

Translation

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

Date: 10 October 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

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

Ms Connie Wong Wai-ching

Ms Iris Tam Siu-ying

Executive Director

(Planning and Project Control),
Urban Renewal Authority

Mr William Tsui Yiu-leung

District Officer (Kowloon City),
Home Affairs Department

Ms Fiona Lung Siu-yuk

District Planning Officer / ,
Kowloon, Planning Department

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
Absent:		
Members:	Mr Ho Hin-ming Ms May Fung Mei-wah Mr Wilson Pang Wai-shing	Chief Traffic Engineer /Kowloon, Transport Department
In attendance:	Mr. Geoffrey Chan Ms Pearl Hui Pui Yee Ms Ebby Leung Mr Billy Au Yeung Mr Adrian Cheung Ms Nelly Fu Ms Emily Lui Yuet-wah Ms Queenie Chan Mr Law Ka-fung, Nesta Dr Ho Wing-chung Ms Cecilia Wong] Planning Study Consultant] AECOM Asia Company] Ltd.]] Public Engagement Consultant] A- World Consulting Ltd.] Public Engagement Consultant] Centre for Social Policy Studies,] Department of Applied Social Sciences, the Hong Kong Polytechnic University] Social Impact Assessment] Consultant Social Capital and Impact Assessment Research Unit, Department of Applied Social Studies, City University of Hong Kong

The Chairman welcomed Members and the Study Consultants to the meeting of the Kowloon City District Urban Renewal Forum (“DURF”).

Agenda Item 1 Confirmation of Minutes of the Sixth Meeting

2. **The Secretary** said that the Secretariat circulated the draft minutes of the sixth meeting of the DURF to Members by email on 11 September, and received proposed amendments. The revised minutes of meeting were circulated to Members by email on 4 October 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.

Kowloon Federation of Associations Old District Revitalisation Project – “Revitalisation of To Kwa Wan Setting off from Cattle Depot”

4. **The Secretary** stated that the Kowloon Federation of Associations had applied to the Arts and Cultural Partnership Programme in Old Urban Districts: Pilot Scheme of the Urban Renewal Authority ("URA") for funding, and was allocated about \$340,000 to undertake the Project. Moreover, the Urban Renewal Fund Limited ("URFL") launched the "Urban Renewal Heritage Preservation and District Revitalisation Funding Scheme" on 10 September to provide financial support to urban renewal preservation and revitalisation projects. The Secretariat had passed on the information to the Kowloon Federation of Associations, and the Federation would consider applying to the URFL for funding.

5. **The Chairman** hoped that the Federation could be invited to report to the DURF on its activities after the launch of the Project.

Agenda Item 3 Preliminary Summary of Public Views – Stage 1 Public Engagement Programme for Urban Renewal Plan for Kowloon City (Discussion Paper No.: DURF KC/09/2012)

6. **The Chairman** thanked Members, the Secretariat, three consultancy firms and the community groups which lent the venues for

activities. Through the efforts and support from various parties, Stage 1 Public Engagement Programme (“PEP”) ran smoothly, and ended on 30 September. **The Chairman** stated that since it would take time to compile and analyse the views collected from the PEP, only the preliminary summary of public views could be discussed at the meeting and the conclusions drawn from public views could only be reported to Members in the next meeting. **The Chairman** invited Mr Adrian Cheung, the representative of A-World Consulting Ltd, the PE Consultant, to report to Members.

7. **Mr Adrian Cheung** briefed Members on the PEP conducted in the past weeks, and reported on the content of various activities and the number of participants. He stated that the Consultants received a total of about 300 comments, including email, letter, fax, comment form and online comment form during the PEP. In conducting the various activities, the Consultants had also taken detailed gists for the meetings and recording public views. As the views collected needed to be categorised, compiled, analysed and summarised and the work was being carried out, the public views in the discussion paper No. DURF KC/09/2012 was merely a preliminary summary. Mr Cheung pointed out that the preliminary views were summed up according to three principles. These included: 1) those views put forward by a lot of people; 2) those views agreed by many participants at the activities; or 3) the common views collected through different channels and occasions of activities. He then reported to Members on the preliminary summary of public views and aspirations in the discussion paper. During the PEP, the Consultants had also commissioned the Centre for Social Policy Studies, the Hong Kong Polytechnic University to undertake the Public Engagement (PE) questionnaire survey on the street. Mr Cheung invited Ms Emily Lui Yuet-wah, the representative of the Hong Kong Polytechnic University, to give a briefing to Members on the questionnaire survey.

8. **Ms Emily Lui Yuet-wah** revealed that the PE questionnaire survey was completed earlier than expected. A total of 1,122 valid questionnaire samples were collected, larger in number than a total of 1,000 target questionnaires. She reported that the questionnaire survey was carried out at the proposed street stations between 9 a.m. and 9 p.m. from 20 August to 31 August, and not less than 200 target questionnaire samples were collected respectively from the locals in different areas of the Preliminary Urban Renewal Proposals for Kowloon City (“PURPs”), people living in

Kowloon City but outside the PURP area and people outside the district with quota sampling methods. In respect of the distribution of questionnaire survey, Ms Lui found that better progress was achieved in conducting questionnaire survey for the Redevelopment Priority Area and Rehabilitation and Revitalisation Priority Area for the reasons that there was higher pedestrian flow at the sites selected for conducting interviews and the residents of the above Areas responded more enthusiastically. As regards the allocation ratio of questionnaires in terms of sub-areas in different areas, she mentioned that the number of questionnaires collected was broadly in direct proportion to the resident population of the sub-areas. However, since the population data provided by the Census and Statistics Department was not based on the same coverage of the sub-areas, issue of overlapping might be arisen in the calculation of population. Nevertheless, Ms Lui remarked that the proposed ratio was still acceptable. If Members agreed with the allocation ratio, they would further perform a comprehensive analysis. It was anticipated that the questionnaire survey report would be completed in early November.

9. **The Chairman** thanked the reporting by the PE Consultants and invited Members' views. He clarified that the discussion today would not focus on solving the problems or discussion of the PE outcomes. Members should review the Consultants' work, or review the preliminary summary to see whether there was any omission, anything failing to understand or any points to add.

10. **Ms Siu Yuen-sheung** opined that all the PE activities could attract the locals to participate and provide comments. As for the issue of Revitalising Business Area, she had heard of the concern over the local jewellery industry and associated road issue at the focus group meeting. She considered that the renewal proposals should meet the need of the local jewellery industry development.

11. **The Chairman** had also heard about similar views during the PEP. He trusted that the PE Consultants would record the relevant views.

12. With regard to the Hong Kong Polytechnic University's questionnaire survey, **Ms Christine Kwok Mun-ye** suggested the Consultants to analyse the comments as far as possible according to the sub-areas during the analysis. This could facilitate Members to have a

deeper understanding and assist in the next step of plan formulation.

13. **The Chairman** responded that the situation and background of various sub-areas might be different. In analysing the data, the Consultants should follow the “district-based” principle and understand the difference among various sub-areas. As Members did not have further comment, the Chairman ended the discussion of this agenda item.

Agenda Item 4 Report on Progress of Social Impact Assessment for Urban Renewal Plan for Kowloon City (Discussion Paper No.: DURF KC/10/2012)

14. **The Chairman** invited Dr Ho Wing-chung, the representative of City University of Hong Kong, the Social Impact Assessment (“SIA”) Consultant, to report to Members on the SIA work. **The Chairman** said that since the detailed findings would take time to analyse, the Consultant would mainly report on the process and progress of the assessment work. The result of the specific and comprehensive analysis would only be reported at the next meeting.

15. **Dr Ho Wing-chung** briefed Members on the content and progress of the SIA work, and reported on the preliminary analysis of the demographic data under the community profile. Dr Ho said that the Stage 1 assessment work included community profile and questionnaire survey. The community profile was composed of three parts, including quantitative study of demographic analysis, qualitative study of stakeholder interviews and field visits to sub-areas. He explained that the demographic analysis was given in seven aspects according to the information provided by the Census and Statistics Department. He would share the preliminary research and analysis of four aspects with Members, including population, socio-economic status, elders and youth and ethnic minorities. He had the following initial observations:

- (a) the population density of the affected community was higher than that of the territory. However, the average household size was relatively smaller. This aroused concern on the sufficiency of the support network;

- (b) the socio-economic capacity of the population in the proposed Mixed Redevelopment and Rehabilitation Areas was relatively lower. This reflected that most residents were low-income or retirees;
- (c) the population ratio of the elders and youth in the affected areas was higher. For the elderly households, Dr Ho showed concern over the need of the affected single elderly / all-elderly households. Regarding the youth, he anticipated that households with the youth (those aged 19 or below) generally had greater demand for community facilities. He estimated that the above two groups' aspiration for local rehousing would be particularly high; and
- (d) the population ratio of local ethnic minorities was higher than that of the territory. Excluding the fact that most of the foreign domestic helpers were Filipino and Indonesian, Dr Ho conjectured from the data and field visits that local ethnic groups mostly affected by the redevelopment mainly included the Indians, Pakistanis and Thais. Dr Ho would perform further analysis of the data on these three ethnic groups so as to deepen the understanding of them.

Dr Ho then reported on the work progress of stakeholder interviews, field visits to sub-areas and questionnaire survey. On the questionnaire survey, Dr Ho stressed that the survey had taken account of the local residents and business operators, including the local jewellery industry operators. He reported to Members that the questionnaire survey for most target areas had been nearly completed, and invited Ms Cecilia Wong to share with Members on problems of collecting the questionnaires.

16. **Ms Cecilia Wong** said that most respondents refused to be interviewed when conducting questionnaire survey through the visit at the Revitalising Business Area. They later approached the Hong Kong Jewellery and Jade Manufacturers Association with the assistance of the Kowloon City District Office, and invited its affiliated members to respond in the questionnaire survey. Ultimately, a small number of questionnaires were collected from various manufacturers associations. Ms Wong

explained that the inactive response might be attributed to the Manufacturers Association's organisation of exhibition activity in late September, and the urban renewal proposal was not of immediate concern to them.

17. **Dr Ho Wing-chung** added that apart from the jewellery industry operators, in those areas where there were buildings with gates, it was fairly difficult to carry out home visit interviews. Affected by the Legislative Council election, it was also not easy to undertake questionnaire survey through the liaison of the District Council members. As such, they were still working hard to conduct questionnaire survey. In response to Ms Siu Yuen-sheung's concern for the jewellery industry, Dr Ho said that every endeavour would be made to collect their views though they were less responsive than expected.

18. **The Chairman** invited Members to provide comments on the work and progress of the SIA, and asked Dr Ho about the commencement of focus group meetings in the next stage. **The Chairman** had concern on the timing of the work, and stated that it would take time to come up with solutions or mitigation measures in the light of the assessment findings to address the issues. Accordingly, some Members hoped that focus group meetings could be conducted as early as possible in order to obtain results and take countermeasures as soon as possible.

19. **Dr Ho Wing-chung** responded that in accordance with the recommendation of the Inception Report, focus group meetings would be conducted in the first quarter of next year. He noted that some Members hoped to learn about the comments from some major industries and residents at an early date, and appreciated such concerns. On the other hand, Dr Ho held that if the focus groups could put forth some specific proposals for discussion, the degree of involvement of the participants would be more desirable, particularly in the collection of the business operators' comments. These could be specific options with more concrete details.

20. **The Chairman** was aware of the difficulties faced by the SIA Consultant, and expressed concerns on the issues regarding the matching of time and the exchange of information. Since it would always take time to propose specific and substantive measures, **the Chairman** opined that it might be rather late to undertake focus group meetings early next year. He suggested that the Consultant could choose to handle those simple and less

intense issues first. In respect to those complex issues for which more specific measures had to be formulated, the Consultant could take more time to handle.

21. **Ms Connie Wong Wai-ching** stated that it was inappropriate to put forward proposals with meticulous detail during the consultation period, however she also understood that the participation of the business operators would depend on the actual suggestions. For improving the participation of the business operators, she suggested finding out the comments with common view from the past consultation exercises, and identifying the matters that could be preliminarily examined. This could provide the focus group meetings with discussion focus and direction, and it was unnecessary to wait for the next stage. In addition, Ms Wong appreciated the Consultant's comprehensive analysis which would be of considerable assistance to the project work in future. Notwithstanding, she suggested that the Consultant could consider directly using the name of the areas when reporting the analysis results instead of using the area codes.

22. Referring to the difficulties in collecting the business operators' views, **Ms Siu Yuen-sheung** advised that the Consultant could seek the assistance of the building management office or owners' corporation and invite the business operators to have an interview during their off-peak hours. Ms Siu hoped that the Consultant could use more different ways of completing the questionnaire survey work, and conduct the focus group meetings as soon as possible. The Chairman asked Members to render assistance to the Consultant in this respect.

23. **Dr Lawrence Poon Wing-cheung** noted the Consultant's initial analysis of the local population age distribution. He recommended that in-depth analysis could be performed to identify the tenant / owner status of the population so as to facilitate an understanding of the community's actual situation. In addition, since it would take time to implement the redevelopment projects in the district, the Consultant should be mindful of the change of age in the course of time when analysing the population age distribution, and the implications analysed might be different with time.

24. **Mr James Mathew Fong** noted from the Consultant's initial demographic analysis that the ratio of the elderly and the youth was relatively higher, and there would be more aspirations for local rehousing

under the redevelopment option. He however opined that the Consultant should carry out an in-depth analysis instead of solely looking at the data. For instance, with reference to the number of youth at school in the district, the Consultant should study the relationship between the youth and school. He also suggested that the Consultant in formulating the renewal plan should pay attention to the comments of the youth on local supporting facilities, such as the sufficiency of local facilities like community hall.

25. Speaking about the Chairman's proposal that focus group meetings should be conducted for the simple issues first, **Ms Iris Tam Siu-ying** opined that major issues should be dealt with head-on, and expected that the SIA result would have guiding effects. If the result only reiterated the concerns of various parties, the problems would not be resolved at the end. She advised that although there was no specific planning proposal at the moment, attempt could still be made to discuss with the representatives of the vehicle repairing and funeral-related industries to find out some directions generally accepted by two industries. This would facilitate the formulation of specific urban renewal plan in the next stage. She was willing to accompany Dr Ho in the focus group discussion.

26. **The Chairman** took note of the problems encountered by the SIA Consultant. He advised Dr Ho to invite those with other specialised professions and decision-making power to go with him when discussing with the stakeholders. It was believed that better results could be achieved under the interactive situation. Apart from Ms Tam, **the Chairman** hoped Members and persons concerned would give assistance.

27. **Ms Winnie So Chui-ying** responded that without any specific proposal, if only the URA representative joining the SIA Consultant in the focus group discussion, such as the two groups of vehicle repairing and funeral-related industries, she was worried that this would cause public misconception that the URA had a preference on where the redevelopment would be undertaken. Ms So opined that in addition to the Development Bureau and the URA, Members could have more participation in the forthcoming focus group meetings. It was hoped that the above-mentioned misunderstanding could be avoided as far as possible.

28. For concerns on vehicle repairing and funeral industries, **Dr Ho Wing-chung** stated that the study and the interviews conducted had

identified specific ideas and focal points, and focus group meetings in question could be held. Details and arrangement of the concerned work would be discussed further in due course.

29. **Ms Iris Tam Siu-ying** added that the Consultant should follow up the employment data on the affected industries in conducting the SIA assessment.

30. **Dr Ho Wing-chung** replied that the employment data on the concerned industries had been obtained in the assessment work, and analysis would be given.

31. **The Chairman** concluded the discussion of this agenda item. He stated that when conducting the focus group meetings, apart from the participation of the SIA Consultant team, the Consultant should also invite appropriate persons, including Members or departmental representatives, to participate so as to provide assistance if necessary. This suggestion could facilitate interaction of the activities, enhance mutual understanding, and thus optimize the result of discussion. **The Chairman** asked Dr Ho and the Secretariat to make arrangement for the future focus group meetings, and thanked them for their report.

**Agenda Item 5 Report on Progress of Planning Study on Urban
Renewal plan for Kowloon City
(Discussion Paper No.: DURF KC/11/2012)**

32. **The Chairman** invited Mr Geoffrey Chan, the representative of AECOM Asia Company Ltd., the Planning Study Consultant, to report to Members on the Planning Study.

33. **Mr Geoffrey Chan** briefed Members on the work progress of the Planning Study, and invited Ms Ebby Leung to report to Members on the local district key issues preliminarily identified.

34. **Ms Ebby Leung** briefed Members on the process of the Planning Study and how the Consultants had formulated proposals to address the public comments and data collected. She briefed Members on the local key district issues, and pointed out that in addressing the issues the

“people-based” principle would be followed in order to consider the feasibility of the proposals and grasp different opportunities to effectively respond to the aspirations. She explained that the issues would be addressed in three approaches, namely Resolving, Mitigation and Enhancing. Speaking of the proposed areas of the PURPs, she reported to Members on the preliminary responses and consideration of the Consultants, and gave an account of the way forward: the preparation of different Urban Renewal Plan proposals.

35. **The Chairman** invited Members to provide comments on the work conducted by the Planning Consultants.

36. **Dr Tang Bo-sin** thanked the Consultants’ reporting, and he said that the Consultants in preparing specific proposals should take into account the future development of Kowloon City, including the urban design and overall planning of the district. He suggested the Consultants to have more communication with the Planning Department in this respect so as to understand the overall development approach of the area before preparing specific proposals for individual sub-areas.

37. **The Chairman** added that the opposition of the residents to the proposal of dining hub was not simply due to the traffic impact, but also attributed to the environmental problems including the fume and noise from the eating places. The Consultants should therefore give more attention on this aspect. As Members did not have further comment, the Chairman ended the discussion of this agenda item.

Agenda Item 6 Future Railway Development in Kowloon City District (Discussion Paper No.: DURF KC/08/2012)

38. **The Chairman** invited the Secretary to brief Members on the content of the Discussion Paper.

39. **The Secretary** stated that the paper was originally on the agenda of the last meeting, and was deferred to this meeting for discussion due to the typhoon. The paper aimed to brief Members on the future railway development in Kowloon City District to facilitate their

understanding of possible opportunities for the district brought by the railway development. The discussion would assist the Consultants in formulating the Urban Renewal Plan for Kowloon City. **The Secretary** gave Members information about the two major railway projects in the district in future, namely the Shatin to Central Link (“SCL”) and Kwun Tong Line Extension, and briefed on the entrances of the five railway stations, including Kai Tak Station, To Kwa Wan Station, Ma Tau Wai Station, Ho Man Tin Station and Whampoa Station, to be built in the district, with a view to drawing Members’ attention to the possible impact arising from the railway stations on the PURP areas. **The Secretary** finally invited Members to provide comments on the implication of the future railway development on the formulation of the Urban Renewal Plan.

40. **The Chairman** noted that Ho Man Tin Station would be an interchange station for the two future railway lines. It was estimated that the railway development would bring about high visitor flow and development opportunities to the district. Ho Man Tin Station would be located in close proximity to the Rehabilitation and Revitalisation Priority Area along Winslow Street / Gillies Avenue South under the PURPs. With economic incentive, the land use of the site might be in need of a change. **The Chairman** opined that the Planning Study Consultant could consider the impact of the railway development on the area, and examine whether the land use in the vicinity of Ho Man Tin Station had room for change, for instance considering the feasibility of changing to commercial or other uses.

41. **Mr Timothy Ma Kam-wah** agreed that there was a need to review the land use with respect to the actual situation. Since the railway development would improve local accessibility and enhance pedestrian flow, the residents in the district would be concerned about the impact of the railway development on the residents’ living quality and life-style. Under the circumstances, the Planning Study Consultant should make assessment and get understanding accordingly. Mr Ma also took the view that the peripheral area of each railway station was not necessarily used for commercial development as heavy pedestrian flow around would cause distress to the residents. He proposed providing walking street or passive amenities for the enjoyment of the local residents and maintenance of the balance of development.

42. **Ms Iris Tam Siu-ying** queried whether the Planning Study Consultant's review of local land use would interfere with the role of the Planning Department or Town Planning Board. She opined that the Consultant's study should hinge on the existing land use and explore whether there would be other feasible suggestions with the local support so as to improve the local environment and facilitate the urban renewal process.

43. **The Chairman** responded that the railway development would definitely bring enormous changes for the district. The impact of the West Island Line on Central and Western District was an example. He considered that the factor for land use change had to be taken into account when giving comprehensive consideration on the proposals.

44. **Ms Fiona Lung Siu-yuk** said that the authorities would consider the need of a review of the land use having regard to the change of the circumstance and supporting facilities. In response to Mr Timothy Ma Kam-wah's comments, she pointed out that a large public space in the vicinity of the Kai Tak Station had been reserved so as to give the local residents a quality living environment.

45. **Mr Wen Choy-bon** said that the future development of the two railway lines would enhance local pedestrian flow and commercial development. He opined that the Consultants should assess the impact of increasing pedestrian flow on the community and the change of local traffic, particularly the impact on the future route arrangement of transport. He asked if the scope of work could include this assessment.

46. **The Chairman** responded that the urgent task of the DURF was to handle "5 Streets", "13 Streets", Eight "Wan" Streets and the urban renewal issues of other areas with a view to improving the residents' living environment. He hoped that the future railway development could help improve the local environment.

47. **Dr Lawrence Poon Wing-cheung** agreed that the railway development would provide convenience to the district as well as bringing the district commercial incentive and facilitating changes of land use, and the Planning Department would also examine the local land use. He suggested that the Planning Study Consultant in the study could concentrate on

examining the commercial incentive under the new railway development for the other areas outside the Redevelopment Priority Area of the PURPs, and forecast the redevelopment pace of these areas and the possibility of development.

48. **The Chairman** trusted that the future railway development would bring a significant change to the Kowloon City District and expedite the urban renewal process. He urged the Planning Study Consultant to consider the impact of the railway development. As Members did not have further comment, the Chairman ended the discussion of this agenda item.

Agenda Item 7 Any Other Business

49. There being no other matters for discussion, the meeting was adjourned at 5:10 p.m.

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