

**Kowloon City District Urban Renewal Forum
Work Items**

1. Study on Urban Renewal Plan for Kowloon City (“the Study”)

The objective of DURF is to advise the Government on Kowloon City urban renewal initiatives, including redevelopment and rehabilitation areas in tandem with the Urban Renewal Authority’s core business, plus preservation and revitalization initiatives contributing to a quality city environment. The Study will help to formulate urban renewal plan and action area plans for Kowloon City.

The Study shall be conducted by an expert consultant. During the process, the Consultant will also make proposals with regard to the preservation of heritage, architectural or local characteristics and heritage trails, and examine a number of known problems in the Kowloon City District, including the environmental hygienic problems generated by private streets such as the eight “Wan Streets”, and the incompatibility issue of the vehicle repair workshops in areas including the “5 Streets” and “13 Streets” and the funeral trades in the Hung Hom District with the surrounding residential uses.

(a) Stage One Public Engagement

The consultant is required to conduct Stage One Public Engagement activities at an early stage of the Study, which aim at focusing local aspirations and views on urban renewal collected in the “District Aspiration Study on Urban Renewal in Kowloon City District” that was completed in early 2010 on some major areas, after consideration of DURF, and defining the priority of local views and listening to other fresh views.

During the preparation stage, the Consultant is required to submit a public engagement strategy and Members may give comments on the strategy. Public engagement activities including workshops and questionnaire survey (or similar activities), etc., will be organised. The Kowloon City District Council and relevant statutory and consultative organisations will also be consulted. In addition, arrangement of special hearing sessions may be considered in response to requests from the public.

(b) Formulation of Preliminary Urban Renewal Plan and Action Area Plans

In formulating the preliminary proposals, the Consultant will consider the views collected in Stage One Public Engagement Activities and consult DURF on the proposals. Some uncontroversial proposals may be recommended to be implemented shortly. After considering the proposals, DURF will submit these recommended proposals to the Government as early as possible. In addition, after forming preliminary views on some sites suitable for redevelopment or rehabilitation, etc. during the initial study period, the possible social impacts will be examined in the social impact assessment (SIA) to be conducted simultaneously, thus facilitating the formulation of preliminary plan. Upon consideration of the preliminary urban renewal plan by DURF, Stage Two Public Engagement Activities will commence to build up consensus on the proposals.

(c) Stage Two Public Engagement

Public views on the preliminary urban renewal plan for Kowloon City will be sought in Stage Two Public Engagement Activities to build up consensus. The Consultant will suitably amend the preliminary proposals to reflect the views collected.

During the preparation stage, the Consultant is required to submit a public engagement strategy and Members may give

comments on the strategy. Public engagement activities including public forum, workshops and questionnaire survey (or similar activities), etc., will be organised. The Kowloon City District Council and relevant statutory and consultative organisations will also be consulted. In addition, arrangement of special hearing sessions may be considered in response to requests from the public.

(d) Formulation of Proposed Urban Renewal Plan and Action Area Plans

As mentioned above, the Consultant will make suitable amendments to the proposals for formulation of proposed urban renewal plan and action area plans for consideration and endorsement by DURF, taking into account the consensus reached on the preliminary proposals in Stage Two Public Engagement Activities.

2. Social Impact Assessment

According to the new “Urban Renewal Strategy” (“URS”), early SIA will have to be conducted by DURF before recommending an urban renewal proposal. Such an assessment will facilitate DURF to amend the urban renewal plan, having regard to the possible social impacts, before the plan is finalised.

The SIA shall be conducted by an expert consultant and may be undertaken simultaneously with the Study. As mentioned in paragraph 1 above, such an assessment will assess the possible social impacts of some of the preliminary views formulated in the Study and the findings may help the Study Consultant to formulate preliminary proposals and conduct Public Engagement Activities to build up consensus. Preliminary proposals on urban renewal plan will be suitably amended to take into account public consensus and the findings of SIA which will be updated accordingly.

The general community profile of the Kowloon City district and its sub-districts, which includes population and socio-economic

characteristics, etc., will be completed during the initial stage of SIA. Such baseline information will facilitate assessment of the impacts of proposed urban renewal plan on the relevant sub-district and other sub-districts of Kowloon City. Detailed assessment may be conducted having regard to some preliminary views formulated in the Study. According to the new URS, the main elements of SIA include:

- (a) the population characteristics of the proposed project area;
- (b) the socio-economic characteristics of the area;
- (c) the housing conditions in the area;
- (d) the characteristics of local business activities, including small shops and street stalls;
- (e) the degree of overcrowding in the area;
- (f) the availability of amenities, community and welfare facilities in the area;
- (g) the historical background of the area;
- (h) the cultural and local characteristics of the area;
- (i) an initial assessment of the potential social impact of the proposed project; and
- (j) an initial assessment of the mitigation measures required.

The study methodology will be proposed by the consultant. It is proposed that while conducting the initial assessment mentioned in item (i) above, local stakeholders (including district councillors/members of area committees, local non-government organizations, possible affected communities and trades) shall be consulted and questionnaire survey, etc. shall be conducted to assess the possible positive or negative impacts of the proposed project on the communities.

3. Submission of a Recommended Plan to the Government

After considering the proposed urban renewal plan and action area plans formulated by the Consultant, DURF will submit a recommended plan to the Government for consideration and implementation of the selected projects.

4. Public Education/Outreach Programme

DURF may cooperate with stakeholders in organising public engagement activities and from time to time formulate other outreach programmes to assume the role of public education. DURF will also form a close partnership with the district in urban renewal.

5. Monitoring Work

DURF will monitor the progress of implementation of selected redevelopment, rehabilitation, preservation and revitalisation projects.