

九龍城 市區更新 計劃

Urban Renewal Plan for Kowloon City



建議摘要

Summary of Recommendations

九龍城市區更新地區諮詢平台
Kowloon City DURF

主席的話 Chairman's Message

九龍城區是擁有悠久歷史的舊區，區內有不少具歷史意義及特色的舊建築，令社區富文化氣息，但亦有不少失修樓宇，造成居住環境問題。隨著啟德發展區及新鐵路的发展，將會為區內帶來發展機遇。如何推動九龍城的城市更新以改善生活環境，同時保留地區特色，是極具意義的挑戰。

作為全港首個市區更新地區諮詢平台，我們致力實踐《市區重建策略》內「以人為先，地區為本，與民共議」的市區更新工作方針。為制訂「九龍城市區更新計劃」，除了進行研究，亦舉辦多次各類型的公眾參與活動，包括公眾論壇、社區工作坊、專題討論等，務求確切反映本區各界的市區更新訴求，並揉合專業意見，提出富本區特色的市區更新建議。

「九龍城市區更新計劃」的制訂工作得以順利完成，有賴街坊及市民的積極參與，一起為區內的市區更新出謀獻策。我和各委員都期望藉「九龍城市區更新計劃」所勾劃出區內的市區更新藍圖，能讓各界共同建設新舊共融、有序發展的九龍城區。

黃澤恩博士
九龍城市區更新地區諮詢平台主席

The Kowloon City District is an old district with a long history. There are a lot of old buildings with historical significance and special character, which enrich the cultural ambience of the district. However, there are also many dilapidated buildings which result in an undesirable living environment. The Kai Tak Development Area and the new railway development will bring development opportunities to the district. It is a meaningful challenge to find ways to promote urban renewal in the Kowloon City District so as to improve the living environment and at the same time preserve the local character.

As the first pilot District Urban Renewal Forum (DURF) in Hong Kong, we aim to adopt the "People First, District-based and Public Participatory" approach in urban renewal as stipulated in the Urban Renewal Strategy. Apart from conducting different studies for the formulation of the Urban Renewal Plan for Kowloon City (URP), a series of public engagement activities were also held, including public forums, community workshops, topical discussions and so on, with a view to formulating an urban renewal blueprint with local character by truly reflecting the requests on urban renewal put forward by the local community while integrating professional advice.

The successful formulation of the URP relied on the active participation of members from the local community and the general public, together with their contribution of suggestions on urban renewal for the district. All the DURF members and I hope that by capitalising on the urban renewal blueprint proposed in the URP, all sectors in the community can work together to foster an orderly development that blends the old with the new in the Kowloon City District.

Ir Dr Greg WONG Chak-yan
Chairman, Kowloon City District Urban Renewal Forum

願景 Vision

- 保育歷史文化
Conserve history and culture
- 善用土地資源
Optimise land resources
- 協同周邊發展
Synergise with the surrounding developments
- 締造優質生活環境
Create quality living environment

「以人為先，地區為本，與民共議」

"People First, District-based and Public Participatory"



政府於2011年公布的《市區重建策略》推動「以人為先，地區為本，與民共議」的市區更新工作方針，並在同年6月成立九龍城市區更新地區諮詢平台(諮詢平台)，任期3年，成員來自社會不同界別，包括九龍城區議員、分區委員會委員、專業人士、區內有相當經驗的非政府組織人士、市區重建局及有關政府政策局/部門代表。

為制訂「九龍城市區更新計劃」，諮詢平台開展了「規劃研究」及「社會影響評估」，並分別於2012年8月至9月及2013年4月至6月期間進行兩個階段的公眾參與。根據有關研究及公眾參與的結果，諮詢平台在2014年1月向發展局提交「九龍城市區更新計劃」，就區內適合作重建、復修及活化的範圍，以及善用土地資源和優化區內環境提出建議。本摘要簡述了「九龍城市區更新計劃」的建議，詳細內容可於九龍城民政事務處索取，或在諮詢平台網頁下載：www.durf.org.hk。

The Government promulgated the new "Urban Renewal Strategy" in 2011 adopting the "People First, District-based and Public Participatory" approach in undertaking urban renewal, and established the Kowloon City District Urban Renewal Forum (DURF) in June 2011 with a term of three years. Members of DURF include District Council members, Area Committee members, professionals as well as representatives from established non-governmental organisations in the district, the Urban Renewal Authority and relevant government bureau and departments.

To formulate the Urban Renewal Plan for Kowloon City (URP), the DURF commenced the Planning Study and Social Impact Assessment, and undertook two stages of Public Engagement (PE) from August to September 2012 and from April to June 2013 respectively. Based on the results of the studies and PE, the DURF submitted the URP to the Development Bureau, with proposals on areas suitable for redevelopment, rehabilitation and revitalisation in the district as well as on optimising land resources and improving the local environment. This Summary briefly describes the recommendations of the URP. Details of the URP can be obtained from the Kowloon City District Office or downloaded from the DURF website: www.durf.org.hk.

未來路向 Way Forward

經過兩個階段的廣泛公眾參與，九龍城市區更新地區諮詢平台制訂了「九龍城市區更新計劃」，並建議政府考慮及按實際情況跟進有關計劃，包括建議進行深化研究或實質的規劃工作。

根據《市區重建策略》，諮詢平台提出的市區更新計劃是一份可供公眾人士和不同機構參考的文件。除政府外，任何人士及機構均可參考或參與計劃中的建議。因此，計劃的實施需要政府及各界人士共同努力。

Following the two stages of extensive Public Engagement, the Kowloon City District Urban Renewal Forum (DURF) has formulated and submitted the Urban Renewal Plan for Kowloon City (URP) to the Government for consideration, and follow-up having regard to the actual situation, including the proposals to undertake detailed studies and specific planning work.

In line with the Urban Renewal Strategy, the URP submitted by the DURF is a document that can serve as a reference for the public and different organisations. The Government, relevant organisations and even individuals can make reference to the proposals of the URP. Therefore, the implementation of the URP requires the collaborative efforts of the Government and all sectors in the community.



香港北角渣華道333號北角政府合署14樓
14/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
電話 Tel : 2231 4911
傳真 Fax : 2576 3266
電郵 Email : enquiry@durf.org.hk



2014.4

活化文物及設立 主題步行徑

Revitalising Heritage and Designation of Themed Walking Trail



九龍寨城南門遺蹟
Remnants of the South Gate of Kowloon Walled City



前馬頭角牲畜檢疫站(牛棚)
Ex-Ma Tau Kok Animal Quarantine Depot (Cattle Depot)

14 活化牛棚 Revitalise the Cattle Depot

- 建議綠化啟德隧道出口通往牛棚的行人路
Propose to green the footpath near the portal of Kai Tak Tunnel leading to the Cattle Depot
- 配合牛棚未來發展方向，建議進一步活化及開放作藝術、文化和社區用途，並提升可達性
Propose to further revitalise and open up the Cattle Depot for art, cultural and community uses and enhance the accessibility in association with its future development
- 建議設置「藝術市場」為主題的走廊，引導訪客由未來馬頭圍鐵路站步行至牛棚
Propose to create an "Art Market" themed corridor to attract visitors from the future Ma Tau Wai Railway Station to the Cattle Depot

15 主題步行徑 Themed Walking Trail

- 建議設立主題步行徑
Propose to set up a themed walking trail
- 建議優化連接世蓮花園的行人隧道
Propose to enhance the subways connecting Olympic Garden
- 建議延伸主題步行徑至龍津橋遺址或其他地區的步行徑
Propose to extend the themed walking trail to the Lung Tsun Stone Bridge relic or walking trails in other districts

優化海濱及地區連繫

Enhancing Waterfront and District Connectivity



擴闊後的景福街海濱長廊環境(模擬圖)
Waterfront promenade at King Wan Street after widening (Photomontage)



優化後的民裕街街道環境(模擬圖)
Streetscape of Man Yue Street after enhancement (Photomontage)

優化海濱 Waterfront Enhancement

- 16 建議改劃青洲英坭碼頭及維港中心第二期用地作「綜合發展區」地帶
Propose to rezone the Green Island Cement Pier and Harbour Centre Tower 2 to "CDA" zone
- 規定設置海濱長廊以貫通海濱
Require the provision of a promenade linking up the waterfront

- 17 建議擴闊景雲街現有海濱長廊
Propose to widen the existing promenade along King Wan Street

- 18 建議活化九龍城渡輪碼頭
Propose to revitalise Kowloon City Ferry Pier

- 19 建議綜合規劃九龍城碼頭公共運輸交匯處及鄰近工廈
Propose comprehensive planning of the Kowloon City Ferry Pier Public Transport Interchange and the adjoining industrial buildings

- 在有關發展提供泊車位予汽車及旅遊巴使用，以滿足地區需要
Provide parking spaces for private cars and coaches to meet local needs

優化地區連繫 District Connectivity Enhancement

- 20 建議改善民裕街天橋橋底及浙江街街道環境
Propose streetscape enhancement underneath Man Yue Street Flyover and Chi Kiang Street
- 21 建議綠化主要幹道及優化毗連街行人路環境
Propose to green the key distributors and enhance the walking environment of the adjoining streets

善用土地資源

Optimising Land Resources

- 22 建議增加區內可作「樓換樓」安排的單位
Propose to increase supply of housing units for "Flat-for-Flat" arrangement in the district
- 為受市區重建局重建項目影響的居民提供更多能切合需要的重置選擇
Provide more rehousing options that would meet the needs of the residents affected by Urban Renewal Authority redevelopment projects
- 23 建議增加公營房屋供應
Propose to increase supply of public housing
- 探討重建區內一些老化及密度較低的公共房屋的可行性
Explore the feasibility of redeveloping public housing estates in the district which are old and of lower development intensity
- 24 建議長遠探討搬遷馬頭角煤氣廠的可行性
Propose to explore the feasibility of relocating the Ma Tau Kok Gas Works in the long term
- 盡可能採取合適規劃措施鼓勵搬遷
Undertake the necessary planning action to facilitate the relocation



啟德「樓換樓」項目(模擬圖)
Flat-for-Flat scheme at Kai Tak (Photomontage)



馬頭角煤氣廠
Ma Tau Kok Gas Works

社會影響評估

Social Impact Assessment



為紓緩「九龍城市區更新計劃」對區內不同持份者帶來的社會影響，諮詢平台在進行規劃研究的同時開展了社會影響評估，並建議了以下紓緩措施：

In order to mitigate the social impacts of the Urban Renewal Plan for Kowloon City on different stakeholders in the district, a Social Impact Assessment was conducted in parallel with the Planning Study, and the following mitigation measures are proposed:

編製「市區更新實用指南」 Prepare an "Information Kit on Urban Renewal"

- 方便市民獲得有關市區更新及相關的支援計劃或服務的較全面的資訊，幫助他們應對市區重建或復修問題，並在有需要時尋求支援服務
Enhance the accessibility of comprehensive information related to urban renewal and related supporting schemes or services to the public so as to help them to handle problems related to redevelopment and rehabilitation and seek for assistance whenever required

設立「一站式資訊及支援中心」 Establish a "One-stop Information and Support Centre"

- 提供資訊及轉介兩方面的服務，使居民遇上重建及復修事宜時可更有效查詢及獲得相關的服務，減少居民在市區更新過程的憂慮及受到的影響
Provide information and referral services so as to provide the residents with enquiry or other services on urban redevelopment and rehabilitation, ease their worries and reduce the social impacts during the urban renewal process

推廣及優化現有的支援服務及措施 Promote and enhance the existing supporting services and measures

- 因應持份者的需要，加強推廣現有的支援服務及措施，並適時檢討及優化有關支援計劃，更有效紓緩對受影響人士帶來的社會影響
Strengthen the promotion of the existing services and measures according to the needs of those affected, and review and enhance the schemes when necessary so as to mitigate the social impacts on them effectively

龍塘街前圍道一帶

Nga Tsin Wai Road (Lung Tong)



3 保留街舖林立的街道氛圍
Preserve the shop-lined street character

• 因應個別地盤面積及情況，建議探討在重建發展時彈性調整泊車位要求，或適當地考慮豁免
Propose to explore the feasibility of flexibly adjusting or exempting car parking requirements for redevelopment sites, having regard to the size and condition of individual sites

4 改善行人環境
Enhance the pedestrian environment

• 建議優化南角道街道環境，並探討在小區內人流較多及較有特色的南角道、侯王道及街前圍道加闊行人路或部分時間設立行人專用區的可行性
Propose to enhance the streetscape at Nam Kok Road, and explore the feasibility of widening the pavement 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

5 加強連繫啟德發展區
Strengthen the connection to Kai Tak Development Area

• 建議優化區內行人隧道，並在啟德道以東作綜合住宅及商業發展連接啟德地下購物街，連繫啟德發展區及九龍城
Propose to enhance pedestrian subways in the area, and designate an area to the east of Kai Tak Road for comprehensive residential and commercial development with connection to the Kai Tak underground shopping street so as to link up Kai Tak Development Area and Kowloon City

6 善用區內政府設施用地增設社區設施及公眾停車場
Optimise the use of sites of government facilities in the area so as to increase the provision of community and public car parking facilities

• 建議探討在小區內設置公眾停車場，增加泊車位的供應
Propose to explore the provision of a public car park in the area so as to increase parking spaces

• 建議在物色到合適的臨時重置地點後重建九龍城市政大廈、九龍城長者健康中心及李基紀念醫局
Propose to redevelop the Kowloon City Municipal Services Building, Kowloon City Elderly Health Centre and Lee Kee Memorial Dispensary after identifying suitable temporary reprovisioning sites

紅磡蕪湖街/溫思勞街/機利士南路一帶

Wuhu Street / Winslow Street / Gillies Avenue South



針對殯儀及相關行業造成的影響
Address Impacts Generated by Funeral and Related Businesses

9 建議停止在區內簽發新殮葬牌照
Propose to stop issuing new Undertaker's Licence in the area

10 建議優化免費公眾化寶服務，集中化寶活動
Propose to enhance the free furnace service to the public for burning joss paper and confine the burning activities

11 建議增加可供靈車停泊的輕型貨車泊位
Propose to provide additional light goods vehicle (including hearses) parking spaces

12 建議長遠探討解決殯儀館與鄰近土地用途不協調的可行方法
Propose to explore feasible measures to address the incompatibility of funeral parlours with surrounding land uses in the long term

改善行人路環境及連接性
Improve Pedestrian Environment and Connectivity

13 建議在黃埔街近紅菱街行人天橋位置、老龍坑街及獲嘉道休憩處、溫思勞街行人過路處，以及蕪湖街及德民街一帶行人路進行改善工程

Propose to enhance the streetscape of Whampoa Street near Hung Ling Street Footbridge, sitting-out areas at Lo Lung Hang Street and Walker Road, pedestrian crossing facilities at Winslow Street and the footpaths of Wuhu Street and Tak Man Street

九龍城

市區更新計劃

Urban Renewal Plan for Kowloon City



- 圖例 Legend**
- 建議重建優先範圍
Proposed Redevelopment Priority Area
 - 1a. 土瓜灣五街及十三街一帶
"5 Streets" and "13 Streets" (To Kwa Wan)
 - 1b. 土瓜灣九龍城道與漆山道一帶
Kowloon City Road and Lok Shan Road (To Kwa Wan)
 - 1c. 土瓜灣環宇八街/鯉涌街/樂安街一帶
Eight "Wan" Streets / Ngan Hon Street / Sung On Street (To Kwa Wan)
 - 建議修復及活化優先範圍
Proposed Rehabilitation and Revitalisation Priority Area
 - 2a. 龍塘街前圍道一帶
Nga Tsin Wai Road (Lung Tong)
 - 建議重建及修復混合範圍
Proposed Mixed Redevelopment and Rehabilitation Area
 - 3a. 土瓜灣鯉涌街/上鄉道/貴州街/旭日街一帶
Ngan Hon Street / Sheung Heung Road / Kwai Chow Street / Yuk Yat Street (To Kwa Wan)
 - 3b. 紅磡亞利街/春田街/新龍街/漆咸橋北一帶
Bailey Street / Chun Tin Street / San Wai Street / Chatham Road North (Hung Hom)
 - 3c. 紅磡蕪湖街/溫思勞街/機利士南路一帶
Wuhu Street / Winslow Street / Gillies Avenue South (Hung Hom)
 - 建議主題步行徑
Proposed Themed Walking Trail
 - 短期路線
Short-term Routing
 - 長遠優化路線
Long-term Enhancement Routing
 - 主題步行徑沿途的文物/景點
Heritage / Attractions along the Trail
 - 主題步行徑沿途的法定古蹟
Declared Monuments along the Trail
 - 現有海濱長廊
Existing Waterfront Promenade
 - 已規劃作海濱長廊段
Planned Waterfront Promenade
 - 建議貫通的海濱長廊段
Proposed Linkage of Waterfront Promenade
 - 建議加強與周邊地區的連接
Proposed Strengthening of the Connections with Surrounding Areas
 - 高架道路
Elevated Road

- 旨在確定適合進行重建及修復的範圍，並就保育和活化的項目作出建議。
To identify areas that are suitable for redevelopment and rehabilitation, and to propose preservation and revitalisation initiatives.
- 重建優先範圍 Redevelopment Priority Area**
小區內大部分樓宇日久失修，樓齡普遍達50年或以上，或有關住戶正面對嚴重的環境衛生、空氣 / 噪音污染等問題。因應上述情況及權衡重建和其他市區更新方式後，建議優先考慮以重建作主要方式進行市區更新。有關建議並不表示在其他範圍內，狀況相若的舊樓現時不建議進行重建。
Buildings in the Area are mostly in disrepair and are generally aged 50 or above. Some residents are suffering from serious problems such as environmental hygiene, and air and noise pollution. Taking into account the above situations and weighing against the possible impacts of redevelopment and other urban renewal approaches, it is proposed that redevelopment should be given priority as the approach to urban renewal for the Area. Such proposal does not mean that old buildings of similar condition in other areas are not proposed for redevelopment for the time being.
 - 修復及活化優先範圍 Rehabilitation and Revitalisation Priority Area**
小區內雖有不少私人主導重建項目，但鑒於街道環境具有特色及活化潛力，建議以修復及活化作為主要市區更新方式，為小區注入新動力，改善小區環境，並在更新過程中保存地區特色。有關建議並不排除個別舊樓因應實際樓宇狀況需要進行重建。
While there are numerous private-led redevelopment projects undertaken in the Area, the unique character of the street environment in the Area has revitalisation potential. It is proposed to adopt rehabilitation and revitalisation as the urban renewal approaches for introducing new vibrancy and environmental improvements to the Area. Such proposal does not rule out the redevelopment of individual old buildings having regard to their actual condition.
 - 重建及修復混合範圍 Mixed Redevelopment and Rehabilitation Area**
小區內樓宇新舊交錯，建議因應個別樓宇狀況，在適當地點進行重建及/或修復工作。
There is a mixture of old and new buildings in the Area. It is suggested that redevelopment and / or rehabilitation works are to be carried out at suitable locations having regard to the condition of individual buildings.
 - 活化文物及設立主題步行徑 Revitalising Heritage and Designation of Themed Walking Trail**
整合現有地區資源，強化及突顯地區歷史文化特色。
Consolidating the existing district resources to strengthen and highlight the historical and cultural characteristics of the district.
 - 優化海濱及地區連繫 Enhancing Waterfront and District Connectivity**
逐步貫通區內沿海未能通往海濱長廊的段落，並加強地區連繫。
Linking up the waterfront sections that are yet to be connected to the promenade in phases and strengthening district connectivity.
 - 善用土地資源 Optimising Land Resources**
善用區內土地資源，為受重建發展影響的居民提供更多原區重置機會，例如重建區內老化及密度較低的公共屋邨。
Optimising the use of land resources in the district so as to offer more local rehousing opportunities for residents affected by redevelopment projects, such as redevelopment of the public housing estates in the district which are old and of lower development intensity.

土瓜灣五街及十三街一帶

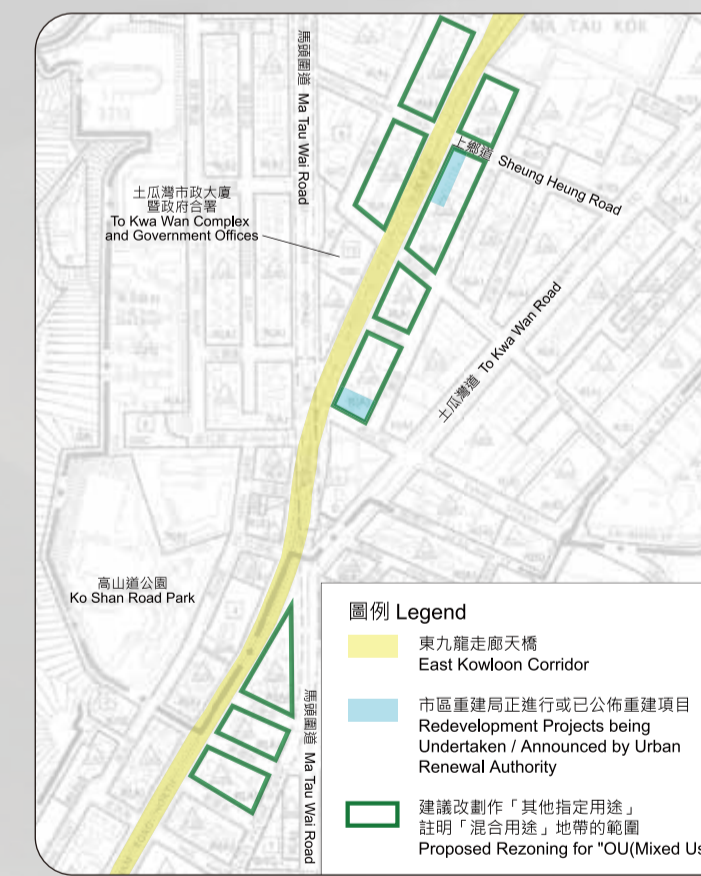
5 Streets and 13 Streets (To Kwa Wan)



- 1 提供誘因加快重建步伐**
Provide incentives to speed up redevelopment pace
- 建議分拆五街「綜合發展區」為兩幅用地，並將現時住宅部分的地積比率管制由5倍放寬至6.5倍
Propose to subdivide the "Comprehensive Development Area" (CDA) zone at "5 Streets" into two CDAs, and relax the plot ratio of the existing residential portion from 5 to 6.5
 - 建議分拆十三街「綜合發展區」為兩至三幅用地，減少地盤面積推動重建
Propose to subdivide the "CDA" zone at "13 Streets" into two to three CDAs so as to reduce the size of individual sites to facilitate redevelopment
- 2 為汽車維修工場另覓地點作業**
Identify suitable relocation site for vehicle repair workshops
- 建議探討發展多層汽車維修中心的可行性及尋找合適用地
Propose to explore the feasibility of developing a multi-storey vehicle repair centre and identify suitable land

土瓜灣中部

To Kwa Wan Central



- 7 紓緩東九龍走廊引致的環境問題**
Mitigate environmental impact caused by East Kowloon Corridor
- 建議改劃東九龍走廊兩旁用地為「混合用途」地帶，容許較靈活地重建發展作住宅或其他相協調的非工業土地用途（如商店、辦公室或酒店），重建發展可因應環境因素及市場需求設定不同用途比例
Propose to rezone land along East Kowloon Corridor to "Mixed Use" zone to allow greater flexibility for residential and other compatible non-industrial uses (e.g. shops, offices or hotels). The appropriate mix of uses in the redevelopment can be determined having regard to the environmental factor and market demand
- 8 改善東九龍走廊天橋橋底環境**
Enhance the streetscape underneath East Kowloon Corridor Flyover
- 建議改劃東九龍走廊兩旁用地為「混合用途」地帶，容許較靈活地重建發展作住宅或其他相協調的非工業土地用途（如商店、辦公室或酒店），重建發展可因應環境因素及市場需求設定不同用途比例
Propose to enhance the sitting-out area near Lok Shan Road and the planter area near Sze Chuen Street with the provision of seating and greenery so as to provide quality leisure facilities for the residents, and ensure sufficient lighting provision underneath the flyover