

(Translation)

## **Kowloon City District Urban Renewal Forum**

For discussion on  
26 August 2013

Paper No.: DURF KC/06/2013

### **Report on Progress of Planning Study on Urban Renewal Plan for Kowloon City**

#### **Purpose**

This paper aims to report to Members on the work progress of the Planning Study and the Consultant's responses to key public views.

#### **Work Progress**

2. The "Draft Urban Renewal Plan for Kowloon City" ("DURP") formulated by the Planning Study Consultant had been discussed and endorsed in the Kowloon City District Urban Renewal Forum ("DURF") meeting on 25 March 2013. Subsequently, the Planning Study Consultant assisted the Public Engagement ("PE") Consultant for the Stage 2 PE, including provision of textual and visual materials for the DURP and relevant discussion materials, and preparation of PE materials; and management of the PE website. Furthermore, the Consultant presented the DURP to the public and received comments during the Stage 2 PE. The Stage 2 PE was ended in late June.

3. With reference to the public views consolidated by the PE Consultant, the Planning Study Consultant is now exploring possible refinements on the DURP, and further approaches relevant government departments and organisations to seek their views and ascertain the feasibility of the revised proposals, in order to formulate the "Recommended Urban Renewal Plan for Kowloon City".

#### **Responses to Key Public Views**

4. Upon the completion of the Stage 2 PE, the PE Consultant has consolidated some key public views (Document No.: DURF KC/05/2013 refers). With reference to the concerned public comments, the Planning Study Consultant has the following responses:

## Kowloon City District Urban Renewal Forum

---

Paper No.: DURF KC/06/2013

a) **General Comments**

Members of the public asked for a redevelopment schedule and to expedite the implementation of redevelopment projects as soon as possible. According to the workflow of DURF, the Recommended Urban Renewal Plan for Kowloon City will be submitted to the Government for consideration. Implementation of the plan will be considered by the Government having regard to the practical situation. It will also serve as a reference for relevant organisations (including Urban Renewal Authority) and the public (including developers or owners).

In response to the public views for in-situ rehousing of residents affected by redevelopment, it is proposed to carry on the “flat-for-flat” arrangement and explore the possibility of redeveloping the old public housing estates which are of lower development intensity in the District, so as to increase housing supply and hence to provide more opportunities for rehousing within the District.

b) **Nga Tsin Wai Road (Lung Tong) - Dining and Cultural District**

*Preserve the shop-lined street character*

There was a general public support for the proposal. Some opined that loading/unloading spaces should be reserved upon redevelopment. With reference to the public views, the Consultant proposes to increase the provision of car parking spaces in the Area to satisfy the general parking needs.

*Enhance pedestrian environment*

Regarding the proposal of designating part-time pedestrian precincts for some sections of Nam Kok Road, Hau Wong Road and Nga Tsin Long Road, the Consultant suggests the Government to undertake appropriate management and enforcement measures to minimise potential impacts to nearby residents.

## Kowloon City District Urban Renewal Forum

---

Paper No.: DURF KC/06/2013

### Strengthen the connection to Kai Tak Development Area

While some public views supported the land parcel to the east of Kai Tak Road be designated for comprehensive residential and commercial development, the Consultant is now exploring the feasibility of rezoning the area into “Comprehensive Development Area” (“CDA”) zone, and propose detailed development requirements, including provision of community facilities.

### Optimise the use of sites of Government facilities in the Area so as to increase the provision of community and public car parking facilities

The public generally supported to redevelop Kowloon City Municipal Services Building and its adjacent sites after identifying suitable interim reprovisioning sites so as to increase the provision of community facilities. The Consultant is investigating the proposal and assisting to identify suitable sites for interim reprovisioning of the existing facilities.

The public generally supported to provide additional public car parks in the Area. However, there are different views on the location for provision of parking facilities. The Consultant will further analyse the options for providing parking facilities such as the underground space of Carpenter Road Park.

### c) **“5 Streets” and “13 Streets” (To Kwa Wan) - Cultural and Art Living District**

#### Provide incentives to speed up redevelopment pace

The public generally urged for redeveloping “13 Streets” and “5 Streets” as soon as possible. The proposed sub-division of the “CDA” zone of “5 Streets” with plot ratio relaxation of the domestic portion was supported by the public. The general public held different views on the proposal of sub-dividing the “CDA” zone of “13 Streets”. The Consultant will further investigate the number of sub-division so as to handle the complicated land ownership issue effectively. The redevelopment potential of each

**Kowloon City District Urban Renewal Forum**

---

Paper No.: DURF KC/06/2013

subdivided site will be examined, and provision of community facilities upon redevelopment will be proposed.

*Strengthen the function of the Area as a gateway to Kai Tak Development Area*

The public generally agreed to strengthen the linkage between the Area and Kai Tak Development Area. The Consultant will refine the concerned proposal.

*Identify suitable relocation sites for vehicle repairing industry*

Regarding the public opinions on the need to take into account the desire and affordability of the vehicle repairing industry, the Consultant suggests the Government to consider developing a building complex for the vehicle repairing industry. Feasibility of the concerned proposal is yet to be ascertained, while factors such as operation modes and rental affordability of the vehicle repairing workshop operators might require further investigation in future.

d) **To Kwa Wan Central - Multi-use Local Centre**

*Streetscape enhancement underneath East Kowloon Corridor Flyover*

The concerned proposal was generally supported by the public. The Consultant will refine the proposal for area improvement, for example the theme of proposed sitting-out areas.

*Mitigate environmental impact caused by East Kowloon Corridor*

The public generally supported the proposed rezoning of the land along East Kowloon Corridor to “Other Specified Uses” annotated “Mixed Use”. The Consultant has liaised with relevant government departments in respect of the public view on demolition of the East Kowloon Corridor in the long term. It is understood that the function of the Corridor cannot be replaced by the planned Central Kowloon Route, and the Government has no intention to demolish the corridor.

**Kowloon City District Urban Renewal Forum**

---

Paper No.: DURF KC/06/2013

- e) **Wuhu Street / Winslow Street / Gillies Avenue South (Hung Hom) - Capitalising on the Opportunities of New Railway Service to Enhance the Local Character and Living Quality**

*Improve local environment and local character*

Although some believed that the proposed improvement measures could not help in mitigating the impacts generated by the funeral and related businesses in the Area, the public generally did not oppose the proposals stated in the PE Digest. With reference to the public views, the Consultant suggests the Government to strengthen the enforcement action and prosecution against illegal occupation of public area and passageway by shops so as to maintain street hygiene.

*Mitigate impacts generated by funeral and related businesses*

Regarding the hearse parking issue in the Area, some suggested to discuss with the MTRC to allow hearse parking at the Hung Hom Station Car Park again. The Consultant has discussed with MTRC and the operator of the car park. It is understood that the occupancy rate of the car park reaches its peak and users of the car park oppose to provide hearse parking in the facility, and therefore the concerned proposal cannot be pursued. The Consultant suggests investigating the feasibility of designating hearse parking spaces in the car park subject to any future changes in parking demand. On the other hand, it is suggested that the Government should negotiate with the Grand Peace Funeral Parlor on the extension of service hours of the public furnace in the operating agreement, so as to alleviate air pollution caused by on-street joss paper burning activities.

In response to general demand for relocation of the funeral and related businesses from Hung Hom Area, the Consultant considers that the Government might review the current land use of the Area having regard to the changes arisen from new railway service, and explore measures to mitigate land use incompatibility found in the Area in the long term.

**Kowloon City District Urban Renewal Forum**

---

Paper No.: DURF KC/06/2013

f) **Revitalising Heritage and Designation of Themed Walking Trail**

*Revitalise the Cattle Depot*

Quite a few residents agreed to revitalise the Cattle Depot. With reference to the public view, the Consultant suggests to open up the Cattle Depot and introduce different uses and facilities, such as open space and commercial uses, for local residents' enjoyment and attracting visitors.

*Enhance connectivity of the Themed Walking Trail*

The Consultant will base on the public views to recommend detailed design of the Themed Walking Trail, including the supporting facilities along the Trail.

g) **Enhancing Waterfront and District Connectivity**

*Waterfront enhancement proposals*

The proposals were generally supported by the public. The Consultant will further develop the proposals, including making recommendation on the implementation mechanism. With reference to 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 Consultant considered that the proposal might not conform to the "Protection of the Harbour Ordinance". With the implementation of the Hoi Sham Park Extension and Kai Tak Development Area, there will be a number of quality open space in the District available for local residents.

*District connectivity enhancement proposals*

There was a general public support of the proposals. In response to the public suggestion on establishing cycling track along the promenade in order to strengthen district connectivity, the Consultant preliminarily finds out that the concerned facilities might not be set up because of the limited space along To Kwa Wan and Hung Hom waterfront. It should be noted

## **Kowloon City District Urban Renewal Forum**

---

Paper No.: DURF KC/06/2013

that cycling tracks were planned in Kai Tak Development Area for public use.

### **h) Optimising Land Resources**

In general, the public expressed their support in redeveloping the old public housing estates in the District that are of lower development density, and carrying on URA's "flat-for-flat" arrangement. The Consultant will further investigate the public housing estates in the District that are suitable for redevelopment, and suggest the URA to carry on the "flat-for-flat" arrangement so as to increase housing supply.

Besides, there were public views requesting to relocate the Ma Tau Kok Gasworks (North Plant). The Consultant notes that the concerned facilities are still in operation, and there is no plan for relocation at this moment. The site is currently zoned "Residential (Group A)" on the statutory plan, which is intended primarily for residential use upon redevelopment.

### **Way Forward**

5. Taking the results of the Stage 2 PE and Social Impact Assessment into account, the Consultant will continue to revise the DURP, refine the details of the proposals, recommend the implementation mechanism, and prepare the Recommended Urban Renewal Plan for Kowloon City for Members' consideration.

(Translation)

**Kowloon City District Urban Renewal Forum**

---

Paper No.: DURF KC/06/2013

**Advice Sought**

6. Members are requested to note the progress of the Planning Study, and to comment on the Consultant's responses to key public comments.

**Urban Renewal Plan for Kowloon City  
Planning Study Consultant  
August 2013**