

## Translation

### **Minutes of the Ninth Meeting of the Kowloon City District Urban Renewal Forum**

Date: 25 March 2013 (Monday)

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: Ms May Fung Mei-wah  
Mr Ho Hin-ming  
Ms Christine Kwok Mun-yee  
Mr Daniel Lau King-shing  
Ms Peggy Poon Wing-yin  
Dr Lawrence Poon Wing-cheung  
Ms Siu Yuen-sheung  
Dr Tang Bo-sin  
Ms Connie Wong Wai-ching  
Mr Stephen Chan Chung-yun

Senior Town Planner /  
Kowloon 3, Planning  
Department (representing  
Ms Fiona Lung Siu-yuk,  
District Planning Officer /  
Kowloon, Planning  
Department)

Mr Wilson Pang Wai-shing  
Chief Traffic Engineer /  
Kowloon, Transport  
Department

Mr William Tsui Yiu-leung  
District Officer (Kowloon  
City), Home Affairs  
Department

Mr Michael Ma

Director, Planning & Design,  
Urban Renewal Authority  
(representing Executive  
Director (Planning & Project  
Control), Urban Renewal  
Authority)

Ms Jessica Ho Yuen-ching

Assistant Secretary (Urban  
Renewal) 4, Development  
Bureau (representing 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 James Mathew Fong  
Rev Hor Yiu-man  
Mr Timothy Ma Kam-wah  
Mr Wen Choy-bon

In attendance: Mr Yeung Tsz-hei

Vice President, Kowloon  
Federation of Associations

Mr Chow Chun-sing

Officer, Kowloon Federation  
of Associations

Dr Ho Wing-chung ]

Ms Cecilia Wong ]

Social Impact Assessment Consultant  
Social Capital and Impact  
Assessment Research Unit,  
Department of Applied Social  
Studies, City University of  
Hong Kong

Mr Geoffrey Chan ] Planning Study Consultant  
Ms Ebby Leung ] AECOM Asia Company Ltd.  
Mr Billy Au Yeung ]

Mr Adrian Cheung ] Public Engagement Consultant  
Ms Nelly Fu ] A-World Consulting Ltd.  
Mr Kwok Hiu-chung ]

**The Chairman** welcomed Members and Mr Michael Ma, Director, Planning & Design of the Urban Renewal Authority who attended the meeting of the Kowloon City District Urban Renewal Forum (“DURF”) for the first time.

### **Agenda Item 1 Confirmation of the Minutes of the Eighth Meeting**

2. **The Chairman** said that the Secretariat circulated the draft minutes of the eighth meeting of DURF to Members by email on 21 January, and received proposed amendments. The revised minutes of meeting were distributed to Members on 19 March 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.

#### *Stage 1 Public Engagement Report for Urban Renewal Plan for Kowloon City*

4. **The Secretary** reported that Members agreed to accept the draft Stage 1 Public Engagement Report at the last meeting. The revised final Public Engagement Report was uploaded onto the website of the Urban Renewal Plan for Kowloon City for public inspection on 18 January. The printed copies of the report were sent to Members in mid March.

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

5. **The Chairman** stated that it was resolved that DURF would act as a supporting organisation to the Kowloon Federation of Associations Old District Revitalisation Project – “Revitalisation of To Kwa Wan Setting off from Cattle Depot” (“the Project”). The Kowloon Federation of Associations (“Federation”) 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 allotted funds for initiating the Project. As such, the **Chairman** invited Mr Yeung Tsz-hei of the Federation to report on the progress of the Project to Members.

6. **Mr Yeung Tsz-hei** stated that the activities of the Project included docent training courses, community guided tour services and an oral historical study. The Project started in last November and was expected to end in this September. Mr Yeung pointed out that the docent training courses under the Project was completed and community guided tour services were being conducted at the present stage. The docent training courses attracted 71 applicants and 50 trained docents including young professionals, academic personnel and experienced and enthusiastic local residents had completed the 4-session lecture and the outdoor learning training. The community guided tours started on 16 February after the completion of the training courses and the service targets included schools, professional sectors, local community organisations and elderly centres. With the assistance of the docent handbook and maps, the trained docents would explain to the participants the history and characteristics of the district with a view to promoting revitalisation of the district by increasing participants’ understanding of the district through such activities. Up to mid March, the guided tours had offered services to 200 persons and the activity was expected to end in August with target participants of about 1,000. As for the oral historical study, the Federation in co-operation with the Hong Kong Institute for the Humanities and Social Sciences of the University of Hong Kong visited some old kai-fongs who worked in the district from the 50s to 70s through the Hong Kong Memory Project by means of the

community network to share with them glimpses of the old factories, industries and trade unions in To Kwa Wan.

7. **The Chairman** thanked Mr Yeung for his report and invited views and enquiries from Members. **The Chairman** asked Mr Yeung whether the Federation would also apply to the Urban Renewal Fund Limited for funding of the Project.

8. **Mr Yeung Tsz-hei** replied that as there were discrepancies between the present Project and the scale previously proposed, the Federation needed more resources in order to further achieve the goal of passing on the cultural heritage of the district and enhance the Project. The Federation submitted a letter of intent to the Urban Renewal Fund Limited under the “Urban Renewal Heritage Preservation and District Revitalising Funding Scheme” in December last year.

9. **Mr Ho Hin-ming** noted that the theme of the Project was “Revitalisation of To Kwa Wan Setting off from Cattle Depot”. However, most of the work carried out under the Project focused on knowing To Kwa Wan without bringing revitalization into effects. He was of the view that more activities should be conducted in the Cattle Depot in order to achieve the goal of true revitalisation.

10. **Ms Siu Yuen-sheung** concurred with the views of Mr Ho Hin-ming that the Project at the present stage did not bring into any revitalising effect. She stated that the government had recently allocated \$100 million to the Kowloon City District Council through the “Signature Project Scheme”. The Kowloon City District Council passed through the motion that the money would be spent on the scheme of revitalising and developing the disused land at the back of the Cattle Depot Artist Village. Since the scheme also focused on the Cattle Depot, Ms Siu was of the view that the future activities under the Project might take the opportunity to capitalise on the scheme of the Kowloon City District Council and systematically enriched the content of the activities in order to attain the common goal of revitalisation.

11. **Ms Connie Wong Wai-ching** declared that she was the president of the Federation and a member of the Kowloon City District

Council. She stated that the Federation had taken an active role in community development, culture and arts. She concurred with the views of Ms Siu Yuen-sheung and Mr Ho Hin-ming, and pointed out that revitalisation could be undertaken in different stages, including getting to know, deepening understanding, development, inheriting and continuation. Plenty of resources were required to attain the goal of revitalisation. Since the fund was limited, the Project had to be undertaken in stages, and the subsidy obtained at the present stage was for helping the participants get to know To Kwan Wan. Ms Wong stated that the Federation had tried to apply to the District Council for funding of more activities, however the application was not approved by the relevant committee. As the Kowloon City District Council had an allocation of \$100 million under the “Signature Project Scheme” and agreed to spend the money on revitalising and developing the disused land at the back of the Cattle Depot Artist Village, she agreed with Ms Siu Yuen-sheung that it was opportune to capitalise on the work of the District Council and conduct more activities in the coming half year along the direction of revitalisation, culture and arts.

12. **Mr Yeung Tsz-hei** explained that the “Revitalisation of To Kwa Wan Setting off from Cattle Depot” Project comprised a few items when the funding application was made. However, as the subsidy obtained was limited, some of the items were not undertaken. As such, the present activities gave an impression of mainly focusing on the getting to know element without bringing revitalising effect. However, he said that with limited resources, the Federation would continue to explore other possible funding support for promoting the planned activities under the Project. The present activities had enhanced the kai-fongs’ understanding of the community and strengthened the connection with them. This would be conducive to the activities in the next step, and further revitalise the community.

13. **Ms Christine Kwok Mun-ye**e stated that a themed walking trail was proposed under the Urban Renewal Plan. She was of the view that the Consultants concerned should draw reference from the guided tour activities conducted by the Federation at the Stage 2 Public Engagement, and had better communication and co-ordination with the Federation.

14. **The Chairman** proposed that such point could be further elaborated at the discussion on the agenda item of the Stage 2 Public Engagement.

15. **Mr William Tsui Yiu-leung** stated that a working group was set up by the District Council to follow up the revitalisation and development of the disused land at the back of the Cattle Depot Artist Village. He would reflect Members' views on the Cattle Depot to the working group.

16. **The Chairman** thanked Mr Yeung Tsz-hei, representative of the Kowloon Federation of Associations, again for his report.

**Agenda Item 3 Draft Stage 1 Social Impact Assessment Report for Urban Renewal Plan for Kowloon City (Discussion Paper No.: DURF KC/01/2013)**

17. **The Chairman** welcomed the representatives of the Social Impact Assessment ("SIA") Consultant, Social Capital and Impact Assessment Research Unit, Department of Applied Social Studies, City University of Hong Kong, to the meeting and invited Ms Christine Kwok Mun-ye, member of the Public Engagement and Social Impact Assessment Study Steering Group, to brief Members on the Draft Stage 1 Social Impact Assessment Report submitted by the Consultant.

18. **Ms Christine Kwok Mun-ye** stated that she made the report on behalf of Mr Timothy Ma Kam-wah, convener of the Study Steering Group, who was unable to attend the meeting. She pointed out that the Study Steering Group, at its meeting on 5 March, generally accepted the proposals on the mitigation measures raised by the SIA Consultant. The relevant measures were listed at **Annex 1** of the Discussion Paper. The Consultant would brief Members on the details.

19. **Dr Ho Wing-chung** briefed Members on the progress of the SIA study and the process of data analysis. He pointed out that the affected groups in the district were identified during the process and they

included the owners, tenants, elders, new arrivals, rooftop occupants, ethnic minorities and business operators who were mainly from the vehicle repairing industry, funeral and related industries, restaurants and the jewellery industry. Dr Ho stated that the mitigation measures proposed were threefold namely, a one-stop support and information service centre as a basis, promoting the existing policies and continuing to develop the existing supporting schemes, and establishing liaison with local organisations and institutions in order to provide services systematically. Dr Ho then shared with Members different potential difficulties faced by the affected groups and the corresponding proposed mitigation measures in specific.

20. **The Chairman** invited Members to provide their views on the Draft Stage 1 Social Impact Assessment Report.

21. **Mr Michael Ma** noted that the urban renewal social service teams of the Urban Renewal Fund Limited were mentioned in the Report. He pointed out that the scope of work for the social service teams was limited to providing services for residents affected by redevelopment projects implemented by the URA. If it was proposed to extend the scope of work of the social service teams to cover the private redevelopment projects, it would involve amendments to the scope of work of the social service teams. DURF should discuss and follow up with the Urban Renewal Fund Limited on the issue.

22. **The Chairman** stated that once the proposals were confirmed after the Stage 2 Public Engagement, DURF would reflect to the government. As the Development Bureau had a role to play in the Urban Renewal Fund Limited, amendments to the scope of work of the urban renewal social service teams would be followed up by the Authority when necessary.

23. Regarding the proposals on establishing liaison with local organisations and institutions, **Dr Tang Bo-sin** asked whether the URA and the Kowloon City District Office would play a certain role. He invited Dr Ho Wing-chung as well as representatives of the URA and the Kowloon City District Office to share their views.



24. **Dr Ho Wing-chung** stated that it was found from the social impact assessment survey and consultations conducted that the local residents would follow a specific assistance-seeking pattern if they encountered redevelopment or rehabilitation problems. To Kwa Wan North (“5 Streets” / “13 Streets” areas) residents usually sought assistance from non-government organisations (NGOs), while To Kwa Wan Central and South residents tended to seek assistance from the District Council members. Even though assistance was sought from different sources, Dr Ho Wing-chung was of the view that those different kinds of support platforms could provide appropriate information and assistance to the affected groups. If the services of those support platforms could be coordinated in the future, he believed that the support provided would be more effective. Regarding which party should play a leading role in specific, he opined that further exploration was needed, however prior consideration to make better use of the current services had to be made.

25. **Mr Michael Ma** stated that the building maintenance services provided by the URA would be further expanded and the Urban Renewal Resource Centre of the URA currently set up in Tai Kok Tsui was a testing point. He pointed out that the URA was not playing a leading role, however it was hoped that the centre could provide a venue for meetings by the NGOs and those people in need with a view to providing consistent and accurate information on redevelopment and rehabilitation to them. The URA was considering to set up similar centres in different districts.

26. **Mr William Tsui Yiu-leung** pointed out that if any redevelopment/rehabilitation projects were confirmed, dedicated staff of the relevant organisations would provide assistance to the affected residents. For example, under the URA’s Kwun Tong Town Centre Project, there were dedicated working teams providing convenient support services to the people affected based on the unique environment of the district. In view of different characteristics of the Kowloon City sub-areas, it might not be appropriate to set up a one-stop support platform. Notwithstanding the professional knowledge on building management by the Home Affairs Office, it might not have sufficient professional knowledge to handle other redevelopment issues such as valuation etc. Those issues ultimately required to be referred to the

relevant organisations for assistance. As such, he opined that the respective organisations could make better use of the resources with the current practice to provide various support services. However, he would adopt an open attitude in relation to any further proposals.

27. **Ms Connie Wong Wai-ching** stated that the content of the SIA Report was so comprehensive and detailed that it could further help in facilitating redevelopment in the district. The proposals in the Report could serve as clear guidelines, and the public would feel that transparency was increased. The proposals, which had taken care of the needs of the new arrivals, rooftop occupants and ethnic minorities, were pragmatic. She also agreed that the proposals had enhanced the publicity of and promoted the existing services. As for the proposal to strengthen liaison with the local supporting organizations, Ms Wong opined that owing to the restricted terms of reference of the DURF, the next step would be to reflect the proposals in the Report to concerned government bureaux/departments or community organisations for future follow-up action.

28. **Ms Siu Yuen-sheung** lent support to the proposal to set up a one-stop support platform. Since redevelopment and rehabilitation work was not solely undertaken by the government and there was participation by private developers, the proposed support platform would provide assistance to the residents and owners in the process, and provide them with neutral and appropriate views to erase their worries of any swindle as well as facilitate the progress of redevelopment and rehabilitation in the district.

29. **Dr Lawrence Poon Wing-cheung** was concerned about the issue of acquisition compensation to the residents during redevelopment. He considered that the worries of the residents stemmed from a lack of understanding on the compensation arrangements by URA and the ordinances related to property acquisition by private developers. He proposed that as a mitigation measure, seminars should be conducted in collaboration with the related professional bodies such as the Hong Kong Institute of Surveyors for provision of professional and impartial advice on the acquisition and compensation issues to the residents in the capacity of a third party.

30. **The Chairman** concluded Members' discussion, and pointed out that the Draft Stage 1 SIA Report provided comprehensive and in-depth details. Also, the mitigation measures proposed were generally appropriate. As agreed by Members, **the Chairman** announced that the Draft Report was endorsed. The SIA Consultant in collaboration with the Planning Study Consultant would conduct consultations on the proposed mitigation measures during the Stage 2 Public Engagement in order to refine the details of the measures. The final proposed measures by DURF would be submitted to the Authority for consideration and implementation. DURF would also monitor the follow-up actions taken by the government during its term of appointment.

#### **Agenda Item 4 Draft Urban Renewal Plan for Kowloon City (Discussion Paper No.: DURF KC/02/2013)**

31. **The Chairman** invited Mr Geoffrey Chan, the representative of AECOM Asia Company Ltd, the Planning Study Consultant, to brief Members on the Draft Urban Renewal Plan for Kowloon City.

32. **Mr Geoffrey Chan** invited Members to note the supplementary information on **Plans 1 and 2**, tabled at the meeting and briefed Members on the work flow in preparing the Draft Urban Renewal Plan for Kowloon City ("DURP") and the work undertaken since the last meeting. He compared the differences between the DURP and the Preliminary Urban Renewal Proposals for Kowloon City ("PURPs") previously prepared, and highlighted the major amendments proposed in response to public comments. The major amendments comprised inclusion of the Shek Tong Street area west of Ma Tau Wai Road into the proposed Mixed Redevelopment and Rehabilitation Area; amendment of the Rehabilitation and Revitalisation Priority Area along Winslow Street / Gillies Avenue South, Hung Hom to Mixed Redevelopment and Rehabilitation Area; and not considering the proposals of setting up dining hubs and revitalising the business area. Mr Chan then gave Members detailed account of the major proposals of the DURP. In response to public aspirations and concerns, the DURP established clear positioning for the four areas in the district, including Nga Tsin Wai Road (Lung Tong), "5 Streets" and "13 Streets" (To Kwa Wan), To Kwa Wan

Central and Wuhu Street/ Winslow Street / Gillies Avenue South (Hung Hom) to tie in with different urban renewal proposals and help shape distinctive district character. In addition, designation of a themed walking trail, revitalising the Cattle Depot, enhancing waterfront and district connectivity, and optimising land resources to facilitate urban renewal were proposed under the DURP.

33. **The Chairman** stated that as some of the Members were members of the Planning Study Steering Group and Members had site visits in respect of the proposals, most of the Members should have an initial understanding of the DURP. To facilitate discussion among Members, the Chairman proposed to discuss the item by area or proposal, and invited the Consultants to provide responses to Members' comments at once.

*Nga Tsin Wai Road (Lung Tong)*

34. **The Chairman** stated that the issues of the area included inadequate parking spaces, redevelopment of the Kowloon City Municipal Services Building, enhancing connectivity of Kai Tak Road and Sa Po Road with the Kai Tak Development Area as well as designation of part-time pedestrian precinct for concerned streets in the area. He invited Members to discuss on the issues.

35. **Ms Connie Wong Wai-ching** pointed out that traffic condition played an important role in retail development and parking issue was of the most concern in the district. She agreed to the exemption of car parking requirement on small redevelopment sites in the short term as proposed in the DURP in order to preserve the shop-lined street character, however on the other hand, she was concerned about whether there were adequate parking facilities in the district. Ms Wong noted that the DURP proposed to provide underground parking facilities beneath Carpenter Road Park and the redeveloped Kowloon City Municipal Services Building. She opined that consideration should be given to whether the parking spaces exempted from redevelopment could be reprovisioned within the district before the implementation of the proposal to ensure the supply of adequate parking spaces. She also stated that parking spaces should be provided at the redeveloped Kowloon City Municipal Services

Building and beneath the Carpenter Road Park at the same time in order to cope with the traffic problems in the district.

36. **Mr Ho Hin-ming** stated that the coverage of proposals in the DURP was adequate, however he suggested that the proposals should add more vitality to the district, and in the long run should improve and provide more leisure and sports facilities in the district. In addition, on the proposal for redeveloping the Kowloon City Municipal Services Building, he considered not suitable to propose Lok Fu Recreation Ground as the site for interim reprovisioning of the affected facilities as it was located too far away and had already been highly utilized.

*“5 Streets” and “13 Streets” (To Kwa Wan)*

37. **Ms Connie Wong Wai-ching** agreed to subdivide the “Comprehensive Development Area” (“CDA”) zones of the area in the proposals, in particular the “CDA” zone of “5 Streets”. The northern part of this zone was currently occupied by factories and the southern part was residential dwellings. They were different in terms of function and the subdivision was reasonable. She also opined that the plot ratio of “5 Streets” should be increased and the building height restriction should be relaxed appropriately. As for the “CDA” zone of “13 Streets”, she considered that the effect of the proposed subdivision was not significant. The “CDA” zone of “13 Streets” covered a large area and its implementation was still difficult even though it was further subdivided. Ms Wong pointed out that “13 Streets” being adjacent to the Kai Tak Development Area was at a strategic location. It was inadequate to connect the Cattle Depot, “13 Streets” and Kai Tak Development Area only by pedestrian walkways. She opined that the pedestrian and vehicular traffic in the district should be segregated and comprehensive planning for the area was required. Ad hoc single-block redevelopment was not desirable for the area. She proposed that the redevelopment of “13 Streets” should be led by the URA so that opportunity could be taken to provide community supporting facilities in the district.

38. **Mr Michael Ma** supported the subdivision of the “CDA” zone of “13 Streets”. If the redevelopment of “13 Streets” was not sub-divided, the total number of households affected would be 3 times of that affected by the Kwun Tong Redevelopment Plan. Irrespective of who would lead the redevelopment, the proposed subdivision of the “CDA” of “13 Streets” would lend impetus to any developers. However, Mr Ma stated that to deal with the development problems involved, detailed comprehensive planning was required to determine the way to subdivide the “CDA” zone. Based on the current subdivision proposal made by the Consultants, development potential of the site in the middle was limited, taking into consideration the new sustainable building design guidelines, the set-back requirements and the proposed pedestrian walkways. As such, he proposed that follow-up actions should be taken on the ways to subdivide and determine the site development parameters in order to ensure the feasibility of development at the site by any developers including the URA.

39. **The Chairman** stated that the workload of the Consultants and the time and resource constraints of DURF had to be taken into consideration. The subdivision was proposed in principle. After the consultation was carried out and the public agreed to the proposal, it could be further studied in detail or be followed up by the government departments.

40. **Mr Michael Ma** understood that the subdivision proposal was just conceptual. In his view, if there were unresolved technical problems as a result of the constraints on the study scope, a remark should be added in the report to remind that there were relevant works to be followed so as to avoid any misunderstanding on the subdivision proposal by the public.

41. **Mr Ho Hin-ming** was concerned about the detailed arrangements in respect of the pedestrian walkway in the middle after subdivision of the “CDA” zone of “13 Streets”. Apart from the pedestrian walkway, he opined that a carriageway for vehicular traffic should also be provided.

42. **The Chairman** responded that a pedestrian walkway connecting Sung Wong Toi Road and Mok Cheong Street was proposed in the 3 “CDA” zones in the north of “13 Streets”. As for the “CDA” zone in the south, a carriageway connecting Mok Cheong Street and Ma Tau Kok Road could be incorporated where the area was subdivided.

To Kwa Wan Central

43. **The Chairman** pointed out that the proposals for the area included expanding the area of the Mixed Redevelopment and Rehabilitation Area to cover the land in Chatham Road North, Ma Tau Wai Road and San Wai Street; rezoning the land on both sides of the East Kowloon Corridor to “Other Specified Uses” annotated “Mixed Use” to alleviate the environmental problems arising from the East Kowloon Corridor; and beautifying the streetscape underneath the East Kowloon Corridor flyover. He invited Members to express their views on the proposals.

44. **Ms Siu Yuen-sheung** stated that the East Kowloon Corridor flyover had penetrated environmental impacts on the local residents. They should be further consulted on the proposal of rezoning the land along the flyover to commercial uses after redevelopment. However, she was of the view that the demand for commercial uses in the district should be considered. If the land was designated for residential use, the existing environmental problems could not be resolved by building design and mitigation measures. As such, in her view, after the opening of the Central Kowloon Route and the Shatin to Central Link and with the ageing of the East Kowloon Corridor flyover, demolition of the flyover could be a long-term solution to the problems there. As for the short-term improvement proposals in respect of the streetscape underneath the East Kowloon Corridor flyover, she lent support to it.

45. **The Chairman** added that the proposed “Other Specified Uses” annotated “Mixed Use” zone did not necessarily mean that it had to be for commercial uses, but it would provide flexibility to the developers for more development choices, thereby helping resolve the existing environmental problems.

46. As for improvements to the traffic problems along Man Yue Street and Man Lok Street, **Ms Siu Yuen-sheung** stated that the most effective way was to open up Sung On Street. She mentioned that there had been discussion with the Green Island Cement (Holdings) Ltd. on arrangements to open up Sung On Street, however, Transport Department had reservations on the proposal. She considered that the Consultants should study the above proposal in the DURP so as to tie in with the development of the district. The locals thought that Sung On Street should be opened up in order to improve the traffic circulation.

Wuhu Street / Winslow Street / Gillies Avenue South (Hung Hom)

47. **Mr Michael Ma** stated that the contravention should not be resolved by means of redevelopment as it would invite opposition. He had reservations in addressing the impacts caused by the funeral and related industries in the district by redevelopment. As there were several funeral parlours at Hung Hom, it was not easy for funeral and related industries to move to other districts. In addition, there were different vested interests of the industries, and he envisaged that there would be great challenges in dealing with the issue.

48. **Mr Ho Hin-ming** concurred with the views of Mr Michael Ma. He also opined that the proposed provision of hearse parking spaces would further amplify the scale of the industries in the area. The public did not wish to see the development of the funeral and related industries in the area, and hoped that the industries could be located further away from the residential dwellings. The proposal was against the public aspiration.

49. **Ms Siu Yuen-sheung** opined that the problems caused by the funeral and related industries in the area could not be resolved completely in the short run. As a means of temporary measures to improve the environment, apart from the extension of opening hours of the furnace services in the parlour, she proposed to consider setting up public joss paper furnaces elsewhere such as under the nearby flyover so as to minimise the impacts on the surrounding residents.



*Enhancing Waterfront / Kowloon City Ferry Pier and other Proposals*

50. **The Chairman** proposed that in considering proposals of enhancing waterfront and others, Members should not dwell on the details. Members were only required to agree to the proposals in principle. In particular for the aspect of enhancing waterfront, a dedicated Harbourfront Authority was planned to be set up to take follow-up actions. The details for implementation of the proposals could then be handled by that organisation.

51. **Mr Ho Hin-ming** opined that it could make better use of the car park site of the Kowloon City Ferry Pier in the district. He noted that there was a plan to develop the site as a public transport interchange with a landscape deck on the above under the Central Kowloon Route project. Since the vacant land to the south of the Cattle Depot would also be developed into a park, he was of the view that consideration could be given to make better use of the deck above the public transport interchange for other uses, given that there was a shortage of land supply in Hong Kong.

52. **Ms Siu Yuen-sheung** said that there was a lack of coach parking spaces in the area of Kowloon City Ferry Pier. The government could make optimum use of the space by incorporating coach parking spaces into the design of the public transport interchange. If car park could be provided underneath the bus stop, it would help resolve the traffic problems in To Kwa Wan. As for enhancing and connecting the waterfront promenade, she agreed to the proposals and reiterated that discussion with Green Island Cement (Holdings) Ltd. should be explored so that a continuous waterfront promenade be provided to connect Tsim Sha Tsui, To Kwa Wan and even Kai Tak area.

53. **The Chairman** invited the Consultants to give collective responses to Members' comments.

54. **Mr Geoffrey Chan** made the following responses in respect of the views and enquiries raised by Members:

- (a) the proposals for exemption of car parking

requirement and provision of car parking spaces within the proposed Rehabilitation and Revitalisation Priority Area in Nga Tsin Wai Road (Lung Tong) were complementary. He agreed that these two proposals needed to be complementary to each other and would stress in the report that the two proposals were interrelated. In shaping the character of the area, he pointed out that not only commercial or dining characters, but the vitality element would also be taken into account, and supplementary information would be provided in the report. As for the proposals on provision of underground car park at the redeveloped Kowloon City Municipal Services Building and Carpenter Road Park, he opined that it would be more difficult to implement the two proposals simultaneously and the current assessment showed that the area might not require so many parking spaces. The details of the implementation would hinge on the then traffic conditions;

- (b) as for the “5 Streets” and “13 Streets”, the Consultants would prudently consider the proposal on relaxing the building height restrictions of “5 Streets”. Since “5 Streets” was located on the waterfront lots, the public would have grave concerns on the impacts arising from the relaxed building height and thus there was a need to balance different considerations of various parties. For “13 Streets”, Mr Chan stated that it was most desirable if the redevelopment of the area would be led by a single agency. However, there was no such assumption adopted in the proposal as the prime concern was to expedite the redevelopment process. Regarding the suggestion made by Mr Michael Ma on adding the remark in the report to stress the need for follow-up actions on the planning details in implementation of the subdivision proposals, he agreed to provide supplementary information in the report;

- (c) as for the concerns on the East Kowloon Corridor flyover, Mr Chan explained that there were differences among the East Kowloon Corridor, the Central Kowloon Route and the Shatin to Central Link in terms of transport functions and planning objectives. From the traffic point of view, as the Central Kowloon Route could not replace the East Kowloon Corridor flyover, there was no proposal to demolish the flyover. In addition, he would propose appropriate long term arrangements for opening up Sung On Street based on the traffic need;
- (d) in respect of the public transport interchange at Kowloon City Ferry Pier, the Consultants had several rounds of communication and discussion with the Transport Department and Highways Department so as to find out effective and feasible improvement schemes for resolving the parking issue in the area. The government was considering to provide an appropriate number of parking spaces there to meet the local demand, however it would involve complicated engineering issues. The Central Kowloon Route project of the Highways Department had already put up a concrete proposal for the site, including the provision of a landscape deck above the public transport interchange. Public consultation for the proposal was undertaken by the Highways Department. The Consultants would incorporate the relevant views for an overall consideration in the study; and
- (e) as for the proposal on provision of hearse parking spaces at Hung Hom, Mr Chan stated that the proposal did not aim at encouraging the development of funeral industry in the district. He understood that local residents needed to co-exist with the funeral and related industries for quite some time. To

alleviate the impacts of the industries on the local residents, the Consultants therefore proposed to collectively provide hearse parking spaces at a location that was far away from the residential dwellings and near the funeral facilities so as to improve the situation in which hearses were randomly parked in the district as well as to reduce the psychological disturbance on the local residents. As for furnace facilities, the Consultants would liaise with relevant government departments and explore to extend the current opening hours of the furnace in the Grand Peace Funeral Parlour so as to meet the public need for burning joss papers and to minimise the impacts on the local residents.

55. **Dr Tang Bo-sin** added that the Consultants had spent a long time on liaison with the government departments and had taken valuable comments from Members into account in the formulation of the DURP. He hoped that the proposals of the DURP after the revision could serve as a basis for consultation at the next stage of public engagement.

56. **The Chairman** urged the Consultants to consider Members' comments and as agreed by Members, he announced that the proposals in the DURP were accepted in order that the Stage 2 Public Engagement could be launched.

**Agenda Item 5 Draft Stage 2 Public Engagement Strategy for Urban Renewal Plan for Kowloon City  
(Discussion Paper No.: DURF KC/03/2013)**

57. **The Chairman** welcomed the representatives of the Public Engagement Consultant, A-World Consulting Ltd., to the meeting and invited Ms Christine Kwok Mun-yee, member of the Public Engagement and Social Impact Assessment Study Steering Group, to brief Members.

58. **Ms Christine Kwok Mun-yee** stated that the Study Steering Group had been briefed on the Stage 2 Public Engagement Strategy at its meeting on 5 March, and had in principle endorsed the relevant draft strategy. However, members of the Study Steering Group opined that the Public Engagement opening ceremony should be conducted after the information was properly prepared and the publicity materials were printed. She invited Mr Adrian Cheung, representative of the Public Engagement Consultant, to brief Members on the proposals for the Public Engagement Strategy.

59. **Mr Adrian Cheung** briefed Members on the gist of the Stage 2 Public Engagement and stated that preparatory work for the public engagement had been made by the Consultants. He pointed out that the Consultants would arrange an opening ceremony for launching the Stage 2 Public Engagement. The opening ceremony would be conducted in the form of briefing with the objectives to allow the District Council members and the Area Committee members to understand the contents of the DURP before the public engagement and facilitate them to conduct local consultations. Having listened to the advice of the Steering Group members, the opening ceremony was scheduled to be held on 29 April. Mr Cheung then briefed Members on the Stage 2 Public Engagement activities, their targets and the flow of the activities. The Stage 2 Public Engagement activities included 4 community workshops which disseminated information to the public and let them have an in-depth understanding of the DURP; 5 topical discussions with focus on individual areas and issues, which allowed the public to have in-depth group discussions on the proposals under the guidance of academics, professionals and DURF members; and also a public forum which provided an open platform for the public to discuss at the final stage. Meanwhile, the Consultants would also arrange roving and mobile exhibitions in the district, sharing sessions as well as providing a website platform to widely collect public views. Regarding the publicity, Mr Cheung pointed out that the Consultants would inform local residents of the Stage 2 Public Engagement by post circular service, and promote the public engagement activities and encourage the residents to participate in the activities with the assistance of community service organisations and NGOs. He stressed that the Consultants would also arrange media interviews.

60. **The Chairman** invited Members to raise their comments on the Draft Stage 2 Public Engagement Strategy. Without further comments from Members, **the Chairman** announced the acceptance of the Stage 2 Public Engagement Strategy.

61. **The Secretary** added that the Consultants were preparing the digest of the Stage 2 Public Engagement which would be circulated to Members for perusal within this week so as to facilitate the printing of the digest.

**Agenda Item 6 Kowloon City District Urban Renewal Forum –  
Terms of Reference of the Education Working  
Group  
(Discussion Paper No.: DURF KC/04/2013)**

62. **The Secretary** stated that it was agreed at the last meeting that an Education Working Group would be set up to strengthen the DURF's public educational role. The Secretariat after the meeting invited Members to join the Working Group by email and there was a total of 9 members indicating their interests in joining the Working Group. As for the terms of reference of the Education Working Group, the Secretariat proposed the following two terms for Members' consideration and endorsement:

- (a) planning and promotion of public education outreach activities to raise public awareness on urban renewal work and the work of DURF; and
- (b) reporting the work progress to DURF.

After endorsing the terms of reference of the Education Working Group by Members, the Secretariat would arrange meetings to follow up public education work.

63. **The Chairman** invited Members to provide their comments on the proposed terms of reference for the Education Working Group. Since there was no comment from Members on the proposed

terms of reference, **the Chairman** announced the endorsement of the proposed terms of reference.

**Agenda Item 7 – Any Other Business**

64. There being no other matters for discussion, the meeting was adjourned at 5:25 p.m.

**Secretariat**

**Kowloon City District Urban Renewal Forum**

**March 2013**