

Translation

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

Date: 26 August 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

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

Mr Michael Ma

Director, Planning & Design,
Urban Renewal Authority
(representing Executive
Director (Planning & 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

Mr Yeung Min Senior Engineer/Kowloon District Central (representing Mr Wilson Pang Wai-shing, Chief Traffic Engineer/ Kowloon, Transport 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 James Mathew Fong
Mr Ho Hin-ming
Ms Connie Wong Wai-ching

In attendance: Mr Lawrence Yau Director, Corporate Communications, Urban Renewal Authority

Ms Jessica Ho Yuen-ching Assistant Secretary (Urban Renewal) 4, Development Bureau

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

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

Dr Ho Wing-chung] Social Impact Assessment Consultant
Ms Chan Ka-yan] 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 of the Urban Renewal Plan for Kowloon City to the meeting of the Kowloon City District Urban Renewal Forum (“DURF”) and congratulated Ms Connie Wong Wai-ching on being awarded the Silver Bauhinia Star this year and Dr Lawrence Poon Wing-cheung on being appointed as Justice of the Peace.

Agenda Item 1 Confirmation of the Minutes of the Ninth Meeting

2. **The Chairman** said that the Secretariat circulated the draft minutes of the ninth meeting of DURF to Members by email on 21 June and Members had no comments on them. The draft minutes of meeting were re-circulated to Members by email on 20 August. As agreed by Members, **the Chairman** announced that the minutes of meeting were confirmed.

Agenda Item 2 Matters Arising

3. **The Chairman** invited the convener of the Education Working Group, Ms Christine Kwok Mun-ye, to report on the work of the Education Working Group under Agenda Item 6 of the last meeting.

4. **Ms Christine Kwok Mun-ye** reported that the Education Working Group agreed at its meeting on 9 May that education workshops would be organised in June and education promotion activities on urban renewal would be held in end 2013/early 2014. In June, the Secretariat made use of the exhibition panels used during the Stage 2 Public Engagement to carry out six education workshops entitled “Urban Renewal – Challenges Faced by Kowloon City District” and “Lung Shing Culture – Talking from the Cattle Depot” at the Cattle Depot. The activities attracted a total of 110 locals including students, social workers and residents to participate. With the permit of resources, the Secretariat would organise talks/workshops on the invitation of local social welfare organisations or schools to promote the work of DURF. As for the preparation of education promotion activities on urban renewal, Ms Kwok stated that the Secretariat had earlier sent a proposal to Members for consideration. The proposed activities would include booth game design competition and one-day outdoor promotion activities (including exhibition, booths and history sharing sessions). She hoped that the content

of the Recommended Urban Renewal Plan could be exhibited to the public during the activities. She also stated that the Secretariat would submit the funding application for the proposed activities to the Urban Renewal Fund Limited later.

5. Without any comments from Members, **the Chairman** thanked Ms Christine Kwok Mun-yea for her report.

Agenda Item 3 Preliminary Summary of Public Views – Stage 2 Public Engagement for Urban Renewal Plan for Kowloon City (Discussion Paper No: DURF KC/05/2013)

6. **The Chairman** welcomed the representatives of the Public Engagement Consultant to the meeting and stated that the Stage 2 Public Engagement (“PE”) had successfully completed with positive responses from the public. He invited Mr. Adrian Cheung to brief Members on the public views received during the Stage 2 PE.

7. **Mr Adrian Cheung** briefed Members on the activities conducted during the Stage 2 PE and reported on the number of participants in the activities. He stated that the Consultants had made a detailed record of the views received during the activities. Since the work for consolidating and summarising the views received was in progress, the public views summarised in Discussion Paper No: DURF KC/05/2013 were preliminary summary. The Consultants received 117 submissions through different channels including direct submission, comment form and Public Affairs Forum over the internet during the activities. Mr Cheung pointed out that the general comments of the local residents included: expedition of the implementation of redevelopment projects and request for provision of a redevelopment schedule; in-situ re-housing of the residents affected by redevelopment; preservation of the local character; and enhancement of local environmental hygiene, traffic and community facilities. Regarding different individual areas and proposals, he explained to Members details of the preliminary public views and views from different organisations/bodies received. He stated that the Consultants would further consolidate and summarise the public views received and would prepare the Stage 2 PE Report for consideration by the DURF as soon as possible.

8. **The Chairman** thanked Mr Cheung for his report and invited Members to comment on the public views preliminarily summarised and the work done by the Public Engagement Consultant.

9. **Mr Michael Ma** stated that the Public Engagement Consultant had mentioned the proposal of exempting car parking requirement having regard to the size of redevelopment sites in Nga Tsin Wai Road (Lung Tong) while the Planning Study Consultant proposed in the discussion paper to increase provision of parking spaces in the area. The Consultants were invited to explain such discrepancies.

10. **Mr Adrian Cheung** explained that these were two proposals. One was to exempt car parking requirement having regard to the size of redevelopment sites so as to preserve the ambience and characteristics of the shop-lined street. Another proposal was to increase the provision of public car park in the district, such as at the underground space of Carpenter Road Park or the Kowloon City Municipal Services Building upon redevelopment, having regard to the general shortage of parking spaces in the area. There was no contradiction between the two proposals.

11. Without further comments from Members, **the Chairman** ended the discussion on this agenda item.

Agenda Item 4 Report on Progress of Planning Study on Urban Renewal Plan for Kowloon City (Discussion Paper No: DURF KC/06/2013)

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

13. **Mr Geoffrey Chan** reported to Members on the progress of the planning study and the initial responses to the key public views preliminarily summarised by the Public Engagement Consultant. He said that the Planning Study Consultant had helped the Public Engagement Consultant to conduct the Stage 2 PE activities for the Draft Urban Renewal Plan for Kowloon City (“DURP”), and explained the content of the DURP to the public and listened to their views during the activities. The Planning Study Consultant was revising

the DURP in accordance with the public views received and the findings of the social impact assessment for preparation of the Recommended Urban Renewal Plan for Kowloon City. Mr Chan explained to Members the general comments of the Planning Study Consultant on the public request for expediting the implementation of redevelopment projects and in-situ rehousing as well as the initial responses to the key public views on proposals for different individual areas and enhancement proposals.

14. **The Chairman** thanked Mr Geoffrey Chan for his report and added that DURF as an advisory body needed to organise PE activities and to relay the residents' comments to the government for consideration. During discussion with the residents on the local issues, DURF and the Consultants would examine the issues carefully for solutions for the residents. On issues regarding the provision of parking spaces for hearse in Hung Hom and environmental improvement to address nuisances caused by the East Kowloon Corridor Flyover, the Consultants had done a lot of work to understand the situation, discussed with the relevant parties and made explanations to the residents. **The Chairman** opined that all such work should be reflected in the report by the Consultants to show that the proposals prepared by the DURF were not made without undertaking any research and these were in response to the residents' views and the actual situation. As for the public views on preserving the land formed under the temporary reclamation works for the construction of Central Kowloon Route for use as open space, **the Chairman** suggested reflecting such views to the Harbourfront Commission.

15. **Ms Siu Yuen-sheung** stated that there were many old tenement buildings in To Kwa Wan, in particular the Eight "Wan" Streets, Kai Ming Street, Wing Kwong Street, Hung Fook Street and Ngan Hon Street area. Most of the residents reflected that there was an urgent need for redevelopment. However, there was little mention on redevelopment proposals there by the Consultants. She proposed to stress the need for redevelopment there in the Consultants' report. In order to mitigate impacts on the local residents generated by funeral and related businesses in Hung Hom, she was of the view that the funeral parlours should be relocated in the long run. As for short-term mitigation measures, she proposed to include the measure to freeze the issuance of new undertaker's licence in the district so as to avoid aggravating the impacts on the residents by the businesses.

16. **The Chairman** asked the Consultants to reflect the residents' views appropriately in the report.

17. Regarding the issue of hearse parking in the district, **Mr Michael Ma** noted that the parking spaces on some of the floors of the MTR Hung Hom Station Car Park were not always occupied. He opined that the Consultants could further conduct site investigation to ascertain whether the car park was fully utilized. As for the proposal to exempt car parking requirement having regard to the size of redevelopment sites in Nga Tsin Wai Road (Lung Tong) to preserve the shop-lined street character, Mr Ma was of the view that the Consultants should consider the implications from reserving the loading and unloading spaces and the ingress/egress points at the sites. Despite the car parking requirement to be exempted, it would be difficult to preserve all the shops at the street level as there was a need to reserve spaces for loading and unloading and the ingress/egress points, thereby rendering the proposal not being able to preserve the shop-lined street character.

18. **Mr Geoffrey Chan** responded that the Consultants had made reference to the previous cases, such as the Soho area in Sheung Wan, for the proposal to exempt car parking requirement. The Consultants would consider the balance between the exemption of car parking requirement and the provision of loading and unloading spaces. During detailed planning, consideration could also be given for the provision of off-site loading and unloading spaces. Furthermore, many shop operators in the area during consultation expressed concern on the shortage of loading and unloading spaces caused by the proposal for designation of part-time pedestrian precinct. He pointed out that an overall traffic arrangement is required to balance the considerations of all parties.

19. As for the proposal of optimising land resources, **Ms Christine Kwok Mun-ye**e noted that the public generally agreed to the redevelopment of the existing old public housing estates which are of lower development intensity in the district so as to increase housing supply. She opined that the Consultants should handle this issue cautiously as attending participants in the PE activities were mostly residents of the old districts but not public housing residents. The Consultants should also not ignore the views of the public housing residents.

20. **The Chairman** agreed to the views of Ms Christine Kwok Mun-yee as the public housing residents in the district might not actively express their views in the PE activities. The proposal for redevelopment of public housing estates would involve re-housing issues, which the Consultants needed to be cautious. He added that the proposal aimed at increasing the supply of rental units in the district and the chance of local residents for in-situ re-housing.

21. **Mr Daniel Lau King-shing** explained on behalf of the Hong Kong Housing Society (“HKHS”) that the aspirations of the local residents of the old housing estates were mainly for in-situ re-housing. If the housing estates were to be redeveloped, one of the important considerations was the re-housing issue of the affected residents. He stated that the HKHS would work towards the direction of government housing policy as far as possible.

22. Without further comments from Members, **the Chairman** ended the discussion on this agenda item.

Agenda 5 Report on Progress of Social Impact Assessment for Urban Renewal Plan for Kowloon City (Discussion Paper No: DURF KC/07/2013)

23. **The Chairman** welcomed Dr Ho Wing-chung, representative of the Social Impact Assessment (“SIA”) Consultant and invited him to brief Members on the progress of the Stage 2 SIA, the preliminary findings and the follow-up work.

24. **Dr Ho Wing-chung** when reporting the progress of the Stage 2 SIA stated that views of the stakeholders, relevant government departments and institutions on the three major approaches of the proposed social impact mitigation measures were collected through focus group discussions, fact-to-face interviews and PE activities conducted from April to July. The three major approaches included (1) one-stop support and information services centre, (2) promoting the existing policies and developing the existing supporting schemes and (3) establishing liaison with the local organisations and institutions. From the preliminary analysis of the public views collected, Dr Ho pointed out that most of the stakeholders provided positive responses to the three major approaches of mitigation measures proposed by the Consultants

and the public generally supported the setting up of one-stop support and information services centre (“one-stop services centre”). As for the proposed three major approaches of mitigation measures, Dr Ho also briefed Members on the follow-up preparation work.

25. **The Chairman** thanked Dr Ho for his report and pointed out that the future social impact assessment work needed to be refined. He invited comments from Members on the three major approaches of the proposed mitigation measures, in particular comments on the one-stop services centre. He pointed out that there were similar services such as the “Urban Renewal Resources Centre”, but was not certain whether such services were sufficient. Members could put forth their views on the scope and form of services, the target groups and operating institutions etc. for follow-up actions and consideration by the Consultants in formulating specific proposals for the mitigation measures.

26. **Mr Timothy Ma Kam-wah** was of the view that it was important to formulate social impact mitigation measures as they were closely related to the affected residents. He proposed the first thing to do was to conduct a stock taking of the community services provided in Kowloon City, and it would facilitate the coordination work of the proposed one-stop services centre. In addition, he opined that the future one-stop services centre would be required to play a role of disseminating information and that a mechanism be put in place so that the residents could get hold of the relevant information.

27. **Ms Siu Yuen-sheung** agreed to the setting up of a one-stop services centre as local residents always encountered problems relating to acquisition during private redevelopment. With insufficient information, they would be left unprotected. For the convenience of residents, she proposed that the one-stop services centre should comprise professionals from different fields, such as law and surveying, and would cooperate with government departments, institutions and professional bodies (such as the Hong Kong Institution of Engineers). Promotion of the support services to the residents should also be enhanced.

28. **The Chairman** stated that a support services centre had previously been formed by the Hong Kong Institution of Engineers, the Hong Kong Institute of Surveyors and the Home Affairs Bureau, and there were engineers and surveyors on duty at the centre to offer assistance to the residents. A

considerable amount of resources had been used by the support services centre, but the residents' response to it was only average. **The Chairman** opined that setting up the information services centre would require detailed consideration and planning in respect of the scope of services. He asked Dr Lawrence Poon Wing-cheung about the operational experience of the support services centre.

29. **Dr Lawrence Poon Wing-cheung** responded that the Hong Kong Institute of Surveyors had taken part in organising the support services centre. However, according to his understanding, the centre was no longer in service. On the proposal of setting up a one-stop services centre, Dr Poon opined that the Consultants needed to take into account two aspects, namely the operational mode and the responsibility for co-ordination. On the operational mode, it could provide a venue for the duty professionals to offer assistance to the residents or to provide a contact point for co-ordination and referral of cases to the relevant service organisations for follow-up actions and arrangements. For the responsibility of co-ordination, the set up of the one-stop services centre could be coordinated by the government or non-government organisations. Dr Poon also shared his experience in respect of the co-operation between the Hong Kong Institute of Surveyors and HKHS in the provision of assistance to the residents on compulsory sale. He pointed out that there were different co-ordination ways to assist the residents and the Consultants must find out the best way to assist the residents.

30. **Mr William Tsui Yiu-leung** added that the support services centre mentioned by the Chairman was set up by the Home Affairs Department ("HAD") to provide assistance to the residents on building management. He pointed out that the HAD at present had set up a "Panel of Advisors on Building Management Disputes" comprising professionals such as lawyers, accountants, surveyors to provide independent and impartial advice to the owners' corporations and owners who were involved in long-term disputes so as to avoid unnecessary litigation. However, that panel was not quite related to urban renewal.

31. **Ms SO Chui-ying, Winnie** stated that the "Urban Renewal Resources Centre" of the Urban Renewal Authority (URA) would provide information and assistance to residents on the redevelopment and renovation projects by the URA. On private redevelopment, since the lowering of the application threshold for compulsory sale of the three classes of lot from 90%

to 80% with the effect of the Land (Compulsory Sale for Redevelopment) (Specification of Lower Percentage) Notice in 2010, the government had launched two supporting schemes, namely the “Pilot Mediation Scheme” and the “Outreach Support Service for Elderly Owners” for the affected residents. Response to the “Outreach Support Service for Elderly Owners” run by the Senior Citizen Home Safety Association was good and the current service contract concerned would end in 2015. The government would explore to continue the services. Apart from those pilot supporting schemes, the government in collaboration with the HKHS, offered consultation services to the public to help solve their problems associated with compulsory sale. In case a solution could not be provided to the enquiries instantly, the HKHS would contact the Hong Kong Institute of Surveyors for making arrangements to answer the enquiries collectively. In addition, the Hong Kong Institute of Surveyors, the URA, the Senior Citizen Home Safety Association (i.e. the institution offering the “Outreach Support Service for Elderly Owners”) and the Joint Mediation Helpline Office Ltd. (i.e. the institution offering the “Pilot Mediation Scheme”) would jointly organise open seminars quarterly to provide information on compulsory sale to the public. Ms So concurred with Mr Timothy Ma Kam-wah that the stock-taking of the existing supporting schemes and services should be conducted to identify the insufficiency of the existing services. The existing Urban Renewal Resources Centre of URA provided information about the URA redevelopment projects and assisted in the distribution of pamphlets of the two supporting schemes to the public. On the proposal to set up a one-stop services centre, she considered that there was a need to consider resource constraints, and there should not be overlap of services while the insufficiency of the existing services should be filled.

32. **Dr Tang Bo-sin** was of the view that when formulating the Recommended Urban Renewal Plan for Kowloon City, the work of the SIA Consultant should consolidate with that of the Planning Study Consultant. He hoped that the SIA Consultant in conducting the stock-taking of the existing services would consider the spatial dimension of some services, such as the location for the one-stop services centre in order to fill the service gaps. Besides, the SIA mainly investigated the people-related issues and he considered that the Consultants needed to elaborate in the report the impact of the proposed measures on people.

33. **The Chairman** stated that the Planning Study Consultant would mainly make hardware proposals while the SIA Consultant would make

software proposals in relation to the system. He agreed that their work would complement with each other.

34. **Dr Ho Wing-chung** made the following consolidated responses to the views of Members:

- (a) there was a need to take stock of and to collate the existing community services available in the district. In setting up the one-stop services centre, case referral to the existing service units would be one of its main tasks. As such, it was necessary to get hold of the services currently available in the district. As for the promulgation of information, he would explore the best means suitable for the characteristics of Kowloon City;
- (b) he agreed that the one-stop services centre should be equipped with a team of professionals of different disciplines and knowledge and there was a need to connect and to co-operate with different professional bodies when providing service to the residents;
- (c) the modus operandi of the one-stop services centre (such as the provision of services via counter service or follow-up actions on cases) and the means of co-ordination would be considered having regard to the availability of resources and manpower and would be further explored;
- (d) regarding the views on optimising the existing resources and filling the service gaps, he stated that as the residents would need assistance before the compulsory sale of their properties, they usually would not benefit under the existing schemes. He stated that assistance should be provided to the residents at an early stage of acquisition in order to fill this service gap; and
- (e) he agreed that the SIA work should consolidate with the Planning Study work. He would explore the location of the one-stop services centre and would keep in close contact with the Planning Study Consultant. Once there were more

specific proposals, the spatial dimension of the proposals would be provided.

35. **The Chairman** agreed that the Consultants should conduct detailed stock-taking of the existing supporting services related to urban renewal available in the district, review whether the existing services were adequate and recommend proposals for optimising the existing services and/or filling the existing service gaps to cater to the needs. This would help avoid overlapping of resources and services and the residents would be offered assistance within a short span of time.

36. **Ms Christine Kwok Mun-ye**e noted the local views expressed at the PE activities that there should be a redevelopment schedule. She asked the Consultants for their response to such a request in the report.

37. **Mr Timothy Ma Kam-wah** expressed concerns on the proposal to work out a redevelopment schedule as DURF was advisory in nature but not an executive arm. The formulation of a redevelopment schedule would involve the considerations of different stakeholders and implementation agencies; and the implementation of projects would be affected by many factors with a lot of uncertainties. He did not wish that the proposed schedule would give a wrong message to the local residents and was of the view that DURF was unable to work out the redevelopment schedule at the present stage.

38. **Ms Christine Kwok Mun-ye**e added that it might not be necessary to specify definite projects to be carried out and the related timeframe in the redevelopment schedule. The priority for the redevelopment projects should however be mentioned for reference of the Government when selecting the redevelopment projects.

39. **Mr Michael Ma** agreed to Mr Timothy Ma Kam-wah's views on the formulation of a redevelopment schedule and pointed out that it would be difficult for DURF to recommend a priority of the redevelopment projects. He opined that unless there were clear selection criteria, otherwise the proposed redevelopment priority would most likely provide a wrong message to the public in the future.

40. **The Chairman** stated that it would be desirable to the residents if there was a redevelopment schedule. However, DURF was not an

implementation agency of the redevelopment projects and had no idea when the projects would be implemented. He also had reservation on working out a redevelopment schedule. Without further comments from Members, the Chairman announced that discussion on this agenda item had come to an end.

Agenda 6 Any Other Business

41. **The Chairman** invited the Secretary to report on other business.

Meeting on Review of Built Heritage Conservation Policy of the Antiquities Advisory Board

42. **The Secretary** stated that the Antiquities Advisory Board (“AAB”) was now assisting the government in reviewing the policy on the conservation of privately-owned historic buildings. AAB would provide views to the government on the scope of the review, the way in which the review should be conducted, the working timetable and the contents of the public consultation documents. In order to carry out such work, AAB hoped to listen to the views of planning-related advisory bodies on the policy on heritage conservation. The Secretariat had received an invitation from AAB earlier hoping that DURF would send 3 to 4 representatives to the meeting to be held on 5 September to provide their views on the review of the built heritage conservation policy. The Secretary briefed Members on the scope of the review and invited Members to express their views on the work of the review. Stating that Dr Tang Bo-sin as the convener of the Planning Study Steering Group would attend the meeting, she invited other Members who were interested in attending the meeting to inform the Secretariat within one week after the meeting for the necessary arrangement.

43. Without comments from Members, the **Chairman** invited Members to provide their views in writing to the Secretariat after the meeting.

44. There being no other business for discussion, the meeting was adjourned at 4:30 p.m.

Secretariat

Kowloon City District Urban Renewal Forum

August 2013