

Translation

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

Date: 15 April 2014 (Tuesday)
Time: 2:30 p.m.
Venue: The Hall, Hung Hom Community Hall
42 Bailey Street, Hung Hom, Kowloon

Present:

Presiding	Dr Tang Bo-sin	
Member:		
Members:	Mr James Mathew Fong	
	Ms May Fung Mei-wah	
	Mr Ho Hin-ming	
	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	
	Mr Wen Choy-bon	
	Ms Mabel Kwan	Manger, 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 Winnie So Chui-ying	Principal Assistant Secretary (Planning and Lands)4, Development Bureau
	Mr Tom Yip Chi-kwai	Acting District Planning Officer/Kowloon, Planning

Mr Yeung Min

Department
Senior Engineer/Kowloon District
Central, Transport Department
(representing Mr Pang Wai-shing,
Chief Traffic Engineer/Kowloon,
Transport Department)

Secretary: Ms. Sandy Ng Suk-kwan Senior Town Planner/District Urban
Renewal Forum, Planning
Department

Absent:

Chairman : Dr Greg Wong Chak-yan

Members: Rev Hor Yiu-man

Ms Connie Wong Wai-ching

The Secretary welcomed Members to the 12th meeting of the Kowloon City District Urban Renewal Forum (“DURF”) held at the Hung Hom Community Hall. As the Chairman was sick and hospitalised, he was unable to attend the meeting and asked the Secretariat to tender his apology on his behalf. In accordance with para. 4 of the House Rules of DURF, if the Chairman cannot attend a meeting or part of a meeting, Members present shall elect among themselves a Member to preside at the meeting. Such a Member shall not be the one who has declared or has to declare conflict of interest in relation to any of the agenda item.

2. Before the election, **the Secretary** introduced to Members Mr Tom Yip Chi-kwai, Acting District Planning Officer/Kowloon of the Planning Department (PlanD); Mr Yeung Min, Senior Engineer, who represented Mr Pang Wai-shing, Chief Traffic Engineer of the Transport Department, and Ms Mabel Kwan, Manger, Planning & Design who represented Mr Michael Ma Chiu-tsee, Director, Planning & Design of the Urban Renewal Authority (URA) to the meeting.

3. **The Secretary** invited nomination from Members for a Presiding Member to conduct the meeting and then an election was conducted. Ms Christine Kwok

Mun-yee nominated Dr Tang Bo-sin to preside at the meeting and was seconded by Mr Daniel Lau King-shing. Her nomination was adopted by all Members and Dr Tang Bo-sin then presided at the meeting.

Agenda Item 1 Confirmation of the Minutes of the 11th Meeting

4. **The Secretary** reported that the Secretariat circulated the draft minutes of meeting to Members by email on 13 January 2014 and received proposed amendments. The revised minutes of meeting were emailed to Members on 10 April and no other amendment was received afterwards. As agreed by Members, the **Presiding Member** announced that the revised minutes of meeting were confirmed.

Agenda Item 2 Matters Arising

5. **The Presiding Member** invited the Secretary to report on matters arising.

Urban Renewal Plan for Kowloon City - Stage 2 Public Engagement Report

6. **The Secretary** reported that at the last meeting Members agreed to accept the Draft Stage 2 Public Engagement Report. The report was uploaded onto the website of the Urban Renewal Plan for Kowloon City.

Planning Study and Social Impact Assessment

7. **The Secretary** reported that Members accepted the Working Paper 5 of Planning Study and the Stage 2 Social Impact Assessment Report at the last meeting. The final study reports and the executive summaries were being prepared by the consultants to consolidate the findings of the studies. The reports were submitted to the Study Working Groups for approval and circulated to members of the Study Steering Groups for assessment. After it was endorsed by the Steering Groups, it would be circulated to the DURF members for assessment and acceptance. After the report was accepted, the consultant would prepare its English translation based on its final version and then upload it onto the DURF website.

Recommendations of the Urban Renewal Plan for Kowloon City

8. **The Secretary** reported that the Recommendations of the Urban Renewal Plan for Kowloon City (URP) were submitted to the Secretary for Development for consideration on 29 January and were uploaded onto the website of DURF and the Urban Renewal Plan for Kowloon City.

Follow-up Actions after the Submission of the Urban Renewal Plan for Kowloon City

9. **The Secretary** pointed out Members decided that promotion and education in respect of the URP would be coordinated by the Education Working Group at the last meeting. Subsequently, the promotion and education proposals, including preparing the printed version of the Urban Renewal Plan Report and the summary of recommendations of the URP, as well as briefing the stakeholders on the URP were endorsed by the Education Working Group at its meeting held on 18 February 2014.

10. The preparation of the printed version of the Urban Renewal Plan Report and its summary of recommendations was completed and the documents would be distributed to the stakeholders in the district. The documents were also available at the Public Enquiry Service Centre of the District Office and some of the local non-government organisations (NGOs).

11. The Secretariat of DURF attended the meeting of the Kowloon City District Council on 13 March 2014 and the residents' meeting on 27 March on the invitation of Councillor Pun Chi-man. Briefings on the URP were made and the comments collected mainly included the request for concrete actions for the soonest implementation of the urban renewal plan by the Government, the dissatisfaction over the lack of concrete arrangements for implementation of redevelopment and the lack of redevelopment time table under the URP. There were also doubts on whether the proposed redevelopment sites with sizable areas could be redeveloped solely by URA or whether developers would be attracted to participate in the redevelopment. In addition, URA was requested to initiate as soon as possible the redevelopment of the buildings at 21-39 Kai Ming Street as the condition of the buildings were similar to the redevelopment project at 41-51 Kai Ming Street. Furthermore, briefing for the NGOs and the area committee members of the district to be held in May was being arranged by the Secretariat.

12. Without comments from Members, **the Presiding Member** ended discussion on the agenda item.

**Agenda Item 3 Kowloon City District Urban Renewal Forum – Work Review
(Discussion Paper No: DURF KC/01/2014)**

13. **The Presiding Member** invited the **Secretary** to brief Members on the draft work review report. The Secretary stated that the review covered the composition of DURF members, the tenure, terms of reference, DURF's organisation structure, the role of public education, study steering works, public engagement, resources/funding and support by the Secretariat etc. Apart from concluding the effectiveness of the work of DURF, the report also proposed the areas that required improvement.

14. **The Presiding Member** thanked the Secretary for her reporting and invited Members to discuss the review report.

15. **Ms Siu Yuen-sheung** was of the view that it was a comprehensive report. She pointed out that the residents utmost concerns on the follow-up actions and the implementation of the urban renewal blue print outlined by DURF. She hoped that the relevant departments would take follow-up actions and responds to the Various short, medium and long term recommendations were made in the Urban Renewal Plan, particularly the short-term measures in respect of centralising the location for joss paper burning, suspending the issuance of Undertaker's Licence etc. which would help mitigate the nuisance to the residents by the funeral and related industries. It was also hoped that the departments concerned would make reference to the DURF recommendations and implement the proposed redevelopment as soon as possible.

16. **Ms Winnie So Chui-ying** thanked the Members for their efforts in the past three years in formulating the URP on behalf of the Development Bureau. After the submission of the URP to the Development Bureau by DURF in January this year, the Secretary for Development, had learnt the DURF recommendations and met the DURF chairman and the two conveners of the Study Steering Groups. Discussion between the Development Bureau and the relevant policy bureaux and departments was underway and appropriate follow-up actions in respect of the DURF recommendations would be taken in the future. As for the request for redevelopment in the district, in accordance with the Urban Renewal Strategy promulgated in 2011, apart from URA, other stakeholders should also refer to the Strategy and participate in urban redevelopment. As for URA, it had to follow an established mechanism in the selection of redevelopment projects. It was believed that its representative, as one of the DURF members, had taken noted of the views expressed. However, URA would need some time to consider and take appropriate follow-up actions.

17. **Ms Christine Kwok Mun-yee** asked whether the DURF website would be retained upon expiry of its tenure and whether information on the follow-up actions and implementation of the DURF recommendations would be provided. The **Secretary** pointed out that upon the expiry of DURF's tenure, the website would be retained for a certain period of time and whether it would be updated would be considered separately. The **Presiding Member** agreed to the retention of the DURF website so that the public could have access to information to have a better understanding of the work done by DURF.

18. **Mr Timothy Ma Kam-wah** viewed that the retention and updating of the website involved manpower and resources. In view of the fact that DURF involved district-based matters, it was suggested that consideration be made by the District Council to take over the website and invitation be extended to the relevant departments to provide information for updating by the District Council Secretariat. **Mr William TSUI Yiu-leung** opined that arrangement of the DURF website would hinge on DURF's way forward to be taken by the Government. **Ms Winnie So Chui-ying** added that the operation of the DURF website had been under the coordination by the Development Bureau and the Secretariat, and she understood Members' wish to retain the website so that the public would continue to have access to the relevant information. PlanD, as the secretariat for DURF, could continue to take care of the website.

19. **Dr Lawrence Poon Wing-cheung** pointed out that DURF differed from other organisations in that it was governed by its tenure. As such, there might be responsibility/accountability issues in updating its information upon expiry of its tenure. He suggested DURF authorised relevant departments such as the Development Bureau to release the relevant information. **Ms Winnie So Chui-ying** quoted the website for the Urban Renewal Strategy Review as an example and pointed out that upon the expiry of its tenure of office, the website was retained without any updating. Regarding the retention mode of the website of the Urban Renewal Plan for Kowloon City, reference could be made to the retention arrangements of the website for Urban Renewal Strategy Review and either the PlanD or the Development Bureau would be responsible for it.

20. **Ms Christine Kwok Mun-yee** stated that she understood the responsibility/accountability issues and suggested to follow up the work progress of the recommendations of DURF through the Development Bureau and to release the information to the public. **Ms Winnie So Chui-ying** stated that the DURF recommendations were being studied by the Government and information regarding

implementation of any of the recommendations would be released to the public by the authorities concerned according to their usual practice,.

21. **Mr Wen Choy-bon** said that it was his honour to take part in the work of DURF and opined that DURF, through public engagement and contact with the local residents in the past 3 years, had successfully encouraged them to take active participation and express their opinions, and had become a communication platform between the Government and the residents. Therefore, he suggested DURF could be adopted in other districts.

22. **The Presiding Member** thanked Mr Wen Choy-bon for his views and said that Development Bureau would make a decision on DURF's way forward after the submission of the KC DURF review report. **Mr Timothy Ma Kam-wah** added that at their meeting with the Secretary for Development, suggestion was also made to establish urban renewal forum in other districts when required.

23. In concluding the agenda item, the **Presiding Member** suggested Members to accept the review report and submit it to the Development Bureau so that the Government could make reference to the experience gained and decide on the way forward for the future of DURF. Members agreed to the decision.

Agenda Item 4 Any Other Business

24. **The Presiding Member** pointed out that it was the last meeting of DURF during its 3-year tenure and asked Members whether there were any other business.

25. **Mr Ho Hin-ming** hoped that the Government would study the DURF report in detail, respond to the aspirations of the residents and implement the recommendations as soon as possible.

26. **Ms Christine Kwok Mun-yee** asked how the comments collected before the meeting outside the premises would be handled. **The Secretary** responded that a part of the views received was similar to those received during the public engagement activities and replies would be sent to the relevant organisations by the Secretariat. In addition, if the Secretariat received comments on the Urban Renewal Plan by different organisations when they briefed the stakeholders on the plan, it would also reflect them to the Development Bureau.

27. **Dr Lawrence Poon Wing-cheung** stated that it was his honour to take part in the work of DURF. He pointed out that initially he was not familiar with Kowloon City District but after 3 years' work he knew the district better and also had a better understanding of urban renewal and public consultation.

28. **Mr James Mathew Fong** stated that members of DURF included district councilors, NGOs of the district, academics and professionals and it was his honour to participate in the work of DURF through which he came to know people of different strata. He was of the view that such an organisation comprising members from different sectors could effectively reflect the aspirations on urban renewal of the district. At the same time, DURF also gained experience during its 3 years' work, for example, in managing the aspirations of the residents and stakeholders as well as enhancing publicity on DURF. It was believed that if other district urban renewal forums were to be formed in the future, such experience could serve as reference for them to promote urban renewal. He suggested that the relevant policy bureaux on receiving the review report, should study it including the composition of its members and their tenure so as to make a decision on the way forward for DURF. He further pointed out that Members had provided high-level cooperation and professional support during the past 3 years and the Chairman had played an important leading role in actively promoting the work of DURF. For that reason, he suggested to thank the Chairman for his contribution to DURF in the minutes of meeting. **The Presiding Member** agreed to the suggestion and asked the Secretariat to extend their best wishes to the Chairman for his soonest recovery.

29. **Mr Ho Hin-ming** suggested that when the authorities concerned implemented the DURF recommendations in the future, a note should be made that the implementation was based on the recommendations by DURF.

30. When concluding the agenda item, **the Presiding Member** stated that the **Chairman** had asked him to extend his gratitude to Members for their support, assistance and active participation and a particular thank was extended to the Kowloon City residents for their positive and accommodating attitude in their support to the work of DURF during the past 3 years. It was hoped that they would continue to participate in community affairs and community building.

31. **The Presiding Member** stated that the **Secretary**, Ms Sandy Ng Suk-kwan, would be on transfer next week and Mr. Kelvin Chan Ka-ho of the Secretariat would provide support to DURF for its remaining works, including the finalisation the various study reports and preparation of the final financial and progress reports to the

Urban Renewal Fund. **The Presiding Member** thanked Ms Ng and Mr Chan for their efforts and wished Ms Ng all the best in her new posting.

32. There being no other business for discussion, the meeting was adjourned at 3:45 p.m.

Secretariat

Kowloon City District Urban Renewal Forum

April 2014