **Mr Ho Hin-ming** was worried that since there was no working timetable in the proposed Work Plan, DURF would just become another "empty talk" forum and could not recommend urban renewal tasks effectively. He also enquired how DURF would implement the urban renewal plans in the short term and how it would communicate and exchange views (e.g. on unauthorized building works) with other major government departments (e.g. Buildings Department) effectively.

15. **The Chairman** said DURF would conduct site visits in the next two months and the proposed timeframe for implementation of the Work Plan could be submitted for DURF's consideration at the next meeting. He said DURF would only be responsible for proposing urban renewal tasks that could be implemented shortly but could not implement such tasks. On communication with other government departments, the Chairman said five Members were representatives from URA and relevant government bureau/departments (including DEVB, PlanD, Transport Department and Home Affairs Department). He believed that the departments concerned would maintain good communication and exchange views regularly to ensure that the work of DURF would not be hindered. The Chairman said if relevant issues involving other departments (e.g. Buildings Department and Lands Department) were encountered amid discussion of the urban renewal tasks, DURF might invite the representatives of these departments to attend its meetings.

16. **Ms Winky So Yuen-ling** had the following comments on public aspirations/expectations: firstly, she hoped to clarify to the public the role of DURF as a consultative platform; secondly, since the Aspirations Study covered wide-ranging topics, if part of the content was taken out for consultation in the Stage One Public Engagement, it was necessary to enunciate to the public that such consultation did not imply acceptance of the recommendations as listed out in the Aspirations Study Report.

17. **The Chairman** agreed with Ms Winky So Yuen-ling that the role of DURF as a consultative platform should be clarified. He added that since the Aspirations Study Report covered wide-ranging topics, DURF would take out a number of topics that Members considered as subjects of concern, for focus study and consultation upon consolidation.

18. **Mr Wen Choy-bon** understood that Members had been appointed mainly because of their expert knowledge, ample experience in district affairs and close connection with local people/organizations. He opined that the building and maintenance of a district network for listening to residents' views was vital to the work of DURF.

19. **Rev Hor Yiu-man** underlined the importance of preserving district/community networks in urban renewal to maintain social harmony.

20. In response to Members' concern that DURF, which was advisory in nature, could hardly achieve any result, **Ms Winnie So Chui-ying** said according to the new URS, URA needed to make reference to the area of redevelopment proposed by DURF when making decisions on redevelopment projects within the district in future, and therefore the recommendations made by DURF would be useful to a certain extent. She believed that although the other recommendations made by DURF might not necessarily be incorporated into action plans, the Government might have different response to the views from DURF on district urban renewal, depending on what the recommendations were. For instance, the Administration would definitely make reference to the views to be offered by DURF when deciding on the future revitalization model for the "Cattle Depot Artist Village", which was currently under the management of DEVB.

21. **Ms Siu Yuen-sheung** said she strongly supported the adoption of the "People First, District-based and Public Participatory" approach in undertaking urban renewal work. She also supported the proposal of conducting site visits. She believed that with the collaborative efforts of DURF, the District Council, Area Committees and the District Office, etc., recognition for urban renewal work could be gained from the residents. She also agreed that activities should be organized to gauge

local residents' views and opined that the priorities for urban renewal tasks should be set with regard to such views.

22. Members noted the content of the Work Plan. The Chairman suggested that the proposed timeframe for implementation of the Work Plan should be submitted for Members' consideration at the second meeting.

**Agenda Item 3 Proposed House Rules and Press Release Arrangements
(Discussion Paper No.: DURF KC/03/2011)**

23. **The Chairman** invited Mr Lee Tak-keung to introduce briefly the content of the Paper. Mr Lee Tak-keung pointed out that the House Rules had been drafted to facilitate the efficient operation of DURF and enhance its transparency. He also gave a brief account of the press release arrangements for DURF for Members' consideration.

24. **The Chairman** thanked Mr Lee Tak-keung for his brief introduction. The House Rules and press release arrangements were endorsed by Members.

Date of Next Meeting

25. **The Chairman** announced that the next meeting would be held on 25 August 2011 and that the meeting schedule for the coming several months would be provided at or before the next meeting.

(Post-meeting note: On 5.7.2011, the Secretariat forwarded the meeting schedule up to June 2012 to Members by email and uploaded it to the DURF's website)

Any Other Business

26. **The Chairman** said three site visits to the Kowloon City District would be organized in the coming two months. The Secretariat would

inform Members of the detailed arrangements such as date, time and location, which had yet to be confirmed.

(Post-meeting note: Three site visits to Hung Hom, To Kwa Wan, Lung Tong and Ho Man Tin sub-districts were organized on 11, 20 and 27 July 2011 respectively)

27. There being no other matters for discussion, the meeting was adjourned at 4:30 p.m.

Secretariat
Kowloon City District Urban Renewal Forum
June 2011