

Study on Urban Renewal Plan for

Kowloon City

Executive Summary

June 2014



Table of Contents

1	Introduction	2
	Project Background	2
	Project Objectives	3
	Study Methodology	3
	Study Area	3
2	Baseline Information	4
3	District Key Issues	5
4	Recommended Urban Renewal Plan	6
	Basic Framework	6
	Urban Renewal Proposals	8
	Shaping District Character	8
	“5 Streets” and “13 Streets” Area, To Kwa Wan - Redevelopment Priority Area	9
	Nga Tsin Wai Road Area, Lung Tong – Rehabilitation and Revitalisation Priority Area	11
	To Kwa Wan Central - Redevelopment Priority Area / Mixed Redevelopment and Rehabilitation Area	13
	Wuhu Street, Winslow Street, Gillies Avenue South Area, Hung Hom - Mixed Redevelopment and Rehabilitation Area	15
	Revitalising Heritage and Designation of Themed Walking Trail	17
	Enhancing Waterfront and District Connectivity	19
	Optimising Land Resources	21
5	Conclusion and Way Forward	22

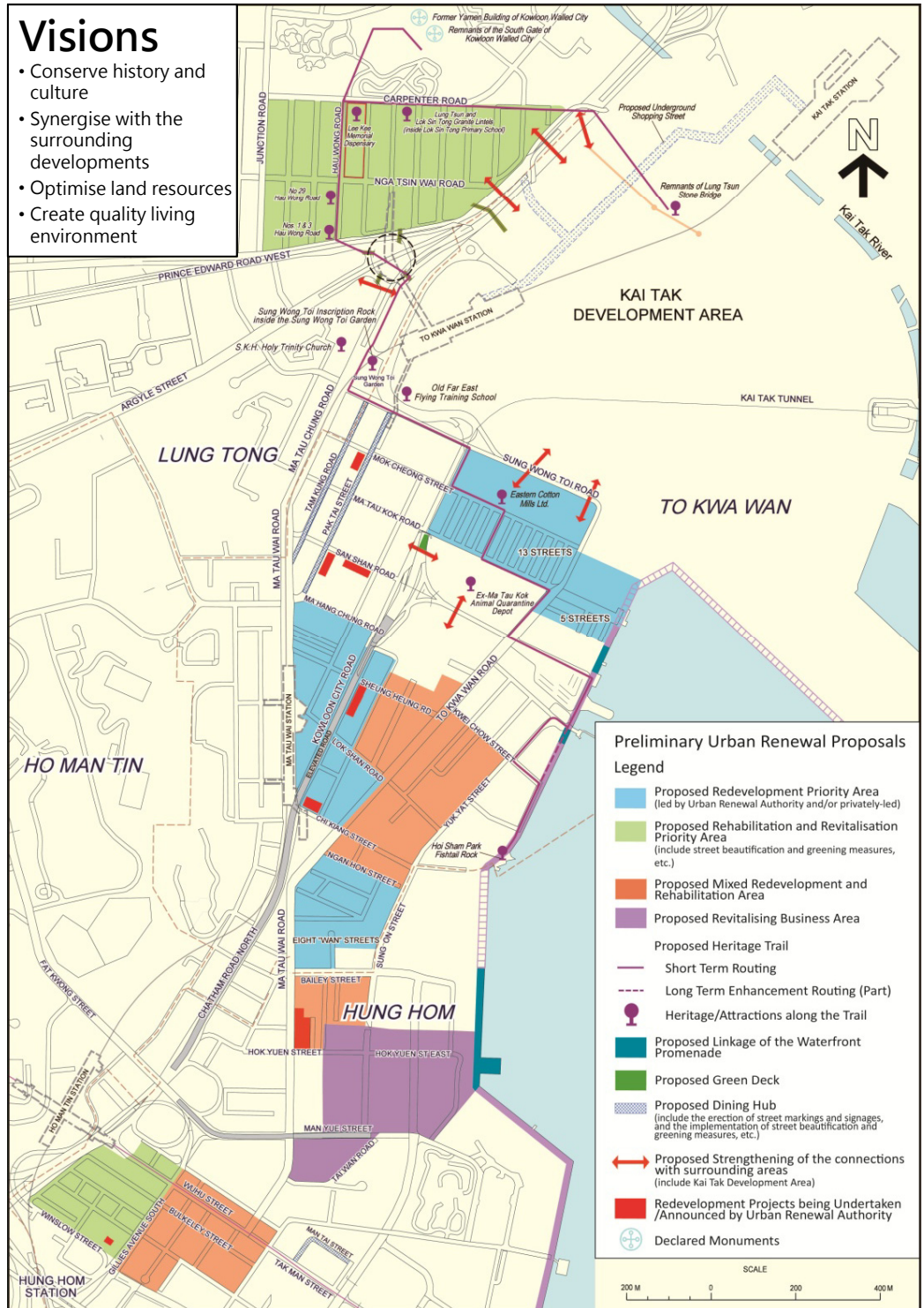
1 Introduction

Project Background

Being one of the old districts in Hong Kong, the Kowloon City District has a history which can be dated back as early as the Southern Sung Dynasty. Buildings aged 50 or above in the district account for about one fourth of the total number of such buildings in the territory, and there are many dilapidated buildings in the District as well. The Urban Renewal Strategy promulgated in 2011 envisages the setting up of the District Urban Renewal Forum (DURF) to strengthen urban renewal planning at the district level, and the adoption of a "People First, District-based, Public Participatory" approach in urban renewal.

As there is an imperative need in facilitating urban renewal process of the district, the government set up the first pilot "DURF" in the Kowloon City District in June 2011. The Kowloon City DURF comprises members from a wide-section in the community with a view to advising the government on urban renewal plan within the Kowloon City District.

Taken into account the district comments collected, relevant reference information and initial views from members, the DURF prepared the Preliminary Urban Renewal Proposals (PURPs) for Kowloon City, which forms the basis of urban renewal works. DURF also commenced the Study on Urban Renewal Plan for Kowloon City (Planning Study) and the Social Impact Assessment (SIA) in May 2012, as well as the extensive Public Engagement (PE), so as to formulate a holistic and comprehensive Urban Renewal Plan for Kowloon City to serve as the blueprint of the district renewal initiatives.



Preliminary Urban Renewal Proposals for Kowloon City

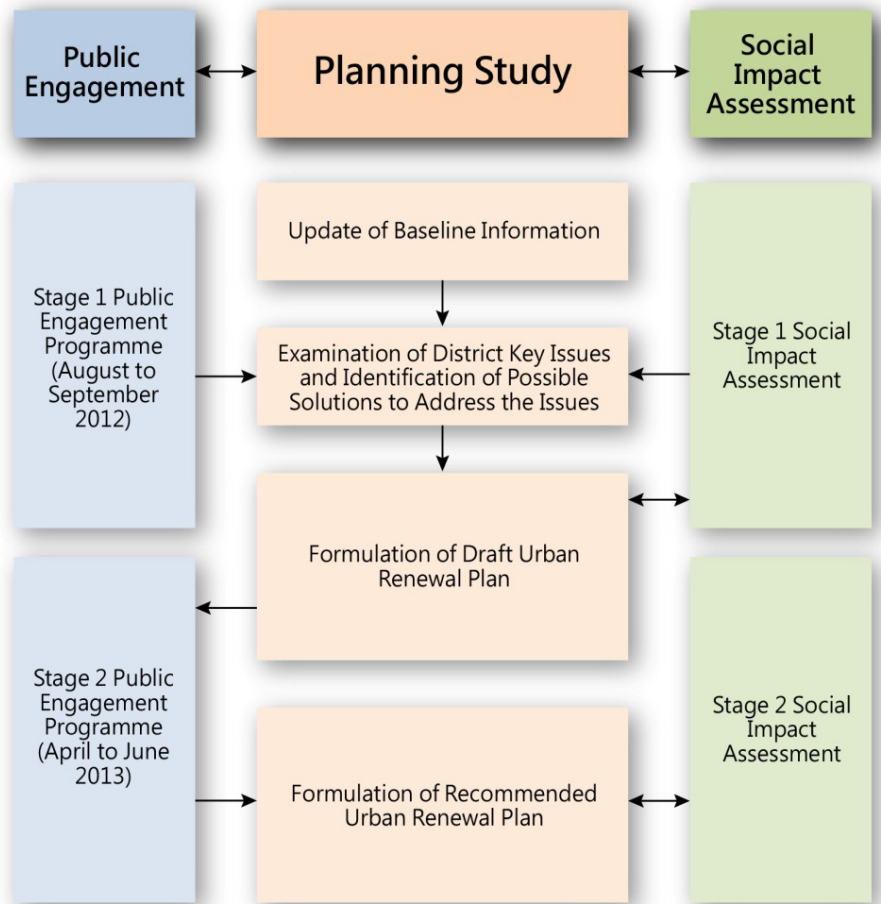
Project Objectives

The objective for the Planning Study is to assist the DURF to prepare Kowloon City Urban Renewal Plan in a holistic and integrated manner based on the four core businesses mentioned in the Urban Renewal Strategy, which are redevelopment, rehabilitation, revitalisation and heritage preservation. The urban renewal plan aims to:

- identify suitable redevelopment and rehabilitation areas;
- advise on preservation and revitalisation projects; and
- propose workable implementation mechanisms.

Study Methodology

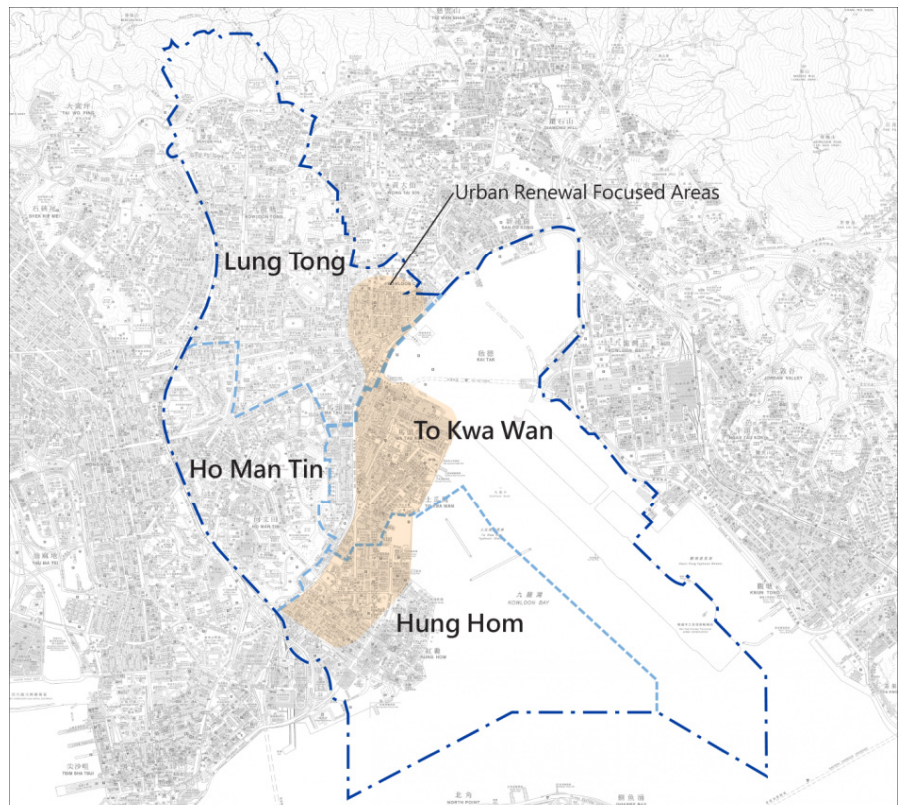
The Planning Study formulated the urban renewal plan based on the PURPs and by working closely with PE and SIA consultant teams, sharing information and supporting each other in due course.



Study Workflow

Study Area

The Kowloon City District is located at the southeastern tip of the Kowloon Peninsula and can be divided into 4 sub-districts, namely Hung Hom, To Kwa Wan, Ho Man Tin and Lung Tong. The Kai Tak Development has also been included in the To Kwa Wan sub-district. The urban renewal focused areas proposed by PURPs mainly fall within Hung Hom and To Kwa Wan sub-districts, as well as the southeast part of Lung Tong sub-district.



Study area and urban renewal focused areas

2 Baseline Information

In order to keep abreast of different aspects of the Kowloon City District, the Consultant reviewed and updated the baseline information documented in previous study reports, namely “District Aspirations Study on Urban Renewal in Kowloon City” and “District Aspirations on Urban Renewal in Kowloon City—Review and Prospects”. The update provided an understanding of the urban renewal focused areas identified in the PURPs and a basis for the formulation of urban renewal plan. In essence, the characteristics of the Kowloon City District are as follows.

Demographic and Social Structure

- Higher population ratio of ethnic minorities and elderly compared with the territorial average
- Higher ratio of population resided in Hong Kong less than 7 years compared with the territorial average
- Dominated by private housing development

Land Use and Planning

- New development are mainly located near future MTR stations and mostly small scale.
- There are incompatible land uses found in the district, which cause nuisances to nearby residents.

Major Transport Network

- Mainly relies on road transport
- Railway service to be introduced to the district, providing more convenient transportation service.

Building Conditions

- A number of old and dilapidated buildings within the district
- Multiple ownership is common in the district, which posed difficulties to urban renewal initiatives.

Living Environment and Economic Activities

- The district is dominant by residential use, with some commercial activities scattered around. Industrial activities are also found at individual locations.
- Served by various kinds of shops, restaurants, and “Government, Institution or Community” facilities, with vibrant street commercial activities

Urban Redevelopment Plan

- Redevelopment projects in the district are mainly piecemeal residential development.
- Only a few redevelopment projects were launched by Urban Renewal Authority (URA) in the district.
- The Kowloon City District is the first district to implement “Flat-for-flat” arrangement for URA projects, which aims to offer alternative compensation option for affected owner-occupiers.

Landscape and Urban Design Character and Existing Condition

- Public spaces are unevenly distributed and lack of public activity nodes. Thus, current public spaces may be under-utilised.
- The street pattern is dense and narrow, and the greening network is incomplete and incoherent.

Cultural Heritage and Waterfront Resource

- Rich in local characters as well as historic and cultural resources
- Possesses beautiful coastline but segments of the waterfront area are occupied by existing uses

Major Planning and Development

- Infrastructure developments such as Kai Tak Development Area (KTDA), Shatin to Central Link (SCL), Kwun Tong Line Extension and Central Kowloon Route bring development opportunities to the district.

3 District Key Issues

Taking into account the findings of baseline update and analysis as well as public comments, the Consultant identified the key issues of the urban renewal focused areas. By adopting four principles (1. Consideration from the Perspective of Residents; 2. Effective Responses to Public Needs; 3. Tailor-made Proposals for Improvement of Living Environment; and 4. Urban Renewal Works Beneficial to Local People) in realising the DURF's "People First, District-based, Public Participatory" approach in urban renewal, responses were also suggested to serve as the basis of formulating urban renewal plan.

Key Issues	Responses
 <p>The Needs, Difficulties and Impact of Urban Renewal</p> <ul style="list-style-type: none"> • Buildings are old and in disrepair, resulting in poor living environment • Fragmented ownership rendering difficulties in undertaking urban renewal works • Impact of urban renewal on living environment, local economy and community network 	<ul style="list-style-type: none"> • Expedite the pace of urban renewal in the district and increase redevelopment incentives • Properly address the relocation problem of the local residents and business operators affected by redevelopment • Optimise land resources in facilitating urban renewal
 <p>Incompatible Land Uses</p> <ul style="list-style-type: none"> • Vehicle repair workshops, funeral and related businesses, private streets, industrial buildings, East Kowloon Corridor (EKC) and Gas Works at Ma Tau Kok Road create nuisances to nearby residents. 	<ul style="list-style-type: none"> • Explore the operation needs of the businesses and the feasibility of centralising their operations • Propose mitigation measures to minimise the nuisances caused to residents • Expedite redevelopment to solve the incompatible land use problem of the district
 <p>Pedestrian and Vehicular Connectivity</p> <ul style="list-style-type: none"> • Traffic congestion, insufficient parking spaces and conflict between pedestrian and vehicular traffic • Connectivity and environment of pedestrian network 	<ul style="list-style-type: none"> • Improve traffic condition of the district • Enhance existing pedestrian connectivity and environment with provision of pedestrian crossing facilities • Connect with future railway stations and KTDA
 <p>The Needs of Local Communities and Social Groups</p> <ul style="list-style-type: none"> • The needs of the elderly and ethnic minorities • Provision of community facilities 	<ul style="list-style-type: none"> • Preserve the social network during the redevelopment process and provide appropriate assistance • Provide community facilities that suit local needs
 <p>Quality of Public Space</p> <ul style="list-style-type: none"> • Fragmented and incomplete greening network • Accessibility and uses of public space • Concerns on air ventilation and wind environment 	<ul style="list-style-type: none"> • Provide greening at appropriate locations in order to improve the local environment • Enhance and provide more open space in the district
 <p>Optimising Existing Resources</p> <ul style="list-style-type: none"> • Rich in local character with a number of special attractions • Under-utilised waterfront area 	<ul style="list-style-type: none"> • Revitalise heritage and designate themed walking trail • Revitalise waterfront and piers

4 Recommended Urban Renewal Plan

Based on the urban renewal approaches and the responses to key issues, and with reference to the findings of the two-stage Public Engagement Exercise and Social Impact Assessment, the Consultant has formulated the Recommended Urban Renewal Plan for the Kowloon City District.

The Recommended Urban Renewal Plan consists of basic framework of the renewal plan and urban renewal proposals. The basic framework proposes urban renewal approaches for different locations in the district. The urban renewal proposals include measures in response to different district key issues and problems.

Basic Framework

The Recommended Urban Renewal Plan proposes urban renewal approaches for different locations in the district. Details are as follows.

Proposed Redevelopment Priority Area

- “5 Streets” and “13 Streets” Area, To Kwa Wan
- Kowloon City Road and Lok Shan Road Area, To Kwa Wan
- Eight “Wan” Streets/Ngan Hon Street/Sung On Street Area, To Kwa Wan

Buildings in the Area are mostly in disrepair and are generally aged 50 or above, or suffering from serious environmental problems such as hygiene, and air and noise pollution. Taking into account the above situations and the possible impacts of redevelopment and other urban renewal approaches, it is proposed that redevelopment should be given priority as the urban renewal approach for the Area.

Proposed Rehabilitation and Revitalisation Priority Area

- Nga Tsin Wai Road Area, Lung Tong

The Area covers communities with rich local character and revitalisation potential. It is proposed to adopt different rehabilitation and revitalisation approaches to introduce new vibrancy to these communities, to preserve their local character, and to improve their living environment.

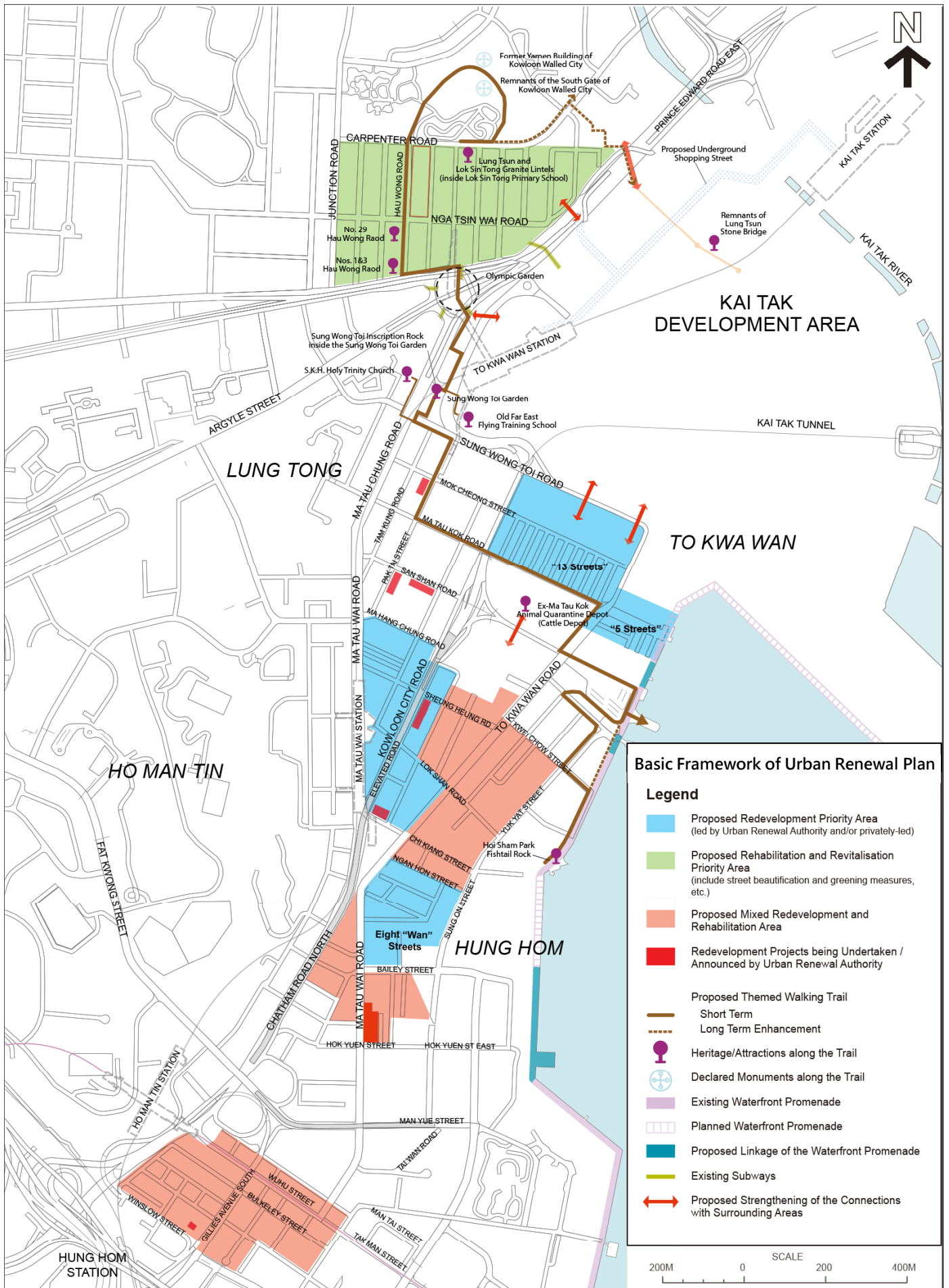
Noting that there are a considerable number of private-led redevelopment projects in the Area and some public members believed that individual old buildings in the Area should undergo redevelopment, it is suggested that such proposal does not rule out the redevelopment of individual old buildings in the Area having regard to their building conditions.

Proposed Mixed Redevelopment and Rehabilitation Area

- Ngan Hon Street/Sheung Heung Road/Kwei Chow Street/Yuk Yat Street Area, To Kwa Wan
- Bailey Street/Chun Tin Street/San Wai Street/Chatham Road North, Hung Hom
- Wuhu Street/Winslow Street/Gillies Avenue South, Hung Hom

There is a mixture of old and new buildings in this Area. It is suggested that redevelopment and/or rehabilitation works are to be carried out at suitable locations having regard to the conditions of individual buildings.

Study on Urban Renewal Plan for Kowloon City Executive Summary



Basic Framework of Kowloon City Urban Renewal Plan

“5 Streets” and “13 Streets” Area, To Kwa Wan – Redevelopment Priority Area

Existing conditions of the Area

- Residential buildings are old and in disrepair, resulting poor living environment
- Fragmented ownership and slow redevelopment pace
- An assemblage for small scale vehicle repair workshops with their operation generating nuisances to residents

Specific requests and concerns

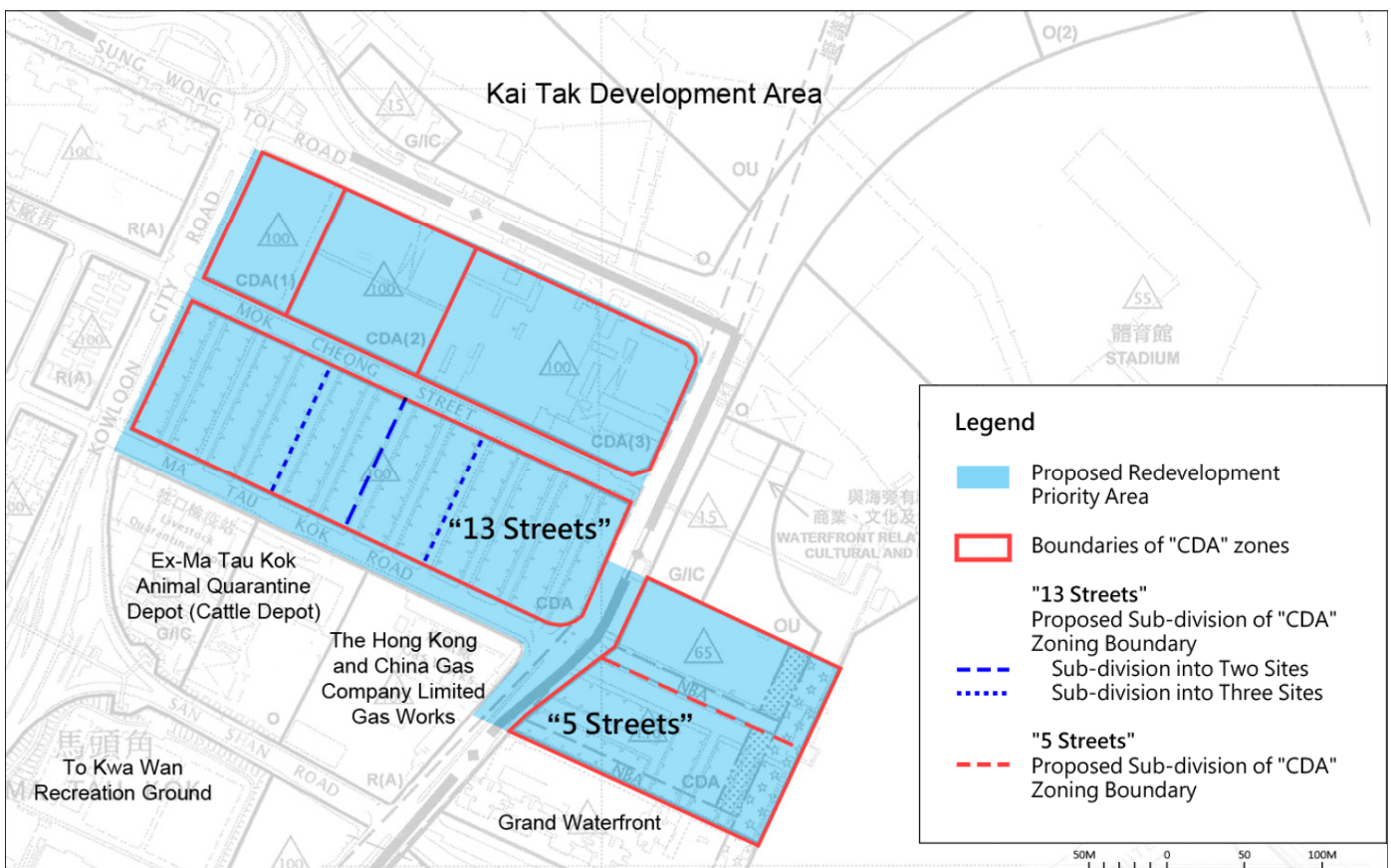
- To expedite redevelopment for improvement on living environment
- To mitigate the nuisances generated by vehicle repair workshops and the social impact of redevelopment on them

Urban renewal objectives and area positioning

- To expedite redevelopment pace and to improve the Area’s linkage with KTDA and the waterfront
- By facilitating redevelopment of the Area, the living environment can be improved. It can also allow *better integration between the old district and KTDA*, which can facilitate the transformation of the Area into a *gateway to KTDA from To Kwa Wan*.
- Along with the future revitalisation initiatives of the Cattle Depot and the existing/proposed recreational facilities and waterfront promenade, it is suggested to transform the Area into *Cultural and Art Living District*.



Existing condition of “5 Streets” and “13 Streets” Area, To Kwa Wan



Study on Urban Renewal Plan for Kowloon City Executive Summary

Short-term proposal

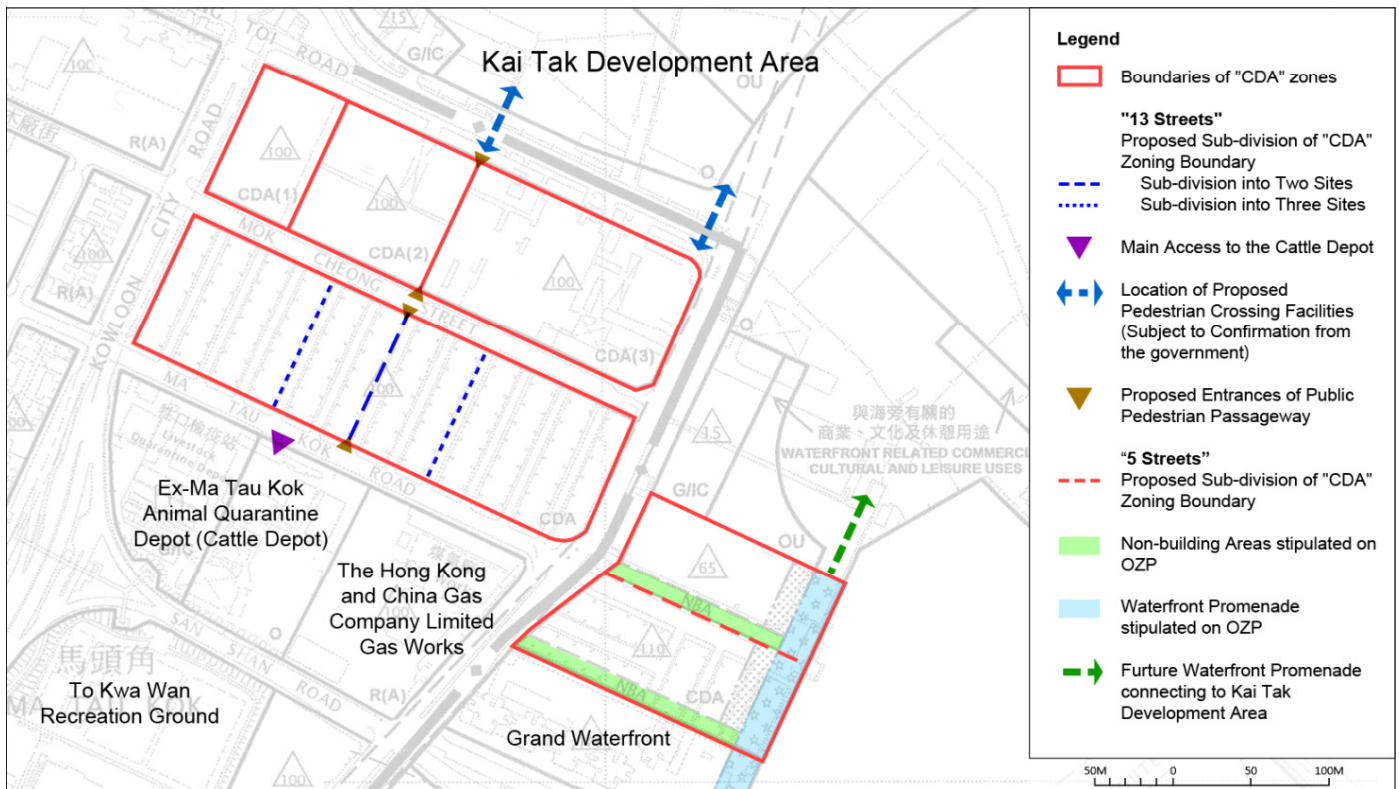
- Subdivide the "Comprehensive Development Area" ("CDA") sites at "5 Streets" and "13 Streets"

"CDA" site at "5 Streets"

- Subdivide into 2 sites in order to lower the difficulties in assembling sufficient titles
- Relax the development plot ratio of the residential building portion from 5 to 6.5, so as to provide incentives for redevelopment
- Together with the other development requirements of the site, the connectivity of the Area and waterfront can be strengthened upon redevelopment

"CDA" site at "13 Streets"

- Subdivide into 2 to 3 sites so as to reduce the number of land ownership titles involved as a result to lower the difficulties in acquisition for redevelopment
- It is suggested that an overall planning brief should be formulated to coordinate the development requirements of the sites and to ensure that the future development is compatible with the surrounding environment



Measures to improve the pedestrian connection between "5 Streets" and "13 Streets" area and KTDA

Medium to long term proposal

- Identify suitable relocation site for vehicle repair industry
 - There are considerable number of small scale vehicle repair workshops in the Area. As many of the workshop operators are tenants, they will likely be affected by the redevelopment of the Area, as a result the industry will also be impacted. Therefore, it is suggested to explore the feasibility of developing a multi-storey vehicle repair centre upon redevelopment.



Existing small scale vehicle repair workshops at "5 Streets"

Nga Tsin Wai Road Area, Lung Tong – Rehabilitation and Revitalisation Priority Area

Existing conditions of the Area

- Many buildings are more than 30 years or above with some of them being in disrepair. Redevelopment activities of individual locations are active.
- The Area is characterised by its restaurants and retail stores of special characteristics, and vibrant street life. It is also rich in historic and cultural characters, which shapes a unique street ambience.

Specific requests and concerns

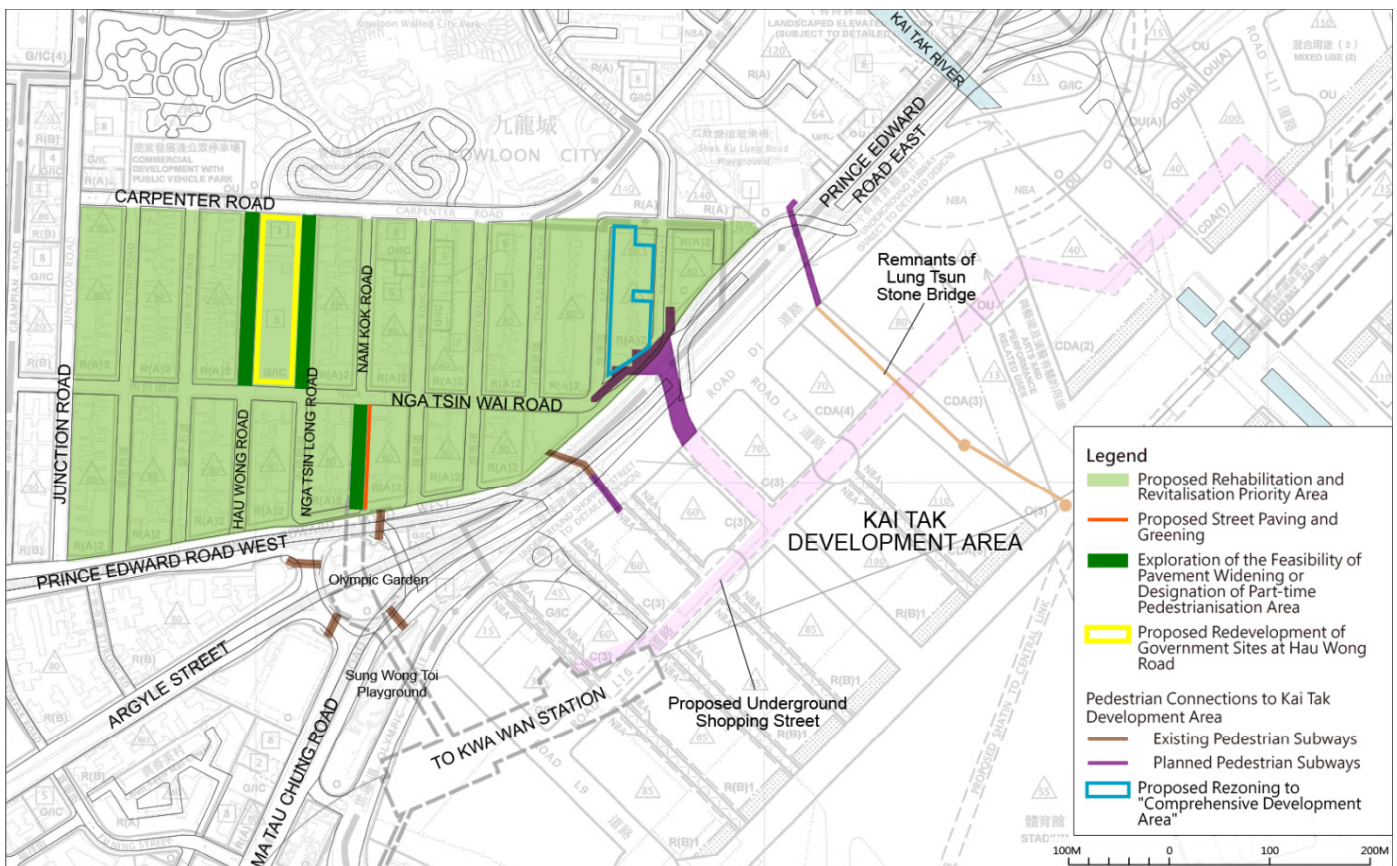
- To preserve shop-lined street ambience and vibrancy
- To introduce more community facilities and parking spaces
- To improve linkage with surroundings and pedestrian environment

Urban renewal objectives and area positioning

- To *preserve the vibrant street life and its historic and cultural characters* along with the active redevelopment progress of the Area
- To improve street environment and enhance the provision of community facilities so as to revitalise the Area and transform it into *Dining and Cultural District*
- To transform the Area into a *gateway to KTDA* by strengthening its connection with the surrounding areas



Existing condition of Nga Tsin Wai Road Area, Lung Tong



Nga Tsin Wai Road Area, Lung Tong

Short-term proposals

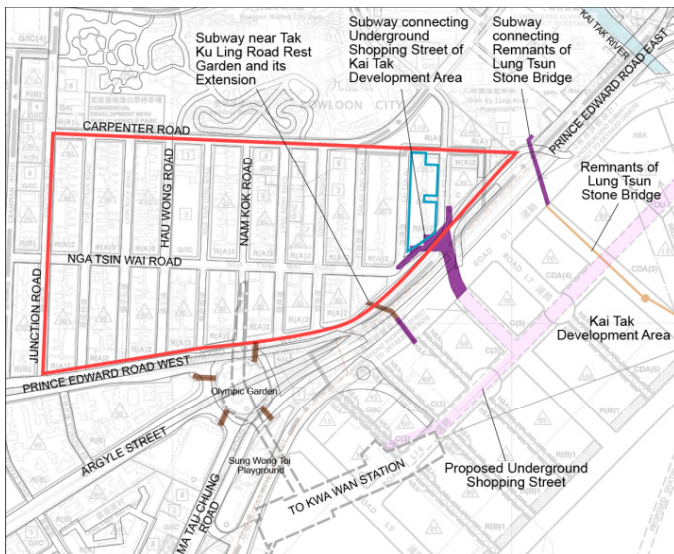
- Exploration of the feasibility of adjusting or exempting car parking requirements for redevelopment sites, having regard to the size and condition of sites, to allow room for preserving the vibrant street life and shop-lined street character of the Area
- Streetscape enhancement at Nam Kok Road adjacent to future railway station exit of the Area, including introduction of special paving, planters and trees



Street environment of Nam Kok Road after enhancement (Artist impression)

Short to medium-term proposal

- Strengthen the connection with KTDA by enhancing the pedestrian linkages; and rezone an area to the east of Kai Tak Road to “CDA” for comprehensive residential/commercial uses. The proposed “CDA” site will connect with the underground shopping streets in the KTDA.



Existing and planned pedestrian subways connecting the Area and KTDA

Legend

- Boundary of Nga Tsin Wai Road Area, Lung Tong
- Pedestrian Connections to Kai Tak Development Area
 - Existing Pedestrian Subways
 - Planned Pedestrian Subways
- Proposed Rezoning to "CDA"

Medium-term proposals

- Exploration of the feasibility of pavement widening or designating part-time pedestrianisation area at streets with distinctive character and high pedestrian flow, including Nam Kok Road, Hau Wong Road and Nga Tsin Long Road so as to improve the walking environment and strengthen their unique street character and atmosphere



Existing environment of Hau Wong Road to the north of Nga Tsin Wai Road

- Exploration of public car park provision in the Area so as to increase the supply of parking spaces to meet the local parking demand. Consideration should be given to providing car park along with any potential redevelopment initiative of the Kowloon City Municipal Services Building and its adjacent government sites. Underground parking could also be considered upon the opening of SCL and having regard to the traffic condition of the Area by that time.



Kowloon City Municipal Services Building and its adjacent government sites and the underground space of Carpenter Road Park



Medium to long-term proposal

- With suitable interim reprovisioning sites identified, Government facilities on the “Government, Institution or Community” site at Hau Wong Road shall be redeveloped so as to improve the community facilities provision in the Area to meet local needs.



Kowloon City Municipal Services Building



Kowloon City Elderly Health Centre



Lee Kee Memorial Dispensary

To Kwa Wan Central - Redevelopment Priority Area / Mixed Redevelopment and Rehabilitation Area

Existing conditions of the Area

- Mixture of new and old buildings with some being in disrepair
- Good accessibility with key distributors and future SCL stations nearby
- Noise and air pollution nuisances generated by EKC on the nearby residents
- There are some local shops selling daily necessities and food located underneath EKC flyover.

Specific requests and concerns

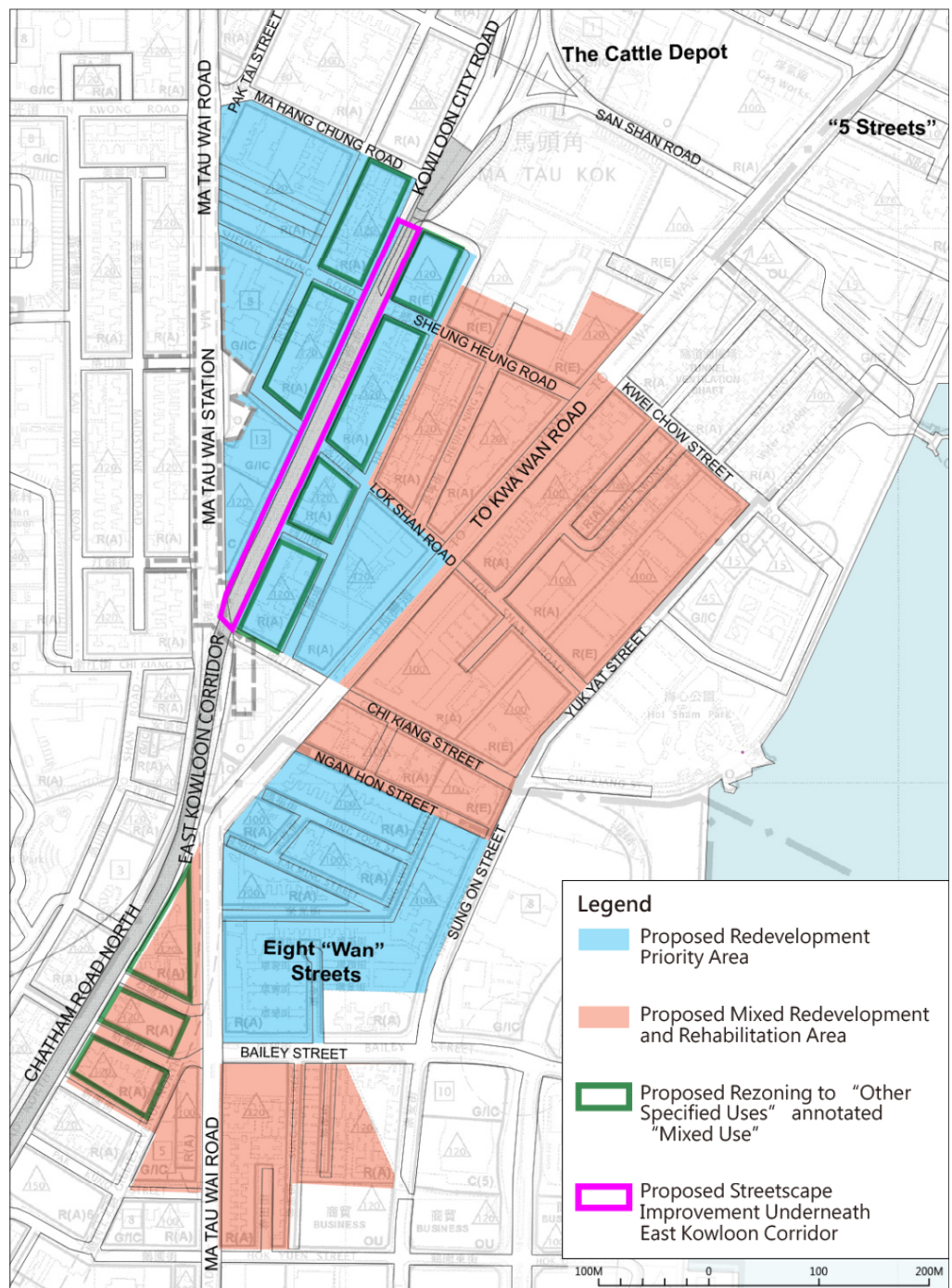
- To solve the nuisance problem of EKC
- To improve the environment of the Area, including the streetscape underneath EKC flyover

Urban renewal objectives and area positioning

- *To capitalise on the opportunities of railway service to facilitate the urban renewal works of the Area* and to solve the incompatible land use problem. *Multiple uses could be introduced* with an aim to transform the Area into *Multi-use Local Centre*.



Existing condition of To Kwa Wan Central



To Kwa Wan Central

Study on Urban Renewal Plan for Kowloon City Executive Summary

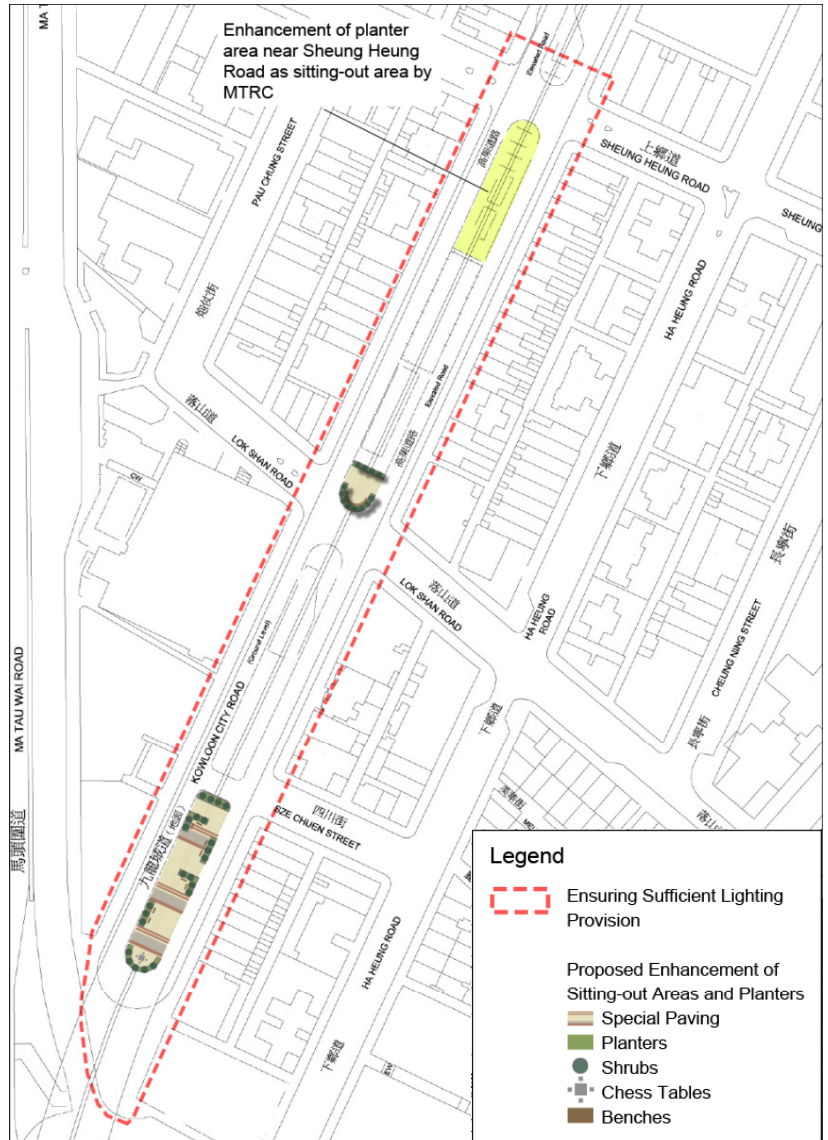
Measures for implementation in the near future

- Improve streetscape underneath EKC by ensuring sufficient lighting provision under the flyover, and enhancing and utilising the existing sitting-out area and planter area



Ensuring sufficient lighting provision

The environment of the planter area near Sze Chuen Street with the provision of benches and greening (Photomontage)



Proposed Streetscape improvement underneath EKC

Short-term proposal

- Rezone land along EKC to “Other Specified Uses” annotated “Mixed Use” so as to allow more flexible non-domestic development to mitigate the nuisances caused by EKC to its adjacent residential use to facilitate redevelopment of the Area and development of new local centre by capitalising on the development opportunity brought by SCL



EKC is in the close proximity to residential use



Wuhu Street, Winslow Street, Gillies Avenue South Area, Hung Hom - Mixed Redevelopment and Rehabilitation Area

Existing conditions of the Area

- Mixture of new and old buildings with some being in disrepair
- With the development of the Kwun Tong Line Extension, there have already been some redevelopment activities in the Area.
- An assemblage for funeral and related businesses with their operation generating nuisances to residents

Specific requests and concerns

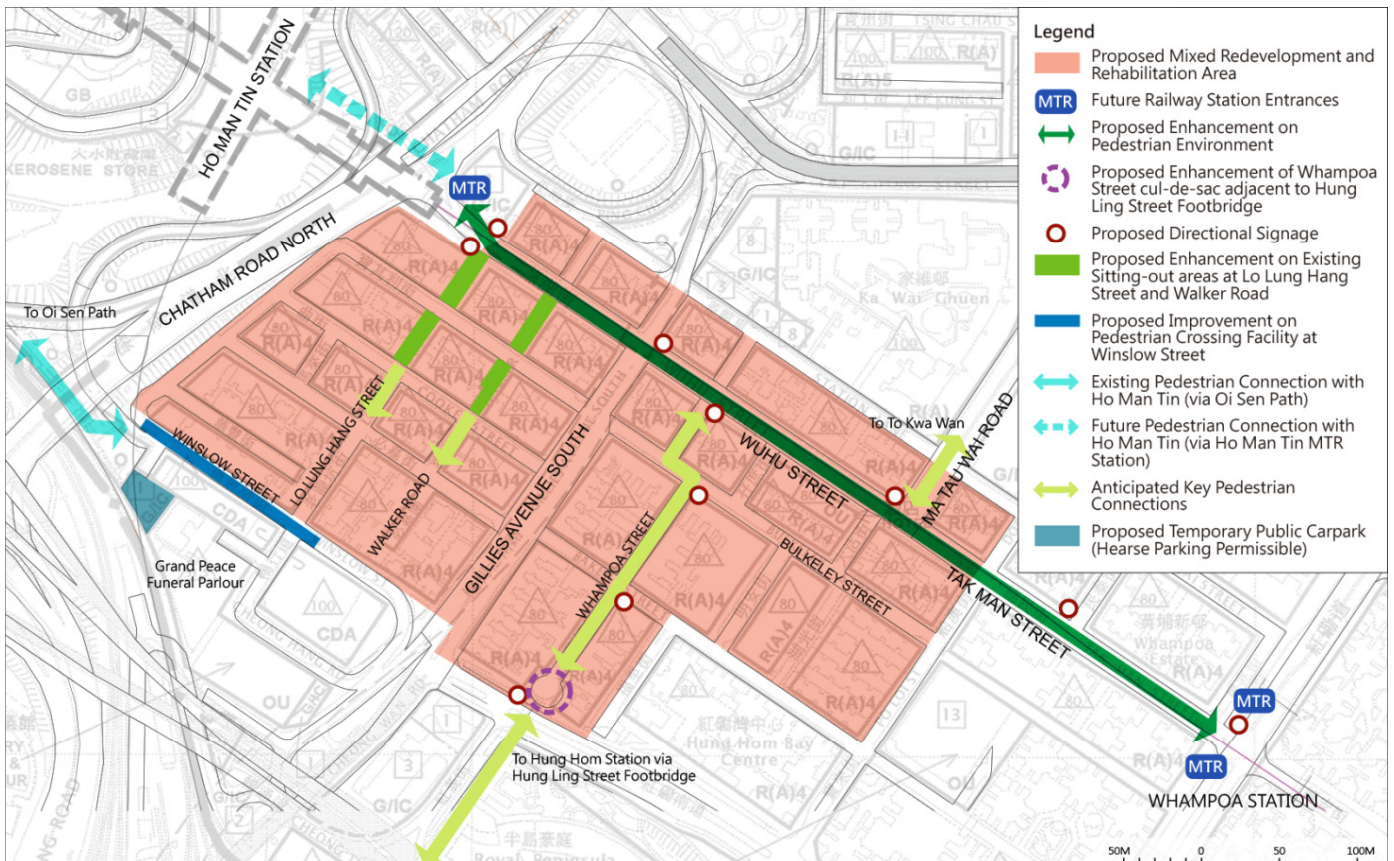
- To mitigate impacts generated by funeral and related businesses to local residents
- To improve the environment and connectivity of pedestrian walkway

Urban renewal objectives and area positioning

- To propose mitigation measures to alleviate the impacts generated from the operation of funeral and related businesses to local residents. These measures should address and balance the local concern and funeral industry operators' needs, *alleviate the conflict of incompatible land uses*, and improve the overall environment of the Area.
- To improve the environment and connectivity of pedestrian walkway and *enhance local character by capitalising on the opportunities of new railway service*



Existing condition of Wuhu Street, Winslow Street, Gillies Avenue South Area, Hung Hom



Wuhu Street, Winslow Street, Gillies Avenue South Area, Hung Hom

Address Impacts Generated by Funeral and Related Businesses

It is understood that the funeral parlours have been established in Hung Hom for years. Most of the funeral parlours are privately owned and operated on private land. It is also difficult to identify reprovisioning sites if they are relocated. As such, the urban renewal plan will focus on proposing implementable mitigation measures to minimise nuisances on residents in short and medium term. In long term, the government should review the land use of the Area and explore possible measure to resolve the conflicts induced from incompatible uses.

Short-term proposals

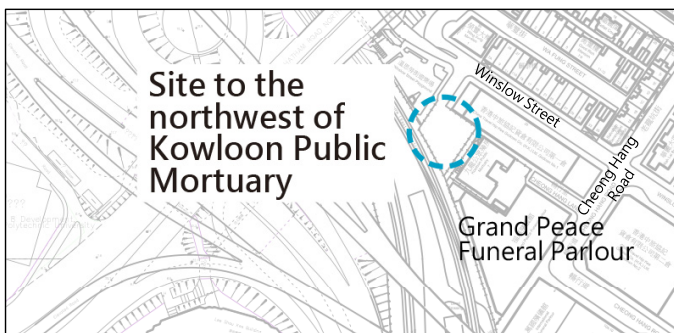
- Enhance free furnace service to the public for burning joss paper and tie in with the stepping up of enforcement action to minimise the nuisances generated by on-street joss paper burning activities to local residents
- Stop issuing new Undertaker's Licence in the Area to suspend intensification of the nuisances



Public furnace service offered by Grand Peace Funeral Parlour around Ching Ming and Chung Yeung Festivals

Medium-term proposal

- Provision of additional light goods vehicle (including hearse) parking spaces in areas of Hung Hom where funeral and related businesses cluster so as to mitigate the psychological impact on nearby residents caused by on-street hearse parking



Proposed location for provision of additional light goods vehicle parking spaces for hearse parking

Long-term proposal

- In long term, taken into account changes brought by the new railway services, the government should review the land use of the Area and explore possible measures to resolve conflicts induced from incompatible uses. The government should strike a balance between needs for funeral related operations and mitigation of nuisances to the adjacent residents.

Improve Pedestrian Environment and Connectivity

Capitalising on the opportunities of new railway service, it is suggested to improve the environment and connectivity of pedestrian walkway. The relevant proposals include:

Measures for implementation in the near future

- Streetscape enhancement of Whampoa Street near Hung Ling Street Footbridge so as to promote its function as a gateway of the Area
- Enhancement of sitting-out areas at Lo Lung Hang Street and Walker Road so as to create quality open space for nearby residents
- Improve pedestrian crossing facilities at Winslow Street for better pedestrian connectivity with Ho Man Tin area and improved road safety

Short-term proposal

- In line with Kwun Tong Line Extension project, improve the environment and connectivity of pedestrian walkway at the part of Wuhu Street and Tak Man Street between the Ho Man Tin and Whampoa railway stations



Footbridge entrance area at Whampoa Street after enhancement (Photomontage)



Environment of sitting-out area at Walker Road after enhancement (Photomontage)



Winslow Street with fences installed and road control marking adjusted (Photomontage)

Revitalising Heritage and Designation of Themed Walking Trail

Existing conditions

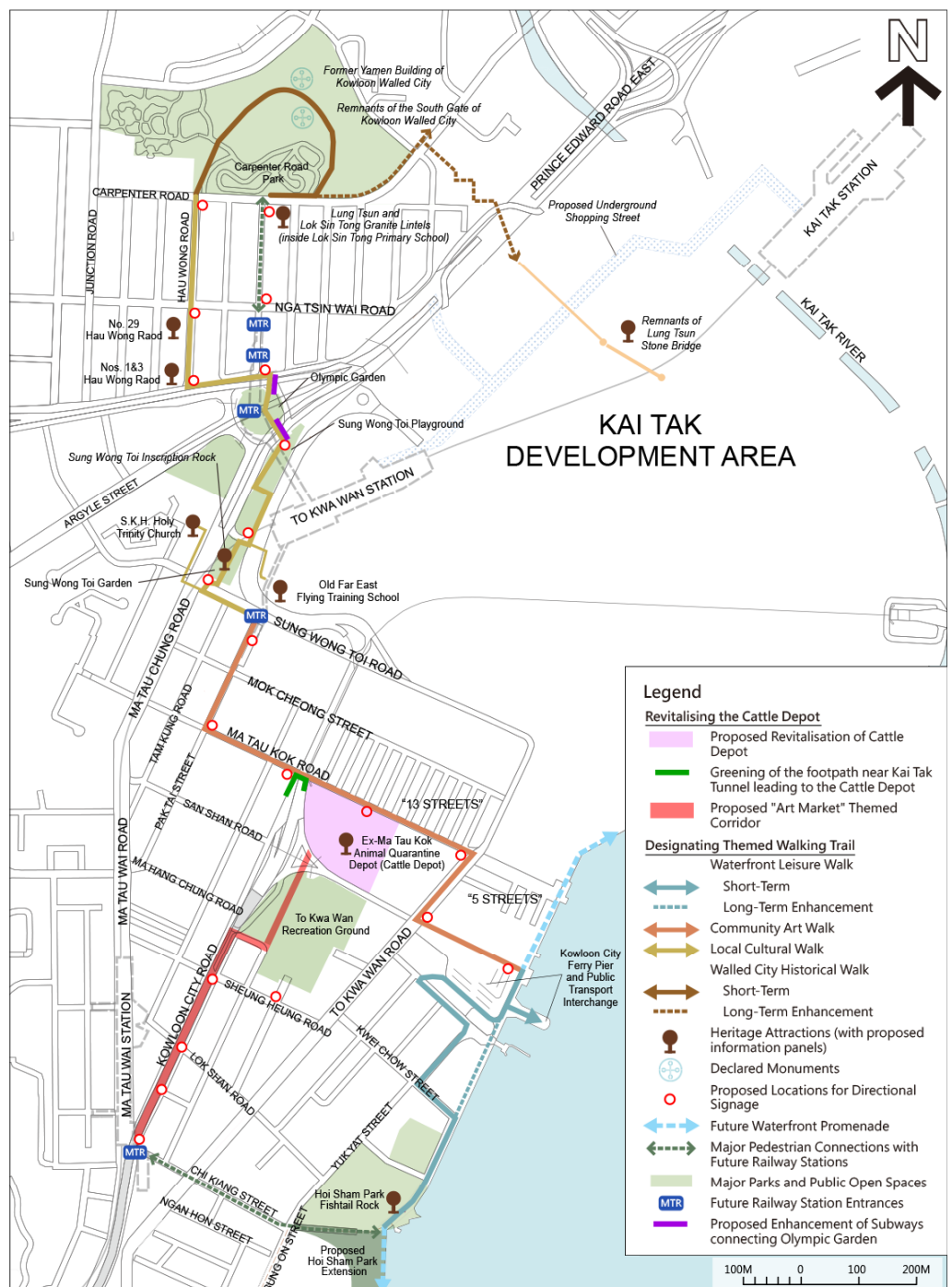
- Rich in historic and cultural resources
- Some resources have not been fully utilised.
- The resources are scattered in different locations, currently with weak linkage and accessibility.

Urban renewal objectives

Through revitalisation of heritage buildings and designation of a themed walking trail, to strengthen and highlight the historic and cultural characters of the district by linking up major attractions, hence creating a distinctive image for the district



Historic and cultural attractions in the Kowloon City District



Revitalising Heritage and Designation of Themed Walking Trail

Revitalising the Cattle Depot

The Cattle Depot is one of the major historic buildings in the Kowloon City District. Taken into account the Signature Project Scheme of the Kowloon City District Council and the future revitalisation initiatives of the Cattle Depot, it is suggested to revitalise the Cattle Depot and improve its linkage with the surroundings through the following urban renewal proposals.

Measure for implementation in the near future

- Greening of the footpath leading from the exit of Kai Tak Tunnel to the Cattle Depot to beautify the area around the exit of the tunnel, and improve the street environment along the themed walking trail to the Cattle Depot



Pedestrian environment after greening (Photomontage)

Medium to long-term proposals

- Taking into account the future development of the Cattle Depot, further revitalise the Cattle Depot for arts, cultural and community related uses, with the provision of public open space and additional entrances to enhance the accessibility
- Streetscape enhancement underneath EKC and creation of an “Art Market” themed corridor to attract visitors from the future Ma Tau Kok Railway Station to the Cattle Depot



Streetscape of “Art Market” corridor (Artist impression)

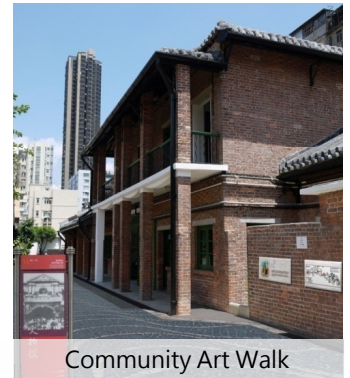
Designation of a themed walking trail

Measure for implementation in the near future

Kowloon City District is rich in local cultural resources. It is suggested to set up a themed walking trail to consolidate existing resources by connecting existing and planned attractions which are of historic, cultural or architectural significance as well as public activity nodes. The trail will also strengthen and highlight the local historical and cultural characters and establish a distinctive image for the district. Based on the characters along the trail, it is divided into:



Waterfront Leisure Walk



Community Art Walk



Local Cultural Walk



Walled City Historical Walk

Directional signages, information panels, maps and street paving enhancement are proposed along the trail. Together with the following enhancement proposals on the connectivity of the trail, an interesting walking experience can be created.

Short-term proposal

- Enhancement of the subways connecting Olympic Garden

Medium to long-term proposal

- Extension of the themed walking trail to the Lung Tsun Stone Bridge relic or walking trails in other districts

Enhancing Waterfront and District Connectivity

Existing conditions

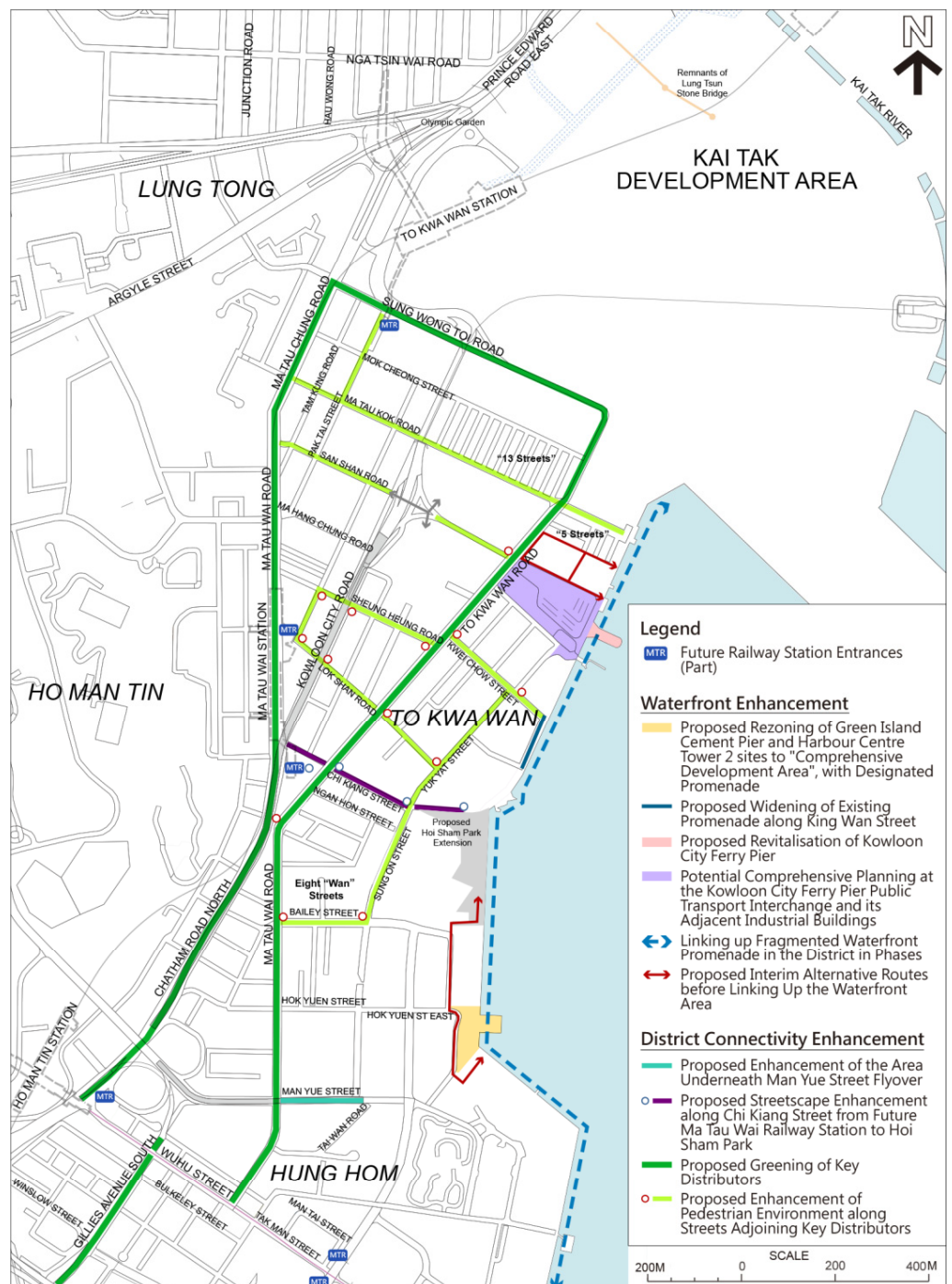
- The district has a long coastline, but the waterfront areas are currently segmented and blocked by different existing uses.
- The pedestrian connectivity of the waterfront and the inland area (east-west direction) is weak.
- There is very few public activity nodes along the waterfront.



Existing condition of the waterfront area in the Kowloon City District

Urban renewal objectives

To link up the waterfront area for promenade, enhance the east-west pedestrian connectivity (especially between future railway stations and waterfront), and enhance the pedestrian environment and connectivity along key distributors



Enhancing Waterfront and District Connectivity

Waterfront Enhancement

Taken into account government's effort and plan in enhancing and linking the waterfront, the urban renewal plan further suggests waterfront enhancement proposals, aiming to create an easily accessible and continuous waterfront promenade and enhance the waterfront environment.

Short-term proposals

- Rezoning of Green Island Cement Pier and Harbour Centre Tower 2 sites to "CDA" for non-domestic uses including commercial and waterfront related uses, with provision of promenade linking up sites along the waterfront upon redevelopment
- Widening the existing promenade along King Wan Street to free up more space for promenade and open space development



Waterfront promenade at King Wan Street after widening (Photomontage)

Medium to long-term proposals

- In connection with the construction of the Central Kowloon Route Project, to revitalise the Kowloon City Ferry Pier by opening up part of the pier for viewing deck as well as commercial and service uses



Environment upon provision of waterfront promenade and revitalisation of the Kowloon City Ferry Pier (Photomontage)

- The industrial buildings and the adjoining Kowloon City Ferry Pier Public Transport Interchange have potential for comprehensive development, which could incorporate the provision of parking spaces for private cars and coaches to meet local needs.
- Linking up fragmented waterfront promenade in the district in phases and interim alternative routes be considered before a continuous waterfront promenade is achieved

District Connectivity Enhancement

Along with the waterfront enhancement proposals, the urban renewal plan also suggests various street environment enhancement proposals, aiming to strengthen the connectivity between the waterfront and its hinterland by enhancing the east-west pedestrian connection.

Measure for implementation in the near future

- Streetscape enhancement underneath Man Yue Street Flyover by ensuring sufficient lighting provision under the flyover and enhancing street environment and existing sitting-out area



Streetscape of Man Yue Street after enhancement (Photomontage)

Short-term proposals

- In line with the Hoi Sham Park Extension programme, enhance the streetscape of Chi Kiang Street from the future Ma Tau Wai Station to Hoi Sham Park
- In line with the Greening Master Plan for the Kowloon City District, provide greening at key distributors in the district to improve streetscape environment and create a clear pedestrian and vehicular network for the district



Street environment of Ma Tau Wai Road after greening (Photomontage)

Medium to long-term proposal

- Upon greening of the key distributors in the district, further enhance the walking environment of the adjoining east-west direction streets and those connecting to the waterfront. Proposed enhancements include small scale greening and erection of directional signage.

Optimising Land Resources

Existing conditions

- There are land resources within the district that have yet to be released to fulfill district's needs.
- There is a general aspiration from the local residents that different rehousing options that can suit their needs can be provided upon redevelopment.

Urban renewal objectives

To optimise the land resources within the district to increase the supply of different housing types. Hence, more rehousing options for residents affected by redevelopment could be provided and thus reducing the social impacts caused by redevelopment and preserving their community network.

Long-term proposals

- Increase supply of housing units for “Flat-for-Flat” arrangement in the district so as to provide more suitable rehousing options for owner-occupiers affected by URA's redevelopment projects
- Increase supply of public housing and allocate the new units to persons in need under the current mechanism, including those affected by redevelopment who are eligible for subsidised housing application. It is also proposed to explore the feasibility of redeveloping public housing estates in the district that are aged and of low development intensity, so as to increase public rental and subsidised housing supply.
- Exploration of the feasibility of relocating the Ma Tau Kok Gas Works in the long term with the Hong Kong and China Gas Company. Suitable planning measures should be undertaken to facilitate the relocation as far as practicable, so as to release the site for residential use.



Ma Tau Kok Gas Works

5 Conclusion and Way Forward

Preliminary Technical Considerations

When formulating the urban renewal proposals, the Consultant has considered whether the proposals have responded the objectives of the plan and addressed public requests. Preliminary technical feasibility for various proposals has also been considered in order to demonstrate that the proposals are technically feasible. Various factors, such as transport, infrastructural provision, environmental, visual, air ventilation, cultural heritage, economic and public support aspects that need to be taken into account when implementing the proposals were also identified so as to provide pragmatic reference for works departments/organisations to implement the proposals.

Implementation Arrangement

After liaising with different government departments and organisations, the Consultant has proposed the implementation departments/organisations, timeframe and mechanisms of different urban renewal proposals. Under existing institutional arrangement, different government departments/organisations could consider implementing relevant proposals in accordance with their responsibilities. Besides, private organisations could make reference to the proposals of the urban renewal plan when undertaking urban renewal initiatives in the district.

Conclusion and Way Forward

The Planning Study has incorporated the Recommended Urban Renewal Plan and its proposals. On 29 January 2014, the DURF submitted the Urban Renewal Plan to the government for consideration, which is the blueprint for urban renewal initiatives in the Kowloon City District.

