

Translation

Minutes of the Fifth Meeting of the Kowloon City District Urban Renewal Forum

Date: 2 May 2012 (Wednesday)
Time: 2:30 p.m.
Venue: The Hall, 4/F, S.K.H. Holy Carpenter Church Community Centre
No.1 Dyer Avenue, Hung Hom, Kowloon

Present:

Chairman: Dr Greg Wong Chak-yan

Members: Mr James Mathew Fong
Mr Ho Hin-ming
Ms May Fung Mei-wah
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
Mr William Tsui Yiu-leung
Ms Fiona Lung Siu-yuk

Executive Director
(Planning and Project Control),
Urban Renewal Authority
District Officer
(Kowloon City),
Home Affairs Department
District Planning Officer/
Kowloon, Planning Department

Mr Yeung Min	Senior Engineer/Kowloon District Central, Transport Department (Representing Mr Lee Wai-bun, Chief Traffic Engineer/Kowloon attend the meeting)
Ms Winnie So Chui-ying	Principal Assistant Secretary (Planning and Lands)4, Development Bureau
Secretary: Ms Lily Yam Ya-may	Chief Town Planner/ District Urban Renewal Forum Planning Department
In attendance: Ms So Heung-lan	Deputy Chief Executive, Kowloon Federation of Associations
Mr Chow Chun-sing	Officer, Kowloon Federation of Associations
Mr Chan Chin-hung	Project Planner, Kowloon Federation of Associations

The Chairman welcomed Mr William Tsui Yiu-leung, new District Officer (Kowloon City) and Mr Yeung Min, Senior Engineer, representing Mr Lee Wai-bun, Chief Engineer of Transport Department, who attended the meeting for the first time.

Agenda Item 1 Confirmation of Minutes of the Fourth Meeting

2. **The Secretary** said that the Secretariat circulated the draft minutes of the fourth meeting of the Kowloon City District Urban Renewal Forum (“DURF”) to Members by email on 2 April, and received proposed amendments. The revised minutes of meeting were circulated to Members

by email on 24 April and no other amendment was received afterwards. As agreed by Members, the Chairman announced that the minutes of meeting were confirmed.

Agenda Item 2 Matters Arising

3. **The Chairman** invited the Secretary to report on matters arising from the fourth meeting.

Agenda Item 5: Preparation of the Preliminary Urban Renewal Proposals for Kowloon City and Programme for Relevant Studies

4. **The Secretary** stated that after the fourth DURF meeting, the Board of Urban Renewal Fund Limited (“the Board of URFL”) agreed in principle at its meeting on 29 February the DURF’s funding application for the studies, and asked the Secretariat to submit the revised funding application based on the actual quotation price of the selected Consultancy firms. In this connection, the Secretariat carried out the tendering exercise to commission the Planning Study, the Social Impact Assessment (“SIA”) and the Stage 1 Public Engagement Consultants in early March. The Study Assessment Panel deliberated the technical proposals submitted by the bidders on 11 April. The Consultant Selection Board (“CSB”) endorsed the decision of the Study Assessment Panel on 18 April and opened the fee proposals submitted by the bidders. On summing up the total scores of various bidders, the CSB endorsed the list of Consultants for the above three studies. The Secretariat subsequently submitted the revised funding application to the Board of URFL taking into account the fees proposed by the selected Consultants. The Board of URFL formally agreed to the funding application of the relevant studies on 26 April. The studies were expected to commence within one week’s time.

5. **The Chairman** thanked the Secretary for reporting on the matters arising.

Agenda Item 3 Kowloon Federation of Associations Old District Revitalisation Project – “Revitalisation of To Kwa Wan Setting off from Cattle Depot” (Discussion Paper No.: DURF KC/04/2012)

6. **The Chairman** mentioned that the DURF had agreed to collaborate with non-governmental organisations (NGOs) in undertaking revitalisation initiatives earlier on and received a proposal submitted by the Kowloon Federation of Associations (“the Federation”). Before discussing the item, the Chairman invited Members to declare interest.

7. The following Members declared interest on this item:

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| Ms Connie Wong Wai-ching | – | Director General of the Federation |
| Ms Siu Yuen-sheung | – | Executive Director of the Federation, President of the Association of Buildings – Hok Yuen District, Hung Hom |
| Mr Wen Choy-bon | – | Consultant of the Federation |

8. **The Chairman** noted the declaration of interest by the above Members and decided that these Members should not discuss and vote on the related item. The Chairman invited the Secretary to brief Members on the background of the Project and the analysis on the Federation’s proposal.

9. **The Secretary** told Members that at its third meeting held on 9 November 2011, the DURF agreed to collaborate with NGOs in undertaking revitalisation initiatives. On top of formulating the Urban Renewal Plan, the scheme was intended to collaborate with NGOs in undertaking revitalisation initiatives in the short run to facilitate the renewal of the old areas in Kowloon City, enhance a sense of belonging among local residents and revive local vitality. As agreed by Members, the details of the scheme had been uploaded onto the DURF’s website. The Secretariat had also notified local social services organisations, art bodies and educational institutions in writing, inviting them to enthusiastically participate in the scheme. On selection of collaborating parties, the DURF laid down three conditions (detailed in paragraph 9 of Discussion Paper No.: DURF KC/04/2012).

After analysing the proposal submitted by the Federation, the Secretariat concluded that the Federation fulfilled the conditions set out by the DURF for selection of participating organisations. It was also believed that the Federation's proposal would increase social cohesion, revive local vitality and enhance the sense of belonging of the citizens towards their district. This was in line with the objectives of the DURF.

10. **The Chairman** thanked the Secretary for her report. He welcomed Ms So Heung-lan, Deputy Chief Executive, Mr Chow Chun-sing, Officer and Mr Chan Chin-hung, Project Planner of the Federation to the meeting and invited them to introduce the Federation's revitalisation project ("the Project").

11. **Mr Chan Chin-hung** elaborated on the background of the Project, the objectives and content of the activities, the reasons for choosing the Cattle Depot as the theme of the Project, programme of the activities and the means of reviewing performance. He hoped to collaborate with various organisations in conducting activities through the Project so as to turn the Cattle Depot, together with its peripheral areas, into a public cultural space.

12. **Ms So Heung-lan** then introduced the formation, mission and past experience of the Federation on social services, and shared the past working experience and achievements of the Federation in terms of six aspects.

13. **The Chairman** thanked the two representatives of the Federation for their introduction. He invited Members to give their views on the Project and consider whether to agree to the arrangement whereby the DURF would become a supporting organisation of the Project.

14. **Rev Hor Yiu-man** opined that the urban orientation competition under the Project was relatively passive. He suggested organising some activities which could attract media coverage, such as marathon or staircase race in the tong laus of the "13 streets". While such activities required traffic arrangements by the Transport Department ("TD"), the citizens could have different experiences of local streets when taking part in the activities. Moreover, the activities under the Project lacked collective creation concept. He proposed that the citizens should be given greater

opportunity to participate in the activities and develop creativity, and consideration should be given to create the symbol of the Cattle Depot through the activities and refine the image of the Cattle Depot, making the Cattle Depot the focus of To Kwa Wan. What was more, while promoting cultural integration, it should not neglect the ethnic minorities' participation in culture and art in conducting activities. He was also concerned about the continuity of the activities.

15. **Ms Peggy Poon Wing-yin** asked what the difference between the art installations exhibition of the Cattle Depot and the exhibition organised by the existing Cattle Depot Artist Village tenants was, and whether there would be interaction or cooperation with the existing Cattle Depot Artist Village tenants when conducting activities. As for cultural guided tour, in addition to training professional docents, whether training Kowloon City residents to be culture docents to maintain the continuity of the activities and enhance a sense of belonging among local residents would be considered.

16. **Dr Tang Bo-sin** noted that the title of the Project was "Revitalisation of To Kwa Wan Setting off from Cattle Depot", but the content of the Project was to have Kowloon City District in mind. He enquired why the title of the Project was "Revitalisation of To Kwa Wan" instead of "Revitalisation of Kowloon City". Furthermore, the Project aimed to enhance the usage rate of the Cattle Depot and nurture an arts community for the Cattle Depot, yet only the opening / closing ceremony and installations exhibition were held at the Cattle Depot. He hoped that the Federation would consider conducting other activities at the Cattle Depot to attract more visitors.

17. **Mr Timothy Ma Kam-wah** considered that the Project could be refined in several respects. He suggested intensifying the cattle feature of the Cattle Depot. In foreign countries there were quite a few examples of utilizing animals to refine the regional image, such as the provision of "cattle paths" by making use of different kinds of cattle, highlighting the image of cattle in the district in a specific way. This would not only enrich the content of the activities, but the public could also have greater participation. He also proposed making increased use of modern digital media production to popularise the activities, for example, holding YouTube short film

production competition. With regard to inviting organisations to participate in the Project, he advised that the Kowloon City District Council ("KCDC") and Kowloon City District Office should be included, in the belief that their participation would facilitate the delivery of the Project. Finally, he suggested that consideration should be given to organise some festive events regularly every year in order to secure the continuity of activities and enhance a sense of belonging among the kaifongs.

18. **Mr Chan Chin-hung** responded to Members' views as follows:

- (a) the proposal for staircase race was special and quite constructive;
- (b) regarding the co-operation with the existing Cattle Depot Artist Village tenants, Hong Kong Contemporary Artists Association, the co-organising organisation of the Project, was a Cattle Depot tenant. The activities under the Project, for instance, cultural guided tour, photography and drawing competitions, would take place at the Cattle Depot. The activities would make optimum use of the public space of the Cattle Depot, and collaboration with the Cattle Depot tenants and the territorial / local art bodies would be sought;
- (c) as for the concern about the title of the Project, the Federation hoped to choose a shining spot in Kowloon City District to promote old district revitalisation and conduct activities to support the DURF's work, and this shining spot was To Kwa Wan. The Project intended to develop the Cattle Depot at To Kwa Wan and its neighbourhood as a cultural hub through the activities, and then complement the other developments of Kowloon City District in future, such as cruise terminal and the revitalised To Kwa Wan waterfront, and develop the Cattle Depot as a local tourist spot; and

- (d) since November last year, the Federation had been discussing the content of the Project with the Secretariat. The Project was originally intended to span a period of approximately two and a half years. After discussion and amendment, the Project was now launched in the form of phase one. If the Project was successful, it could be refined and extended. The Federation had well-established district network. The existence of different affiliated associations in the district could help promote or continue some activities. With regard to the placement of art installations, since the application for placing art works on local roads would take time for handling, the art installations could only be placed in the public space of the Cattle Depot. To foster public participation and fulfillment, the Federation had considered the organisation of activity of scrawling on hoardings which could be conducted in the next phase.

19. **Ms May Fung Mei-wah** asked about the number of supporting organisations in the Project and their responsibilities. She also hoped to know the role of the DURF in the Project. As there was no information on the estimate of the Project, she opined that it was difficult to judge the reasonableness of the Project. If the Federation was in need of a lot of supporting work, she would impose stricter requirements on the Project. She had reservation as to whether the content of the Project met the requirements of revitalisation, and reckoned that the proposed competitions under the Project could not bring about the revitalisation effect. She suggested that the public art installations should be deposited permanently to evoke the residents' memory of history.

20. **The Chairman** explained that as mentioned in the discussion paper, the supporting organisation agreed to the objectives and activities of the Project, provided support and allowed the Federation to cite the name of the DURF in publicity materials or activities, but it did not involve any overall planning and implementation works of the Project. Since the DURF would not provide financial support, the Federation would make a funding application to the URFL. The URFL would consider the DURF's comments in handling the application. If Members did not agree to the Project, the

Federation would not be allowed to cite the name of the DURF, and there would be smaller chance for the funding application to be approved. As the DURF was not responsible for the funding allocation, the estimate of the Project had nothing to do with the DURF, but Members could put forth comments on the Project.

21. **Mr Ho Hin-ming** concurred with Ms May Fung Mei-wah's view on the name of the Project. He remarked that the Project lacked revitalisation element, so it was more appropriate to use the word of "promotion" or "understanding" instead of "revitalisation" in the name of the Project. He noted in the discussion paper that some organizations had enquired about the collaboration scheme on undertaking the revitalisation initiatives. He asked the Secretary to provide information on the enquiries. Referring to the content of the Project, he suggested incorporating the content of studying the Cattle Depot facilities and understanding the Cattle Depot tenants' art creation. It was his view that the proposal could account for more details on the promotion of activities, the transportation arrangements and the coupling point with the Hong Kong Arts Development Council or art bodies. Since arts was wide-ranging and of a great variety, such as visual arts, sculpture and architectural arts, he hoped the Federation would consider the future positioning of the Cattle Depot and study what kind of arts should be developed in the Cattle Depot.

22. **Mr James Mathew Fong** was of the opinion that the supporting organisations on the list were mainly music and arts bodies, with an absence of other kinds of arts bodies like visual arts, and there was a lack of cooperation arrangements with the Hong Kong Arts Development Council and other tertiary institutions. He believed that more consideration should be given in this respect. On the other hand, the DURF was primarily concerned about the urban renewal issue of Kowloon City District. If the specific content of the Federation's Project could meet the DURF's objectives, such as the provision of a heritage trail in the district, the Federation could propose different activities in response to the DURF's work and raise public awareness. He believed that the DURF's support could be gained easily under the circumstances of mutual benefit.

23. **Mr Daniel Lau King-shing** suggested that in respect of participants, other than students, consideration should be given to conduct

parent-child creative activities to extend the appeal of the activities. He would also like to understand the positioning of the proposed exhibition and whether district-based, territory-wide or international activities were to be organised for the reason that different positioning of exhibition would involve varying level and content.

24. **Ms May Fung Mei-wah** commented that the Cattle Depot Artist Village's past work should be respected. She proposed that the title of the Project could be changed to "Setting off from Cattle Depot Artist Village". Since the activities would be conducted in phases and might involve study work, she proposed video recording of some activities such as oral history. With the projects, she hoped that some public art could be installed permanently.

25. In reply to Mr Ho Hin-ming, **the Secretary** stated that since uploading the details of the scheme onto the DURF's website and notifying local organisations in writing to invite them to participate in the scheme at the end of last year, the Secretariat received about three to four enquiries from local bodies and university organisations, hoping to understand the content of the scheme. The Secretariat provided them with information of the scheme, and no further enquiry was received. The Federation, however, responded proactively and submitted the draft project proposal to the Secretariat. The Secretariat and the Federation had discussions on the content of the Project to ensure that the Project could meet the DURF's objectives of undertaking revitalisation initiatives.

26. **Mr Chan Chin-hung** responded to Members' comments as follows:

- (a) with regard to Mr James Mathew Fong's comment that the activities of the Project should match the DURF's work, as the DURF had to organise broad-based public engagement activities to promote the 4R business about urban renewal as required under the new Urban Renewal Strategy, the Federation therefore proposed a series of activities in response to this background. Taking the activities of the cultural guided tour as an example, Mr Chan stated that when conceiving the activities, they had

made reference to the local heritage trail studies in the past and the DURF's information. Through organising the cultural guided tour, they expected to get responses from the participants so as to gauge comments for the alignment of the heritage trail proposed by the DURF in future. The current Project was just stage one which aimed to raise public awareness. He expected that in stage two, with the continued organisation of activities, the Cattle Depot could be revitalised and its environs could be transformed. The ultimate revitalisation of the whole district would be achieved in tandem with other development projects of the district; and

- (b) for the oral history activity, the original proposal of the Project had incorporated such activity. Nevertheless, as the Project would be carried out in phases, such activity was not included in the Project at this stage.

27. **The Chairman** concluded that Members supported the Federation's Project and agreed to the arrangement whereby the DURF would become a supporting organisation of the Project. He hoped that the Federation would consider Members' comments given at the meeting. Since Ms Connie Wong Wai-ching was the Director General of the Federation, if Members had other comments on the activities in future, they could provide such comments through Ms Wong. The Chairman hoped that the Federation would submit a funding application so as to start the activities as soon as possible, and thanked its representatives for attending the meeting.

Agenda Item 4 Draft Preliminary Urban Renewal Proposals for Kowloon City
(Discussion Paper No.: DURF KC/05/2012)

28. **The Chairman** said that at the last meeting the Secretariat had explained to Members on how the Preliminary Urban Renewal Proposals were prepared for Kowloon City District. Some Members made a site visit to the district on 16 April and gave comments on the draft Preliminary Urban Renewal Proposals for Kowloon City ("the draft PURP"). The Secretariat

subsequently took into account Members' comments and amended the draft PURP. The Chairman invited the Secretary to brief Members on the content of the latest draft PURP.

29. **The Secretary** briefed Members on the content of the draft PURP, and the follow-up work in future. She stated that if the DURF endorsed the Proposals, the Consultants who were to be commissioned would conduct the public engagement activities, Planning Study and SIA in accordance with the endorsed Proposals. The public engagement activities hopefully would commence in the third quarter of this year.

30. **The Chairman** thanked the Secretary for her briefing and the Secretariat's effort in the preparation of the PURP. He stated that the purpose of discussion was in the hope that Members would endorse the draft PURP, thus forming the basis of formulating the Urban Renewal Plan for the Kowloon City and relevant studies in future. Before discussing the item, the Chairman noted the interest declared by the following Members:

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| Mr Daniel Lau King-shing | – Director of Development and Marketing Division,
Hong Kong Housing Society |
| Mr Timothy Ma Kam-wah | – Member of Supervisory Board, Hong Kong Housing Society |
| Ms Siu Yuen-sheung | – Chairlady of the Incorporated Owners of Shung Tse Houses; with self-owned property at Shung Tse Houses, Hung Hom |

The Chairman stated that for Members whose private / company / immediate family member interests involved the proposed areas of the PURP, they should not discuss the area(s) for which their interest was involved during the deliberation of the relevant subject, but they could still discuss the other proposed areas of the PURP.

31. As the draft PURP had covered wide areas, **the Chairman** proposed to divide the discussion into three parts: (1) Redevelopment Priority Area (paragraphs 7 - 8 of the Paper); (2) Rehabilitation and

Revitalisation Priority Area, and Mixed Redevelopment and Rehabilitation Area (paragraphs 9 - 10 of the Paper); and (3) Revitalising Business Area, Revitalising the Waterfront and Piers, Designation of a Heritage Trail and Other Enhancement Initiatives (paragraphs 11 – 15 of the Paper).

Redevelopment Priority Area

32. **Ms Connie Wong Wai-ching** considered that the three proposed areas of the Redevelopment Priority Area in the draft PURP conformed to the findings of the Report of the District Aspirations Study on Urban Renewal for Kowloon City undertaken by the Chinese University of Hong Kong commissioned by the Kowloon City District Council. She had the following comments on these three areas:

(a) “5 Streets” and “13 Streets”

She strongly agreed to this Redevelopment Priority Area, and took the view that the redevelopment of this area should be firstly prioritized. The area was zoned “Comprehensive Development Area” (“CDA”) on the statutory plan, and its planning intention was conducive to larger scale and more beneficial redevelopment. Notwithstanding, the scale of redevelopment was so large that the private developers encountered difficulties in their development process, resulting in the slow progress of redevelopment. Having said that, she had reservations on the proposal for splitting those larger “CDA” zones. Since the “5 Streets” and “13 Streets” were quite near Kai Tak Development Area, the new developments of which would hopefully spur local development. Further, she considered that the redevelopment of the area would not only improve the residents’ living environment, but could also solve the deficiencies of facilities in the whole Kowloon City District, for example, community facilities and transportation arrangements. The split of “CDA” zones was undesirable in planning terms. She hoped that the Government or Urban Renewal Authority (“URA”) could undertake large-scale redevelopment in the area,

which would bring greater economic, social and environmental benefits.

(b) Kowloon City Road and Lok Shan Road

Some buildings in the area aged over 50 years. The traffic on the elevated East Kowloon Corridor had resulted in a poor local living environment. She supported the incorporation of the area into the Redevelopment Priority Area, and held the view that the area should be given second priority next to the “5 Streets” / “13 Streets”. With the provision of the Ma Tau Wai Station of the Shatin to Central Link ("SCL") in the area, it was believed that there would be large-scale redevelopment in future and ample opportunities for the area. She opined that the planning and transportation of the area should be rationalized at the same time by means of the transportation facilities nearby.

(c) Eight “Wan” Streets / Ngan Hon Street / Sung On Street

The buildings within the Eight “Wan” Streets in the area, for instance, were maintained under the Government’s Operation Building Bright Scheme, but the fundamental problems could not be completely solved. She agreed to incorporate this area into the Redevelopment Priority Area, and the area could be given the lowest priority among the three areas.

33. **Ms Siu yuen-sheung** concurred to incorporate the above three areas into the Redevelopment Priority Area. Since the buildings in the “5 Streets” / “13 Streets” were fairly dilapidated and near Kai Tak Development Area, there was the opportunity for redevelopment. She expected that comprehensive planning could be carried out in tandem with the URA’s planning in redeveloping the area. As regards the proposed redevelopment area at Kowloon City Road and Lok Shan Road, she had received requests from local residents expressing the view that the nearby elevated East Kowloon Corridor should be taken down. As the flyover was too close to

residential premises, she believed that the living environment of the residents could be improved through redevelopment. In connection with the proposed redevelopment area at the Eight “Wan” Streets, she stated that the private streets there had all along lacked management, thus creating problems such as poor environmental hygiene and public order. Redevelopment of the area would help improve local environment. Moreover, she pointed out that a tong lau at the junction of Kai Ming Street and Wing Kwong Street within the area was presently supported by props, and improvement could not be effected by maintenance alone. For the sake of safety, she hoped the URA would acquire and redevelop that tong lau as quickly as possible.

34. **Mr Ho Hin-ming** agreed to Ms Connie Wong Wai-ching’s view on the “5 Street” / “13 Streets”. His comment was that before considering how to handle the “CDA” zones within the area, the integration with peripheral transportation links should be planned first. He did not advocate the split of “CDA” zones into very small pieces, however suitable split could facilitate private redevelopment plan to expedite the redevelopment progress. He would be happy to see the URA undertaking redevelopment for the whole area. Regarding the redevelopment of Chun Seen Mei Chuen and Lok Man Sun Chuen of the Hong Kong Housing Society (“HKHS”), he was of the view that the building conditions of these estates were unsatisfactory and it was difficult to identify suitable sites in the urban area nowadays for the construction of public housing. He added that encouragement should be offered to expedite the redevelopment of these housing estates in order to increase the number of public housing units in the urban area and raise building quality. He also agreed to the two areas of Redevelopment Priority Area at Kowloon City Road and the Eight “Wan” Streets. He suggested making optimum use of and beautifying the space under the flyover during redevelopment and increasing the luminosity level under the flyover.

35. **Mr Wen Choy-bon** mentioned that the “13 Streets” were listed as redevelopment project in the Chief Executive’s First Policy Address in 1997 and the then Land Development Corporation (“LDC”) was to be responsible for the project. The LDC later made transition to the URA, and the redevelopment project had been freezed due to the financial turmoil. He stated that the area of the “13 Streets” was not large and did not agree to

development in a split mode. He considered that comprehensive redevelopment planning was better than split development.

36. **The Chairman** explained that the Consultants would carry out studies in future. Regarding the planning of the “5 Streets”/“13 Streets”, he proposed that the Consultants could study not to split the existing “CDA” zones (i.e. there was no need to amend the existing statutory plans), and prepare an area layout plan with development phasing (i.e. master layout plans). With the adoption of this practice, more comprehensive planning could be retained and redevelopment in phases would be easier to take place. As supplemented by Ms Fiona Lung Siu-yuk, those larger “CDA” zones could be redeveloped in phases under the master layout plan and split was not necessarily required. Hence, if the Consultants had a package of planning proposals for the area, the split of “CDA” zones was not necessarily required whereas the URA/private developers could flexibly undertake redevelopment in phases. Apart from planning issue, the Chairman hoped the Consultants would consider the social impact of redevelopment in future, such as the impact on local shops.

37. **Mr Timothy Ma Kam-wah** supported the proposed Redevelopment Priority Area, but was concerned about the land use after redevelopment and the rehousing of the residents affected by redevelopment. He hoped that the Consultants would propose solutions for dealing with the above problems, for instance, the construction of public housing or sandwich class housing in the area, so that the residents could have more chance of local rehousing during redevelopment and they would be delighted to move out.

38. **Dr Lawrence Poon Wing-cheung** considered that there is not much difference in Members’ views on the proposed Redevelopment Priority Area as a whole, but he was concerned on the use of the land released after redevelopment. In the case of the areas including the “5 Streets”/“13 Streets”/Eight “Wan” Streets, he reckoned that the designation for residential use was not in major dispute. However, for the areas on both sides of the viaduct at Kowloon City Road and Lok Shan Road, he opined that the continued residential use would have little effect on relieving the existing problems. Unless the noise impact problem, etc. could be solved when designing the new residential development, consideration should be given to

develop the areas for other uses whereby environmental problem could be handled more easily, such as commercial use.

39. **The Chairman** stated that the paper focused on the discussion of the Redevelopment Priority Area without thorough study of the land use of each area after redevelopment. Referring to Dr Lawrence Poon's concern about the land use of the areas on the two sides of the viaduct at Kowloon City Road and Lok Shan Road after redevelopment, the Chairman asked the Secretary if consideration would be given in the future study.

40. **The Secretary** explained that the paper proposed restructuring the area through the redevelopment of Kowloon City Road and Lok Shan Road. The area was mainly for residential use and zoned "Residential (Group A)" on the Outline Zoning Plan ("OZP"). Under the study brief, the Consultants should conduct studies on the basis of the land use zoning in the current OZP. Having regard to the comments received during the public engagement process, the Consultants would also assess the demand of the community for different uses and facilities such as open space and community facilities. The Consultants could propose amendments to the existing land use zoning to facilitate the restructuring of the area in accordance with the actual situation at the time.

41. **Ms Fiona Lung Siu-yuk** added that apart from residential use, there were other land uses such as community facilities and commercial use in the area. She stated that the Planning Department ("PlanD") would make reference to the recommended proposal of the study. If the proposal involved the amendment(s) to the town plan(s), the PlanD would offer support as far as possible.

42. **Ms Iris Tam Siu-ying** clarified that the URA had commenced all the 25 redevelopment projects promulgated by the then LDC in 1998, exclusive of the "13 Streets". As regards the objectives of this study, Ms Tam understood that the Consultants should carry out the study in the light of the existing planning framework and the zonings of the current statutory town plans, and should consider the conditions of the buildings within the district before making recommendations on the redevelopment area, instead of reviewing the current land use zonings in the area. She hoped that the

study would focus on the existing problems of the old area and seek responsive solutions.

43. **The Chairman** reiterated that redevelopments within the proposed Redevelopment Priority Area could be led by the URA and / or private developers (including redevelopment by the owners on their own initiative). As regards Members' concern about the amendments of land use zoning, the Chairman considered that those amendment proposals in relation to redevelopment could be taken into account. However, the DURF was not in a position to take on the role of the Town Planning Board ("TPB") in reviewing local land use planning.

44. **Mr Timothy Ma Kam-wah** remarked that consideration had to be given as to whether the proposal would bring about planning gains and benefits to the whole society in considering amendments to land use zonings. The redevelopment of the "13 Streets" should be able to make improvement to the building quality and the surrounding atmosphere, and could enhance the overall community environment. He agreed with the Chairman's view that consideration could be given to amendments to the original land use according to the actual situation in handling the urban renewal issue so as to address the need of the citizens and local residents. In the course of the preparation of proposals, the concerned departments would certainly be consulted for the purpose of achieving consensus and judging on how to make amendments.

45. **Ms May Fung Mei-wah** perceived that the study would take time to complete, but she was deeply concerned about the current living conditions of the residents. During the site visit on 16 April, she observed that a lot of obstructions were deposited on the staircase of a tong lau at Kowloon City Road, and the building conditions were dilapidated and out of repair. This might cause fire and structural safety problems, etc. She suggested informing the concerned Government departments to take follow-up action.

46. **The Chairman** proposed that the Secretariat should reflect the problems to the concerned departments.

[Post-meeting note: The Secretariat wrote to the Fire Services Department and Buildings Department on 18 May to reflect the related fire safety and structural problems.]

47. On the discussion item on redeveloping the HKHS estates, Mr Daniel Lau King-shing stated that the building conditions of Chun Seen Mei Chuen and Lok Man Sun Chuen were not poor as maintenance and improvement works were carried out regularly, and there was no redevelopment arrangement at the present stage. Mr Lau pointed out that the redevelopment of estates involved numerous considerations, and there was a lack of land in the urban area for rehousing. In the recent redevelopment of Ming Wah Dai Ha in Shau Kei Wan carried out by the HKHS, it was estimated that many years would be required to rehouse the residents, and this reflected that the redevelopment process of estates was lengthy. In addition, the existing occupancy rate of these two estates was very high and the residents were satisfied with the present situation. If redevelopment took place, rehousing would be an enormous problem.

48. **The Chairman** understood that the building conditions of the two estates were not poor as maintenance was carried out regularly, but the core of the issue did not lie in building conditions and maintenance, and there was still room to use up the plot ratio of the two estates and maximise the efficiency of use of land resources. **The Chairman** opined that if there was land available in the vicinity or demolition of estate in phases to facilitate the implementation of local rehousing plan, such as the examples of Kwun Lung Lau or Pak Tin Estate, the redevelopment of the two estates could provide more units to satisfy the need of the existing residents and give other people higher chance to be allocated public housing units.

49. **Ms Christine Kwok Mun-yee** said that the centre she served was in the vicinity of Chun Seen Mei Chuen. Her understanding was that considerable effort had been spent on improving the environment of the estate. Moreover, a large number of elders lived in the estate, and the HKHS had exerted itself to provide elderly facilities and services in the estates. If redevelopment was undertaken, not only the residents had to be removed from their homes, the provision of the related services would be affected. Careful consideration should therefore be given in this respect.

50. **Dr Lawrence Poon Wing-cheung** agreed that the plot ratio could be increased through redevelopment of dilapidated buildings so as to derive greater benefit of land resources. Nevertheless, for those properly maintained and entirely occupied buildings, he opined that the negative social impact brought by the rehousing of residents and the environmental problems resulted from the demolition of buildings should be taken into consideration. If it was just for the sake of increasing the plot ratio, he did not agree to redeveloping Chun Seen Mei Chuen and Lok Man Sun Chuen.

51. **The Chairman** concluded that Members accepted the Redevelopment Priority Areas in the draft PURP. He expected that the forthcoming study could undertake comprehensive planning for the relevant areas, consider transportation facilities and expedite the redevelopment process, and assess the social impact of redevelopment with a view to recognizing the need of the residents.

Rehabilitation and Revitalisation Priority Area and Mixed Redevelopment and Rehabilitation Area

52. **Ms Siu Yuen-sheung** noted that part of Chun Tin Street in the area was acquired by the Government for redevelopment. The residents hoped that the Government would also acquire the other part of Chun Tin Street for redevelopment. She opined that consideration could be given to incorporate buildings in this area into the Rehabilitation Area, if there was no structural safety problem for the buildings and the Government was reluctant to make acquisition. Furthermore, there were some private corrugated iron structures at the junction of Sung Chi Street and Hok Yuen Street, and this created environmental hygiene problem. Although she reported the problem to the relevant District Lands Office many years ago, the problem persisted.

53. **The Chairman** suggested referring the problem to the Consultants for deliberating effective means for improvement in future.

54. **Mr Ho Hin-ming** welcomed the draft PURP to explore the redevelopment of Kowloon City Municipal Services Building and its adjoining Government facilities in helping solve local problems, in particular the parking space problem. The site could also be used for complex development to meet the local demands for community facilities. With regard

to the proposal of dining hubs, he was concerned whether the Government policy could provide assistance, such as provisions of concessions or sewage and food waste treatment facilities for facilitating the application of licences. Without the support of Government policy, it would be rather difficult to realize the proposal for dining hubs solely by dint of private business tenants' efforts.

55. **Ms Siu Yuen-sheung** stated that wide consultation should be held on the proposed dining hub at Tam Kung Road. She also suggested incorporating the existing dining streets like Sung Kit Street into the proposal.

56. **The Secretary** added that the proposal for dining hubs was based on the feedback of the residents in the past. The proposals suggested offering attractions for visitors and improving the environment of the dining hubs through greening and beautification measures such as planting trees, erecting signages and paving the roads. The study would propose appropriate greening and beautification measures.

57. **The Chairman** took the view that Members' proposals could be refined through discussion, public consultation and the study. If the proposals were feasible, the concerned policy bureaux would consider formulating corresponding policies to provide facilitation, and the PlanD could coordinate with the concerned Government departments in implementing the proposals.

58. **Mr Ho Hin Ming** was concerned about the future use of the industrial buildings along Sheung Heung Road / Yuk Yat Street which were zoned "Residential (Group E)" and were within the Mixed Redevelopment and Rehabilitation Area. He noted that recently there were planning applications for rezoning the site to hotel use. Since Yuk Yat Street was near the waterfront and in the proximity of Hoi Sham Park, it was geographically advantageous to hotel development. He opined that this area should not necessarily be used for residential development.

59. **The Secretary** stated that there were currently many industrial buildings in the area. Even for residential development, it would be possible for having a problem of incompatible land use. As such, the

project proponent is also required to submit a planning application to the TPB even for residential development.

60. **Ms Connie Wong Wai-ching** said that the commercial activities at Nga Tsin Wai Road had existed for a long time. As a result of incorporation into the redevelopment area, the commercial activities in the area would be affected. She agreed to incorporate this area into the Rehabilitation and Revitalisation Priority Area and improve the local environment. As for pedestrian facilities, Kai Tak Development Area would bring visitors to the Lung Shing area. On the proposal of provision of pedestrian subways connecting to Kai Tak Development Area in the draft PURP, she considered that the subways should be widened with the injection of commercial elements on both sides, thus increasing the utilization rate and bolstering up the local economic development. She opined that the proposal to incorporate Pak Tai Street and Tam Kung Road as dining hubs was appropriate and she also pointed out that there was acute shortage of parking spaces in the area.

61. In relation to the parking space problem at Nga Tsin Wai Road, **Mr William Tsui Yiu-leung** supplemented that there were proposals to carry out alteration or addition works for Kowloon City Municipal Services Building to provide a vehicle park, or to construct an underground vehicle park under the nearby Carpenter Road Park so as to increase the provision of parking spaces.

62. **The Chairman** asked the TD to provide comments with regard to the local parking space problem and associated improvement suggestions.

63. **Mr Yeung Min** responded that the provision of vehicle park at the Kowloon City Municipal Services Building to deal with peak hour vehicle parking problem was feasible at this initial stage. Regarding the proposal of constructing an underground vehicle park under the park, he was concerned about the traffic at the Carpenter Road (especially near Kowloon City Plaza). Nowadays, there was occasional congestion at the site, and the feasibility of the proposal had to be examined. Moreover, he had doubts over the desirability of constructing a large underground vehicle park under Carpenter Road Park. The potential catchment areas of Kowloon City

Plaza and Carpenter Road Park were also similar. The construction of new vehicle park near Kowloon City Plaza would not help much in improving traffic in the area. He opined that the vehicle parks in the area should be decentralised, and the provision of vehicle park at Kowloon City Municipal Services Building could relieve a shortage of parking spaces. If necessary, the TD would give further consideration to the proposal.

64. **Ms Connie Wong Wai-ching** pointed out that the main reason for traffic congestion in the area was a shortage of parking spaces. As regards the construction of underground vehicle park under the Carpenter Road Park, she opined that consideration could be given to provide an entrance at Tung Tsing Road and this could resolve the problem of traffic congestion near Kowloon City Plaza. She suggested pursuing site investigation to examine the issue and seeking solutions for the parking space problem.

65. **Mr Timothy Ma Kam-wah** considered that in planning pedestrian facilities like subways to connect with peripheral areas, the barrier-free elements should be considered, in particular the facilities to meet the need of the elderly, such as lifts. He also proposed to consider the provision of pedestrian areas in the Kowloon City District and to designate the proposed dining streets at Pak Tai Street and Tam Kung Road, etc. as pedestrian areas during particular sessions to attract visitors and reduce local vehicular traffic flow.

66. **Mr Ho Hin-ming** said that another reason for traffic congestion at Nga Tsin Wai Road was double parking. Regarding the proposal for providing pedestrian area at dining streets, he stated that the KCDC had attempted to provide walking streets and hold gourmet festivals in the district in the past, however it could not draw adequate support from the commercial operators for the reason that such proposal was not of great assistance to or even affected their business. He suggested that consultation should be held with the representatives of local commercial operators when the proposal was implemented.

67. **Mr Wong Kam-sing** was aware of the local traffic problem and remarked that the SCL would run in the area in the long run. He opined that the urban environment should be pedestrian-based with driving next in

importance. In providing vehicle parks at local municipal services building or other places, the number of vehicles accessing the inner streets and the impacts of vehicles on the environment had to be taken into account. It had come to his notice that there would be individual private redevelopment projects in the proposed Rehabilitation and Revitalisation Priority Area at Nga Tsin Wai Road. In the future studies, consideration should be given as to how the local characteristics could be preserved while allowing private redevelopment.

68. **The Secretary** added that according to the study brief, the Consultants had to carry out preliminary technical assessments in the studies to identify traffic impacts arising from various proposals.

69. **The Chairman** stated that the eastern end of Nga Tsin Wai Road where was near to the future business centre at Kai Tak Development Area had the potential for comprehensive redevelopments in the long run, and parking spaces and facilities required by the community could be provided at the site through redevelopment. This proposal could be further explored in undertaking relevant studies.

70. **The Chairman** concluded that Members supported the Rehabilitation and Revitalisation Priority Area, Mixed Redevelopment and Rehabilitation Area and related revitalisation initiatives in the draft PURP. Members' comments, in particular those relating to the parking space problem at Nga Tsin Wai Road, would be recorded for the Consultants' follow-up in the study.

Revitalising Business Area, Revitalising the Waterfront and Piers, Designation of a Heritage Trail and other Enhancement Initiatives

71. **Ms May Fung Mei-wah** asked whether cycle tracks would be provided at the waterfront promenade.

72. **The Chairman** responded that the Harbourfront Commission had devoted much time to study the waterfront promenade connecting Tsim Sha Tsui and Kai Tak Development Area and the facilities to be provided along the waterfront. As the existing waterfront was blocked by facilities such as sewerage treatment plant and piers, the waterfront

promenade was not continuous at the present time. Therefore, if cycle tracks were to be provided at the waterfront promenade, the primary job would be to create a continuous waterfront promenade. Another consideration was whether there was sufficient width for the provision of cycle tracks at the waterfront promenade. It was understood that the Government presently had not considered the provision of cycle tracks at the waterfront, and there was no cycle track at the waterfront promenade of Tsim Sha Tsui East.

73. **Ms Siu Yuen-sheung** agreed to incorporate industrial buildings at Man Yue Street and Man Lok Street into the Revitalising Business Area, and supported the proposed greening and beautification measures, especially the beautification of Man Yue Street which was screened by the Fat Kwong Street flyover. She revealed that the jewellery companies at the site had written to her, suggesting the provision of plaque of "jewellery town" at the junction of Man Yue Street to attract visitors. She also stated that double parking of coaches was very common at Man Yue Street, and this caused loading/unloading and traffic safety problems. In addition, vehicles could only turn from Hok Yuen Street into Man Yue Street at present. She suggested opening up the road section currently used as a vehicle park at Sung On Street to streamline the local traffic flow. According to her understanding, the vehicle park in question was owned by Green Island Cement Pier. She had discussed this issue with that company. They had indicated to surrender the concerned lots to the Government in the long run, however they eventually had not returned the road section as the Government had required them to repair the concerned road section before resumption. Ms Siu hoped that the Consultants would study how to open up Shun On Street in future so as to improve the local road network. For the revitalisation of waterfront promenade, she opined that the Government should formulate proposals to overcome the problem about the blocking of waterfront by facilities like the Green Island Cement Pier.

74. **Ms Connie Wong Wai-ching** hoped a continuous waterfront promenade would be created along the whole Victoria Harbour coast connecting Tsim Sha Tsui and Yau Tong. She considered that the provision of cycle tracks at the whole waterfront promenade was barely feasible, but consideration could be given to provide cycle tracks at the two sections of waterfronts of Kowloon City District and Kai Tak Development

Area. She found that Kowloon City District was well-positioned to set up a heritage trail. The designation of a heritage trail not only could enhance the citizens' understanding of Kowloon City District, but also facilitate the promotion of tourism and local economy. Ms Wong also stated that in carrying out some infrastructure projects in Kowloon City District like Central Kowloon Route, land had to be acquired for execution of works by means of temporary reclamation. Under the Protection of the Harbour Ordinance, the temporarily reclaimed land had to be restored when the project was completed. From an economic point of view, she opined that the temporarily reclaimed land could be fully utilized and greened up to facilitate waterfront development. The Consultants could study the feasibility of the relevant proposals in future.

75. In response to Ms Connie Wong Wai-ching's proposal of changing temporary reclamation to permanent reclamation, **the Chairman** responded that it would involve a lot of problems and sound quite complicated. According to his understanding, the Society for the Protection of the Harbour had recently shifted their attitude towards reclamation and indicated that those reclamation works which could further vitalise and benefit the Victoria Harbour were acceptable. The Chairman considered that Ms Wong's suggestion could be given further consideration. Notwithstanding, it was rather difficult to weigh the damage to the Victoria Harbour by reclamation and how the reclaimed land could enhance the vitality of the harbour.

76. **Ms Iris Tam Siu-ying** agreed to the various revitalisation initiatives, but she pointed out that the proposals would be fraught with problems during implementation, and it would be difficult to bring about marked effect within a short period of time. In addition, the DURF was not an implementation agency. The implementation of the proposals had to rely largely on the Government departments and other agencies, and it was inappropriate to execute too hastily. For instance, the proposals for the provision of plaque or the disposition of art installations on the road might involve long term management problem, and it took time to discuss with the Government departments to work out solutions.

77. **The Chairman** came to the conclusion that Members supported the proposed Revitalising Business Area, revitalising the

waterfront and piers proposals, designation of a heritage trail and other enhancement initiatives. He stated that the designated heritage trail would be a shining spot in the area and could assist in enhancing the cohesion of the local residents. He expected that the heritage trail proposal was not just a layout plan, but would be refined in terms of details and implementation programme. Members also endorsed the revitalisation initiatives relating to dining streets and business area. The Chairman hoped that the Consultants would put forward more detailed proposals in future. He invited the Secretary to report to Members on the future implementation of related revitalisation and beautification proposals.

78. **The Secretary** explained that if the public could reach the consensus over the above revitalisation and beautification measures, the Secretariat would endeavour to discuss with the concerned Government departments, District Council or various local organisations to follow up and assist in the implementation work. In addition, the Planning Study Consultants should submit proposals which could bring about marked effect within a short period of time, such as the designation of a heritage trail. The Secretary would ask the Consultants to recommend implementation mechanism for these proposals in future.

79. **The Chairman** thanked Members for offering their valuable comments, and concluded that all Members were in support of the draft PURP. The endorsed PURP would serve as the basis for conducting public engagement activities, the Planning Study and the SIA in future.

Agenda Item 5 Any Other Business

80. There being no other matters for discussion, the meeting was adjourned at 5:40 p.m.

**Secretariat,
Kowloon City District Urban Renewal Forum
May 2012**