

(Translation)

Kowloon City District Urban Renewal Forum

For Discussion on
10 October 2012

Paper No.: DURF KC/09/2012

Preliminary Summary of Public Views – Stage 1 Public Engagement Programme for Urban Renewal Plan for Kowloon City

Purpose

This paper serves to report to Members an overview of the activities of the Stage 1 Public Engagement Programme and the preliminary summary of major public views.

Public Engagement Programme (PEP)

2. The Stage 1 PEP for Urban Renewal Plan for Kowloon City was launched on 14 August. Up to 25 September, the following activities were organised:

- (a) 9 focus groups;
- (b) 3 walking tours cum workshops;
- (c) 2 public forums;
- (d) 5 briefing sessions;
- (e) 1 sharing session; and
- (f) several roving exhibitions.

Details of the activities and the number of attendees are in **Annex I** of the paper. In addition, up to 25 September, the Public Engagement (PE) Consultant has received a total of 170 public comments through the study website, e-mail or other channels. The main points of public views are preliminarily summarised below:

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Part 1: Public Views on the Preliminary Urban Renewal Proposals (PURPs) for Kowloon City	
Redevelopment Priority Areas	<p><u>The views on the three Redevelopment Priority Areas are generally similar:</u></p> <ul style="list-style-type: none">(a) The buildings in these areas are in dire disrepair. There is a hope that the Government can strengthen its role or the Urban Renewal Authority (URA) can take up the leadership in expediting the redevelopment process and overall planning.(b) Redevelopment should be carried out in phases, otherwise it will push up the property prices and rents of the district, rendering it difficult for the affected owners and tenants to find rehousing units in the same district.(c) There are proposals to split “Comprehensive Development Area” (“CDA”) zone into smaller ones or rezone it for residential use to help expedite the redevelopment process. There are also suggestions to retain the “CDA” zone for ease of overall planning for redevelopment.(d) Insitu rehousing is desired to preserve the original social network and save the elderly from adjusting to a new environment.(e) More public housing should be built for the grassroots in the area.(f) Through redevelopment, the provision of community facilities should increase, especially community hall.(g) The setting up of a multi-storey vehicle repairing centre should be considered to centralise the vehicle repairing workshops in the area.

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	(h) Other areas (such as the old buildings in Shek Tong Street) should be included in the Redevelopment Priority Area.
Rehabilitation and Revitalisation Priority Area	<p><u>Nga Tsin Wai Road:</u></p> <p>(a) The street character and stores of the area should be preserved, in particular the cuisine and culture of Thailand, Chiu Chau and other regions.</p> <p>(b) The municipal services building and its surrounding area are not fully utilized. Redevelopment can be considered to increase the provision of community facilities.</p> <p>(c) Provision of more car parks to improve the traffic condition in the area.</p> <p>(d) Dilapidated buildings in the area should be redeveloped as soon as possible. Development of a single block building is nonetheless to be avoided.</p> <p><u>Winslow Street/Gilles Avenue South:</u></p> <p>(a) As some buildings in the area are over 50 years old and given the presence of the funeral service industry, residents in the area opt for redevelopment rather than rehabilitation and revitalization.</p> <p>(b) The funeral service and related industries affect the local community. In the long run, funeral parlors should be relocated or the related uses should be centralised. In the short run, their mode of operation should be improved and incense burners have to be moved away from residential premises to reduce nuisance. The Government should</p>

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	<p>freeze the license application for office use of funeral services in the area, and subsequently solve the existing problems.</p> <p>(c) The provision of pedestrian facilities and lay-bys should be increased, and greening should be promoted to improve the environment.</p>
Mixed Redevelopment and Rehabilitation Area	<p>(a) There is a hope that the Government/URA will redevelop the dilapidated buildings in the area without delay.</p> <p>(b) There is insufficient provision of community and elderly facilities in the area. There is a hope for addition of such facilities after redevelopment.</p>
Revitalising Business Area	<p>(a) Roads in the area are narrow and car parks are lacking. Roadside parking of coaches has caused congestion. More car parks should be provided.</p> <p>(b) Open space provision in the area is insufficient and pedestrian walkways are narrow. Large crowds of tourists usually obstruct the pedestrian walkways and danger may arise easily.</p> <p>(c) Street lighting and environment require improvement.</p> <p>(d) The proposal of revitalising business area is undesirable and is not in line with the Government policy of revitalising industrial buildings for residential use.</p>
Revitalising the Waterfront and Piers	<p>(a) The proposal of providing a continuous waterfront promenade in the long run was well-received as it would allow residents and tourists to travel from Tsim Sha Tsui to</p>

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	<p>the Kai Tak Development Area via the promenade.</p> <p>(b) Water quality of the harbour needs improvement.</p> <p>(c) More leisure facilities, such as cafés, benches can be provided along the promenade.</p> <p>(d) Water taxi service for residents and tourists can be considered.</p> <p>(e) Strengthening the connection between the waterfront and inland areas to attract tourists.</p>
<p>Revitalising Heritage and Designation of a Heritage Trail</p>	<p>(a) The theme of the heritage trail is not distinctive enough.</p> <p>(b) Consideration can be given to include more attractions, such as Pak Tai Temple to enrich the heritage trail.</p> <p>(c) Information, signposts and resting points should be added along the trail.</p> <p>(d) Strengthening connection of the Cattle Depot with the surrounding developments, and making good use of the open area to the south of Cattle Depot for leisure purpose.</p> <p>(e) Increasing accessibility facilities for the disabled and elderly.</p>
<p>Other Initiatives of the PURPs</p>	<p><u>Strengthening Connectivity</u> Strengthening connection with the Kai Tak Development Area.</p> <p><u>Green Decking</u> The area for green decking is too small and it may not be effective.</p>

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	<u>Dining Hub</u> (a) Residents are skeptical about the initiative of a dining hub as operation of existing eating places has affected their daily lives. They are concerned about aggravated nuisance if more eating places are set up. (b) Setting up a cultural hub is more desirable than a dining hub.
Part 2: Public Views on issues other than the Preliminary Urban Renewal Proposals (PURPs) for Kowloon City	
(a) Review the URA compensation policy (b) Insitu rehousing and flat-for-flat scheme should be planned before redevelopment. (c) Redevelopment should not only benefit property developers. The government should balance the benefits of and the impacts of redevelopment on individual owners and tenants. (d) Consider raising the Gross Floor Area in the Comprehensive Development Area as an incentive for redevelopment. (e) The government and URA should lead the redevelopment of the few industrial buildings with multiple ownership.	

Remarks: The above table is only a preliminary summary of public views gathered by the PE Consultant. The Consultant will continue to organise and analyse in-depth comments and results from the questionnaire survey. A Stage 1 Public Engagement Report will be prepared for the consideration of the District Urban Renewal Forum and released publicly.

3. In addition, the progress of the Public Engagement questionnaire survey undertaken by the Polytechnic University is as follows:

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Renewal Area	Sub-Area	Number of questionnaires (%)	Total number of questionnaires from the Renewal Area (%)
Redevelopment Priority Area (R1)	“5 Streets” and “13 Streets”	78 (7%)	260 (23.2%)
	Kowloon City Road/ Lok Shan Road	114 (10.2%)	
	Eight “Wan” Streets/ Ngan Hon Street/ Sung On Street	68 (6.1%)	
Rehabilitation and Revitalisation Priority Area (R2)	Nga Tsin Wai Road	102 (9.1%)	206 (18.4%)
	Winslow Street/ Gilles Avenue South	104 (9.3%)	
Mixed Redevelopment and Rehabilitation Area (R3)	Ngan Hon Street/ Sheung Heung Road/ Kwei Chow Street/ Yuk Yat Street	92 (8.2%)	249 (22.2%)
	Bailey Street/ Chun Tin Street/ Sung On Street	67 (6.0%)	
	Whampoa Street/ Bulkeley Street/ Wuhu Street	90 (8.0%)	

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Renewal Area	Sub-Area	Number of questionnaires (%)	Total number of questionnaires from the Renewal Area (%)
Residents from Other Areas in Kowloon City (R4)		203 (18.1%)	-
Visiting Non-Community Members (V)		204 (18.2%)	
Total		1,122 (100%)	

Remarks: The target number of questionnaires for each of the Areas (R1, R2, R3, R4 and V) is 200.

4. The Polytechnic University is reviewing the number and distribution of questionnaires according to the 2011 Census statistics. The team will consider whether additional survey is required in certain areas for analysis later.

Follow-up Work

5. The PE Consultant will compile, analyse and summarise the public views and questionnaire results received from the Stage 1 PEP. The Stage 1 PEP report will then be prepared for further discussion by the Study Working Group and Steering Group.

Advice Sought

6. Members are requested to note the overview of the Stage 1 PEP and the preliminary summary of public views.

Public Engagement Consultant
Urban Renewal Plan for Kowloon City
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