

(Translation)

Kowloon City District Urban Renewal Forum

For discussion on
23 July 2012

Paper No.: DURF KC/06/2012

Report on Progress of Planning Study on Urban Renewal Plan for Kowloon City

Purpose

This paper serves to report to Members on the work progress of the Planning Study to Members and requests Members' to accept the *Draft Inception Report* and *Draft Working Paper 1: Baseline Update* submitted by the Planning Study Consultant.

Work Progress

2. The Planning Study on Urban Renewal Plan for Kowloon City ("Planning Study") commenced in May 2012, with the first stage of work comprising preparation of the Inception Report and Baseline Update of Kowloon City District. On 6 June, the *Draft Inception Report* and *Draft Working Paper 1: Baseline Update* were submitted to the Working Group members for comments. The Working Group members agreed to recommend the documents to the Steering Group for endorsement subject to the incorporation of their comments. The documents were subsequently revised and submitted to the Steering Group for discussion at its meeting held on 26 June. The Steering Group made the following comments and suggestions on the documents:

- (a) The Planning Study Consultant shall supplement information on population mobility in order to have a better understanding of the

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community condition;

(b) The Planning Study Consultant was suggested to further investigate the following issues in the next stage of the Planning Study:

- (i) Maintain continuous communication with the Kai Tak Development Office and Energizing Kowloon East Office, in order to understand the latest development of Kai Tak and Kowloon East areas, and capitalise on the relevant development opportunities in facilitating urban renewal in Kowloon City;
- (ii) How to create a favourable environment for local economy to sustain under the impact of the proposed urban renewal plan;
- (iii) Utilize the existing heritage and waterfront resources in facilitating urban renewal in the district;
- (iv) Create landmark space or icon to strengthen the District's identity, such as ArtGarden;
- (v) Introduce purpose-designed elderly housing and provide supporting facilities to cater for community needs;
- (vi) Take into consideration the provision of appropriate traffic and transport facilities in the formulation of the Urban Renewal Plan; and
- (vii) Careful management of public expectation through the

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formulation of practicable and implementable urban renewal proposals.

3. The Steering Group in-principle agreed to endorse the *Draft Inception Report* and *Draft Working Paper 1* and recommend to the Kowloon City District Urban Renewal Forum (“DURF”) the acceptance of the documents after incorporating their comments. The Planning Study Consultant noted members’ suggestions on the issues to be further explored during the next stage of the Study. Taking into account comments of the Steering Group, the documents were further revised and are now submitted to DURF for acceptance.

4. Apart from preparing the required documents, the Planning Study Consultant also assisted the Public Engagement Consultant in preparing and planning for the Stage 1 Public Engagement Strategy and activities. This includes providing comments on the means of collecting public views as well as on the content of the Public Engagement Digest and questionnaires with supportive images and graphical materials as appropriate. Joining with the Social Impact Assessment (SIA) and PE Consultants, the PS Consultant has also participated in interviews with community leaders and representatives of business organizations.

Inception Report

5. The purpose of the *Inception Report* is to report on the study scope and approach, study visions, planning goals, workflow, major study tasks, timetable and project team structure. Since the Planning Study has been

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planned to be carried out concurrently with the Public Engagement Programme and the Social Impact Assessment, the Inception Report also reported on the relationship and work interface between the 3 consultancies involved. Please refer to **Annex I** for details.

Working Paper 1: Baseline Update

6. *Working Paper 1* aims to update the baseline information of Kowloon City District, so as to understand the latest situation of various aspects of the District, such as the demographic structure, land use planning, transportation network, development and redevelopment initiatives, existing living environment, local character and resources. The updated information will serve as the starting point of the Planning Study.

7. Based on the District Aspirations Study on Urban Renewal for Kowloon City District commissioned by the Kowloon City District Council and completed in 2010, as well as the District Aspirations for Urban Renewal in Kowloon City – Review and Prospects prepared by DURF in 2011, the *Working Paper 1* has incorporated supplementary baseline information having making reference to the Study approach and focus. The following main aspects are included:

- (a) 2011 Census Data;
- (b) Approved planning applications;
- (c) Land sales information;
- (d) Approved building plans and buildings with occupation permit/demolition consent;

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- (e) Major transport network in the District;
- (f) Existing building conditions;
- (g) Existing living environment and economic activities;
- (h) Committed redevelopment projects in the District;
- (i) Existing landscape and urban design conditions and characteristics;
- (j) Cultural heritage resources and conditions;
- (k) Existing waterfront environment; and
- (l) Major planned projects and developments in the District.

8. Based on the above-mentioned baseline information, the opportunities and challenges of the Kowloon City District are identified. These will serve as an important reference for the upcoming tasks of the Planning Study. Please refer to **Annex II** for details.

Follow-up Work

9. The Planning Study Consultant will continue to assist the Public Engagement Consultant in the preparation of the Stage 1 Public Engagement activities through the provision of information and participation at Public Engagement activities, with a view to understanding public's views on the Preliminary Urban Renewal Proposals for Kowloon City.

10. In addition, the Planning Study Consultant will commence Stage 2 work of the Planning Study, including the examination of key issues of the Study area, and recommending solutions for the respective issues, formulation of quick-win proposals and draft urban renewal plan; and conducting preliminary technical assessments of the proposals. During the process, the

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Consultant may meet with the relevant Government departments or organizations to discuss the various urban renewal proposals. In carrying out the Stage 2 planning work, reference will be made to the *Working Paper 1: Baseline Update*, public views received during the Stage 1 Public Engagement Exercise and results of Stage 1 Social Impact Assessment.

Advice Sought

11. Members are requested to note the progress of Planning Study, and accept the *Draft Inception Report* and *Draft Working Paper 1: Baseline Update*.

Urban Renewal Plan

Planning Study Steering Group

July 2012