

(Translation)

Kowloon City District Urban Renewal Forum

For discussion on
25 March 2013

Paper No.: DURF KC/02/2013

Draft Urban Renewal Plan for Kowloon City

Purpose

This paper aims to report to Members on the work progress of the Planning Study and invites Members to endorse the Draft Urban Renewal Plan (“DURP”).

Work Progress

2. Based on the findings of the Stage 1 Public Engagement (“PE”) and Social Impact Assessment (“SIA”) as well as the discussion with relevant government departments and organisations, the Planning Study Consultant proposed various planning strategies and measures that could be implemented in the near future in response to the key issues identified, and reported to the Kowloon City District Urban Renewal Forum (“DURF”) at its meeting on 12 December 2012. Subsequently, the Consultant further discussed with relevant government departments and organisations, made reference to and considered the findings of the SIA which was conducted in tandem, in order to prepare the DURP which comprised measures that can be implemented in the near future as well as short-term, medium-term and long-term proposals.

3. A full set of renewal proposals included in the DURP were discussed at the Study Working Group (“WG”) meeting on 21 February. After incorporating WG’s comments, the DURP was then discussed at the Study Steering Group (“SG”) meeting on 5 March. The SG endorsed the content of the DURP in principle and agreed to submit the DURP incorporated with Members’ comments to DURF for consideration.

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4. The DURP aims to guide and facilitate the urban renewal work in the district. According to the new Urban Renewal Strategy's 4R business strategy, namely redevelopment, rehabilitation, revitalisation and heritage preservation, the DURP defines appropriate areas in the Kowloon City District for promoting various urban renewal approaches, and recommends urban renewal proposals in response to different local issues. These proposals aim to match with the future positions of each individual sub-area in the district and shape the local character for each individual area; and to facilitate urban renewal through setting up a themed walking trail, enhancing local connection and making better use of land resources. In view of the different implementation timeframe, the proposals are categorised into measures that can be implemented in the near future, short-term, medium-term and long-term proposals in response to local demand for urban renewal and improvement of local environment. For the gist of urban renewal proposals and the details of the DURP, please refer to **Annexes I** and **II** respectively.

Shaping Local Character

5. In response to the local key issues and to facilitate urban renewal, as well as to seize various opportunities of Kai Tak Development Area and the future railway development, it is proposed to develop a clear positioning for each area in line with the proposed urban renewal proposals to shape distinctive local characters to accomplish the vision of the Urban Renewal Plan for Kowloon City, "Conserve History and Culture; Synergise with Surrounding Developments; Optimise Land Resources; Creating Quality Living Environment":

- a) **Nga Tsin Wai Road Area** – the area is identified as Rehabilitation and Revitalisation Priority Area. By preserving the vibrant street life and the historical and cultural characteristics of the area, improving the environment of major roads and pedestrian entry/exit points, improving linkages with the surroundings, and enhancing community facilities provision, it is intended to revitalise the area and preserve

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the local character, while strengthening its function as a gateway to Kai Tak Development Area;

- b) **“5 Streets” and “13 Streets”, To Kwa Wan Area** – the area is identified as Redevelopment Priority Area. By facilitating redevelopment in the area to improve the living environment and to facilitate a better integration with Kai Tak Development Area, it will turn the area into a gateway for To Kwa Wan to Kai Tak Development Area. In addition, with the implementation of future Cattle Depot revitalisation initiatives and the existing recreational facilities, the area can be transformed into a cultural and art living district;
- c) **To Kwa Wan Central** – the area includes the Redevelopment Priority Area of Eight “Wan” Streets and areas near Kowloon City Road, and Mixed Redevelopment and Rehabilitation Area of Sheung Heung Road/Yuk Yat Street, Bailey Street/Chun Tin Street and Pak Kung Street/Ma Tau Wai Road. Through improvement of street environment, opportunities of the future railway development and redevelopment of areas with incompatible land uses which cause nuisance to residents, the area will be developed into a new local centre in the future; and
- d) **Hung Hom Area** – the area is identified as Mixed Redevelopment and Rehabilitation Area. With the opportunities of the new railway service, it will improve the pedestrian environment and connectivity of the area, and relief conflicts caused by incompatible land uses and hence improving the image and living quality of the area.

Setting up Themed Walking Trail

6. The DURP proposes to set up a themed walking trail to integrate the existing local resources, link up and organise the existing and planned attractions which are of historic, cultural or architectural significance as well as public activity

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space so as to strengthen the historical and cultural characteristics, and to shape a distinctive image for the district.

7. According to the characteristics of the areas along the trail, the themed walking trail will be divided into Waterfront Leisure Walk, Artistic Community Walk, Local Historical Walk and Walled City Historical Walk. In particular, Cattle Depot will be one of the major attractions along the themed walking trail and it will match with the future revitalisation initiatives of the Development Bureau and the Signature Project Scheme initiated by Kowloon City District Council to improve the Cattle Depot.

Local Connection and Enhancing Harbourfront Proposals

8. The proposals of enhancing local connection and harbourfront are to improve the pedestrian environment and connectivity of major roads in the district while strengthening the pedestrian orientation in the area. It is recommended to make good use of the existing coastline of the district, link up harbourfront areas and develop a waterfront promenade. Hoi Sham Park area can also be developed into a leisure and recreational node along the harbourfront, whereas the Kowloon City Ferry Pier and Green Island Cement Pier area can be revitalised into commercial and dining node. Regarding the industrial buildings in the vicinity of the Kowloon City Ferry Pier and its adjoining public transport interchange, it has the potential for comprehensive development, with provision of parking spaces for private cars and coaches to meet the local needs. In addition, the Consultant also proposes to strengthen the connectivity of pedestrian walkways from the east to west in the district so as to enhance the connection between the harbourfront and the hinterland.

Making Better Use of Land Resources to Facilitate Urban Renewal

9. The DURP proposes to make use of land resources in the district to offer more in situ rehousing options for residents affected by redevelopment projects, in order to preserve the social network. In particular, it is suggested that the implementation of “Flat-for-flat” arrangement should be carried on, and at the same time, increasing the supply of units in the district for such arrangement. In addition, it is proposed to review the feasibility of redeveloping public housing estates that are

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of low development intensity in the district, so as to increase rental or subsidized housing supply.

Follow-up Work

10. The Planning Study Consultant will provide information to the PE Consultant, and assist in the preparation of the Stage 2 PE activities. The Consultant will also attend the relevant activities and present the DURP to the public so as to understand the public views directly. Based on the findings of the Stage 2 PE activities and the SIA, the Consultant will revise the DURP and prepare the Recommended Urban Renewal Plan for the DURF.

Advice Sought

11. Members are invited to note the work progress of the Planning Study Consultant, provide comment on the DURP submitted by the Consultant and consider if the proposals can be endorsed.

Planning Study Steering Group
Urban Renewal Plan for Kowloon City
March 2013