

# Urban Renewal Strategy Review Workshop

Convened by

Hong Kong Institute of Land Administration

**Kwuntong Town Centre Project**

**Within**

**Urban Regeneration Region of Kwun Tong**

(Project-Group A) Members

Mr. TSANG Ka Lok, Raymond

Mr. FUNG Sing Sang, Philip

Mr. NG Chung Wai, Joel

Mr. TO WaiMing, Raymond

Mr. CHEUNG SiuHang, Henry

Miss TANG Ying Ha, Ada

Miss MAK KamYee, Molly

Miss Catherine CHEUNG

**Report  
Of  
Urban Renewal Strategy Review  
On  
Kwun Tong Town Centre Project  
within  
Urban Regeneration Region of Kwun Tong**

## Table of Contents

A Picture of the Kwun Tong Town Centre	1
A Site Plan of the Kwun Tong Town Centre – Main Site and Yuet Wah Street Site	2
Project Brief	3
A Brief Background of the Kwun Tong Town Centre - Main Site	4
A Brief Background of Kwun Tong Town Centre - Yuet Wah Street Site	5
Project Development Scheme	6
Urban Regeneration Outline Plan and Land Use Proposals	7
Implementation	8
Application of URA's 4Rs Strategy in Kwun Tong Town Centre Project	9
Review on Application of 4Rs Strategy in District-based Urban Regeneration of Kwun Tong Town Centre	12
Recommendation	13
Views Expressed in the Discussion Session	15
Project Forms	17
Annex	22

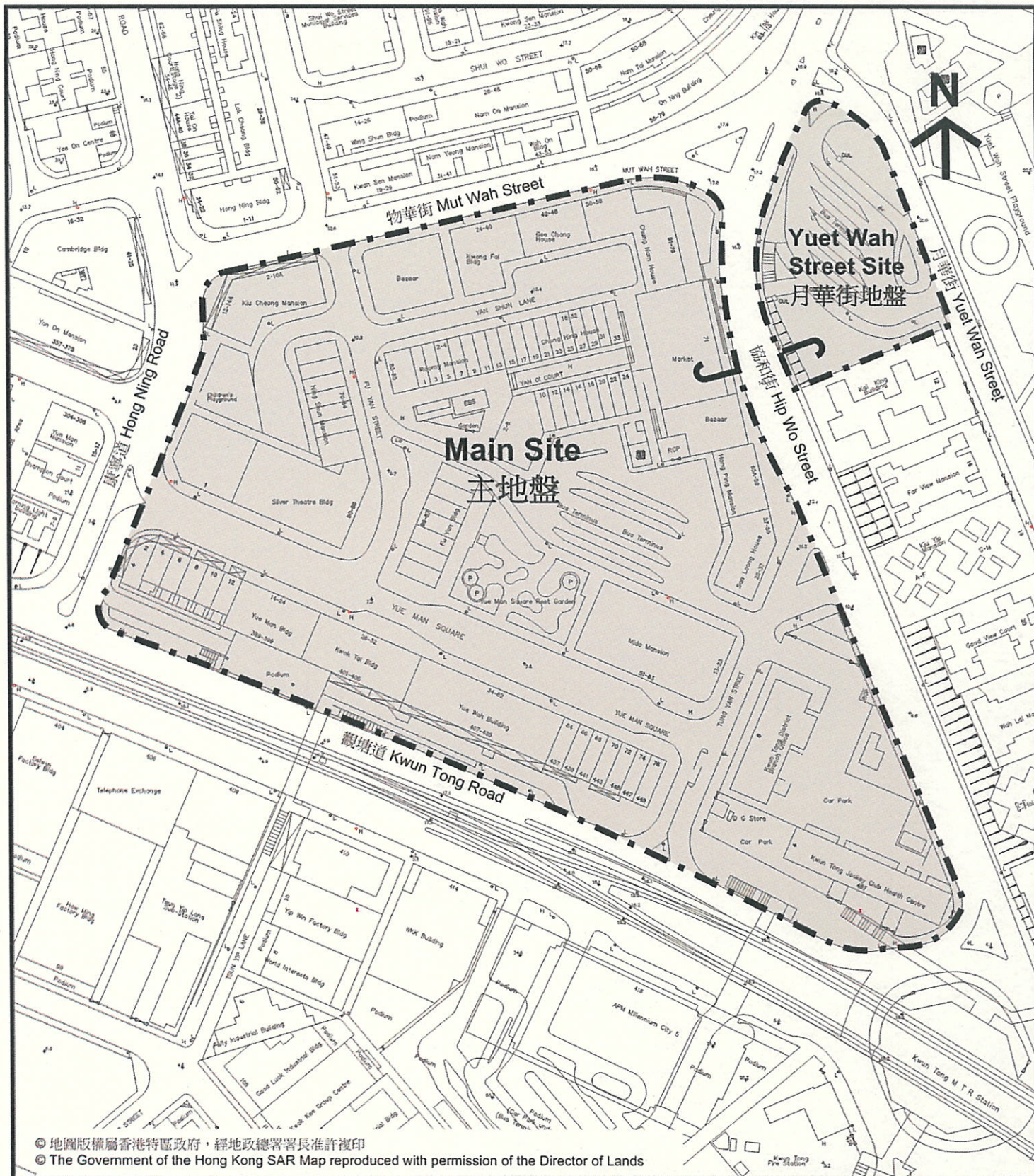


# Urban Regeneration Region Kwun Tong



Kwun Tong Town Centre  
Urban Renewal Project





本網址所提供的地圖資料受香港特別行政區政府（“政府”）擁有的版權保障。政府沒有就該等資料的準確性或完整性，或在任何特定情況下使用的合適性作出任何明示或隱含的保證，亦無須對與該等地圖資料或本網站有關的任何原故而引致的任何損失或損害負責上責任。

The mapping information provided on this web site is protected by copyright owned by the Government of the Hong Kong Special Administrative Region (the “Government”). No express or implied warranty is given to the accuracy or completeness of such mapping information or its appropriateness for use in any particular circumstances. The Government is not responsible for any loss or damage whatsoever arising from any cause whatsoever in connection with such mapping information or with this web site.

## 圖例 Legends :

地盤界線  
Site Boundary

**K7**  
觀塘市中心—主地盤及月華街地盤  
Kwun Tong Town Centre (K TTC) -  
Main Site and Yuet Wah Street Site

市區重建局  
URBAN RENOVATION  
AUTHORITY

地盤平面圖  
Site Plan

Scale 1 : 2000

Date: 10 - 3 - 2009



## **Kwun Tong Town Centre Project**

### **Project Site Information**

**(including Main Site and Yuet Wah Street Site)**

- Area : 53,500 square metres
- Existing GFA : 105,124 square metres
- Affected buildings : 24
- Affected population : 4,763
- Affected property interests : 1,656
- Affected shops and hawker stalls : 523

### **Project Development Information**

- Total GFA : 401,250 square metres
- Residential flats : 2,000
- Commercial space : 209,640 square metres
- Other uses : 15,700 square metres
- G/IC GFA : 16,300 square metres
- Open Space : 8,700 square metres

### **Project Brief**

- Development Scheme of Kwun Tong Town Centre - Main Site for Public Inspection (Annex A)
- Notification of commencement of the Kwun Tong Town Centre - Main Site Development Scheme dated 30.3.2007 (Annex B)
- Development Scheme of Kwun Tong Town Centre – Yuet Wah Street Site for Public Inspection (Annex C)
- Notification of commencement of the Kwun Tong Town Centre - Yuet Wah Street Site Development Scheme dated 30.3.2007 (Annex D)

## **A Brief Background of the Kwun Tong Town Centre - Main Site**

- The project area is bounded by Kwun Tong Road, Hong Ning Road, Mut Wah Street and Hip Wo Street.
- The project covers an area of about 48,860 square metres.
- It was zoned "Residential (Group A)", "Commercial", "Government, Institution or Community" and "Open Space" and shown as "Road" on the draft Kwun Tong (South) Outline Zoning Plan No. S/K14S/13.
- Most buildings in the development scheme area are more than 40 years old with years of completion between 1961 and 1967. Majority of the buildings are 4 - 15 storeys, residential with shops and commercial uses on lower floors, and in poor or deteriorating conditions.
- Buildings facing Kwun Tong Road and MTR Kwun Tong Line are suffering from both air and noise pollution.
- The proposed development is comprehensive in nature and will comprise residential and commercial uses with public transport interchange, open space and Government, institution or community facilities. It may include other facilities and uses as required or approved by the Town Planning Board (TPB).
- The proposal is to achieve better utilization of land and improve the standard of housing and the layout of the built-up areas.
- It is estimated that about 1,860 households may be affected by the project.

Please refer to Annex E for the photos taken during the site visit on 13.6.2009.



## **A Brief Background of Kwun Tong Town Centre - Yuet Wah**

### **Street Site**

- The project area is located at the junction of Hip Wo Street and Yuet Wah Street.
- The project covers an area of about 4,640 square metres.
- It was zoned "Government, Institution or Community" on the draft Kwun Tong (South) Outline Zoning Plan No. S/K14S/13 and occupied by the open-air Yuet Wah Street Bus Terminus.
- The proposed development is comprehensive in nature and will comprise residential use and Government, institution or community facilities. It may include other facilities and uses as required or approved by the TPB.
- The proposal is to achieve better utilization of land and improve the standard of housing and the layout of the built-up areas.
- Based on 2001 Population Census, no household would be affected by the project.

Please refer to Annex F for the photo taken during the site visit on 13.6.2009.



## **Project Development Scheme**

- The project is implemented by way of a Development Scheme in accordance with section 25 of the Urban Renewal Authority Ordinance (Cap. 563).
- The Development Scheme Project is available for Public Inspection.
- Notification of commencement of the project was published in the Government Gazette on 30.3.2007.
- The draft Development Scheme Plan and the Stage 1 Social Impact Assessment (SIA) were submitted to the TPB on 20.4.2007 and were available for public inspection on 24.4.2007. Any person could make comments in writing on the draft Development Scheme Plan to the TPB.
- According to Urban Renewal Strategy (URS), a detailed SIA report (Stage II) was submitted to the TPB on 22.6.2007. The report was made available for public inspection on 26.6.2007 until the plan is considered by the TPB. Any person could make comments on the report in writing to the TPB.
- After consideration by TPB that the submitted draft Development Scheme Plan was deemed suitable for publication under TPO (Cap. 131), it was then exhibited for public inspection and representation on 5.10.2007 for 2 months.
- The Statutory Development Scheme Plans were approved by CE in Council on 15.7.2008 and were exhibited for public inspection.

Please refer to Annex G and Annex H for the Approved Development Scheme Plans under Nos. S/K14S/URA1/2 & 2/2 and the attached Notes. Annex I shows a part-print of the current Kwun Tong (South) Outline Zoning Plan No. S/K14S/16 gazetted on 12.9.2008.



## Urban Regeneration Outline Plan and Land Use Proposals

- The Approved Plans illustrate that the Development Scheme Areas of the two sites are designated as “Comprehensive Development Area (1)” (“CDA (1)”) and “Comprehensive Development Area (2)” (“CDA (2)”) respectively.
- CDA(1) is intended for comprehensive development/redevelopment of the area for residential, Government and/or commercial uses with the provision of open space and other community and supporting facilities.
- CDA(1) Development Scheme intends to enhance vitality and achieve improvement in environmental and traffic conditions in the town centre through comprehensive redevelopment, restructuring street pattern, promoting efficient land use and providing Government, institution or community (GIC) facilities and open space accessible to the public.
- CDA(2) is intended primarily for medium-density residential development with the provision of Government, institution or community (GIC) facilities.
- CDA(2) Development Scheme intends to enhance vitality and achieve improvement in environmental and traffic conditions in the town centre through relocating the open-air bus terminus to a covered Public Transport Interchange at the Kwun Tong Town Centre – Main Site, development of residential use, and re-provisioning of some Government, institution and community uses so as to allow comprehensive redevelopment of the town centre.
- The provision for application for planning permission under section 16 of the Town Planning Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.



## **Implementation**

- The land use proposals will be implemented by phases.
- URA is acquiring the property from exiting owners of CDA(1) by purchase in accordance with the prevailing acquisition and compensation policies.
- Eligible tenants are being offered an ex-gratia payment package. The strategic partnership with Hong Kong Housing Society (HKHS) and Hong Kong Housing Authority (HKHA) enables URA to arrange estate re-housing for the affected tenants.
- Non-domestic tenants are offered an ex-gratia allowance to assist business relocation.
- As CDA(2) is a piece of Government land, no resumption is therefore involved.
- URA may implement the Development Scheme on its own or with one or more joint venture partners.

Please refer to Annex J and Annex K for the notional Master Layout Plan and an outline of the phased redevelopment plan.



## **Application of URA's 4Rs Strategy in Kwun Tong Town Centre Project**

The URA's 4Rs strategy comprises Redevelopment, Rehabilitation, pRservation and Revitalisation.

### **Redevelopment**

- Redevelopment of Kwun Tong Town Centre Project targets old, dilapidated buildings with poor living conditions.
- These sites are replanned and rebuild to achieve clear environmental and social benefits such as more open space and community facilities for public enjoyment.
- URA will assemble larger areas of land for comprehensive planning.
- This will enable restructuring, for example of the local road, transport network and open spaces to achieve a better utilisation of land and improve overall district environment.
- URA will pursue excellence in project planning, building design and construction standards, with particular emphasis on environmental friendliness, maintenance efficiency and durability.
- URA aims at completing the redevelopment project by 2021, which includes the process of planning, land resumption and clearance.
- After securing a cleared site, the URA will adopt a flexible approach to implementing it either by site disposal to private developers for redevelopment, joint venture partnership with developers or considering redevelopment by the URA itself.

- People affected have the right to object and appeal under the URA Ordinance.

Redevelopment is used as an anchor around which other complementary modes of urban renewal will take place. For instance, this may involve the redevelopment of a cluster of rundown residential buildings together with a judicious mix of rehabilitation, preservation and revitalisation measures.

Please refer to Annex L for the photos taken during the site visit on 13.6.2009.

## **Rehabilitation**

- Redevelopment of Kwun Tong Town Centre triggers off rehabilitation of old but serviceable buildings in the nearby areas to support relocation of essential services e.g. Home for the aged, clinic and bank.
- Rehabilitation of poorly maintained buildings will extend the useful life of buildings to alleviate the urgency of redevelopment in the adjoining older districts.

Please refer to Annex M for the photos taken during the site visit on 13.6.2009.



## **Revitalisation**

- Redevelopment of Kwun Tong Town Centre will revitalise the shopping, leisure and local community activities in the old market, bazaars, Sliver Theatre Building, shops and stalls on Yue Man Square.
- Reprovision of district open space will revive the environment of Yue Man Square Rest Garden and Children Playground on Hong Ling Road.
- Revitalisation is the deployment of appropriate means of renewal to revive and strengthen the socio-economic and environmental fabric of Kwun Tong Industrial Areas and the nearby districts.
- It will effect street revitalisation works in the vicinity.

Please refer to Annex N for the photos taken during the site visit on 13.6.2009.

## **pReservation**

- In comprehensive redevelopment of Kwun Tong Town Centre, URA's Planning, Development and Conservation Committee will assess and review District Advisory Committee's advice on conservation of buildings, sites and structures of historical, cultural or architectural interest.
- Preservation friendly practices in comprehensive development area can retain the local colour and unique characteristics of the community.

## **Review on Application of 4Rs Strategy in District-based Urban Regeneration of Kwun Tong Town Centre**

### **Benefit**

- When applied Redevelopment, Rehabilitation, pReservation and Revitalisation together will enable a holistic and co-ordinated approach to unlock the full potential of renewal of Kwun Tong Town Centre.
- A holistic 4Rs strategy can set in motion an area-based sustained, organic process of economic, social and environmental enhancement in Kwun Tong.
- It will create a synergistic effect to leverage more investment from private sectors and elsewhere upon a coherent framework for implementation.

### **Cost**

- However, increased commitments in redevelopment, rehabilitation, preservation and revitalisation are generally non-profit making.
- The financial risks associated with redevelopment is also greater than before in the light of increasing acquisition costs and the exceedingly large outlay required for implementation of the project.
- The implementation cost for Kwun Tong Town Centre project is about \$30 – plus billion. A provision for loss estimated in June 2008 is to be \$2 billion. The project is target for completion by 2021.



## **Recommendation**

- URA is recommended to reach out to the communities as an integral part of the people-oriented community participation strategy. This is to ensure that the Kwun Tong Town Centre renewal project is planned and designed in ways which take account of the aspirations of the stakeholders concerned.
- To achieve an effective community relationship, URA is recommended to participate in various community engagement activities including workshops, goodwill visits and residents' meetings. URA should hold public meetings to inform local residents of the project and to gather public views on them. It should consult the concerned District Council on the project.
- URA is required to publish general information about the project for public inspection and public consultation. Pamphlets should be printed for distribution to persons affected.
- The Government can explore some financial tools such as waiver of land premia for redevelopment sites and loans to the URA. The URA should exercise due care and diligence in handling finances in order to maintain prudent financial position.
- Co-operation with HKHA and HKHS has continued to prove beneficial in bringing extra resources to the urban renewal effort and the two bodies are recommended to build on this.
- URA is recommended to consider the integration with South East Kowloon Development's overall development process. The interlink with Ma Tau Kok, To Kwa Wan, Cha Kwo Ling and the interface with Lam Tin, Ngau Tau Kok, Kowloon Bay and Kai Tak can achieve a long-term sustainable urban regeneration.

- URA is recommended to adopt the “Smart Growth Approach” so as to create more livable communities, restoring community and vitality.
- In changing economic and market conditions, URA is recommended to continue to implement its vision of creating a quality and vibrant urban living environment by delivering an affordable, financially self-sustaining, integrated and well balanced urban regeneration programme that meets the needs and expectations of the community. The goal is to allow for an integral and long-term sustainable development.



## **Views expressed in the discussion session**

### **What is URA's land assembly process ?**

URA's general land assembly process is : -

- To enhance people-oriented approach, URA considers acquiring land by agreement in one go and redeveloping the area by phases in the best interest of all parties.
- Application for resumption of land to be required for urban renewal may be considered under the Land Resumption Ordinance, if necessary.
- Application for resumption should be made within 12 months after the development scheme plan is approved by CE in Council so that residents do not have to wait too long to know whether properties will be resumed. This is the last resort, but not the best method.

### **Is URA's purchase offers fair to the property owners ?**

URA's offers are considered to be fair and reasonable : -

- URA issued purchase offers at a unit rate of \$5,937 per square foot for a notional seven-year-old flat to the affected owners of 1,656 property interests.
- 11 independent valuation firms, instead of the usual seven, had been appointed to assess the unit rate.
- As comparable buildings of a notional seven-year-old flat in Kwun Tong are absent, proper adjustments have been made to the valuation with reference to transactions of comparable flats in districts with characteristics and a transport network similar to Kwun Tong.
- Full home purchase allowance, supplementary allowance or extra allowance will additionally be granted to the eligible owner.

### **Is URA's plan and procedure take a long period of time ?**

The following information is presented for sharing with the participants : -

- In the URA's fifth Business Plan and Corporate Plan approved by the Financial Secretary in March 2006, the Kwun Tong Town Centre is proposed to be processed as Development Scheme.
- On 30 March 2007, the URA notified in the Government Gazette the commencement of implementation of the Kwun Tong Town Centre – Main Site and Yuet Wah Street Site.
- On 15 July 2008, the Chief Executive in Council approved the draft URA Kwun Tong Town Centre – Main Site and Yuet Wah Street Site Development Scheme Plan.
- The scope of the redevelopment project is very large and massive.
- Development Bureau has assisted URA in the preparatory work. An inter-departmental committee chaired by SDEV is helping URA proceeding with the phase redevelopment smoothly and expeditiously. The redevelopment will be completed by 2021.

### **What is URA's general preservation criteria ?**

To retain the local colour and characteristics of the community, the following preservation elements have to be considered : -

- Significant value or core identity.
- Preservation of heritage and historic interests.
- Generate return on preservation-cum-revitalization.
- Preservation as part of URA's coordinated 4Rs approach.
- Need to balance priorities in resource allocation and the potential to generate revenue through adaptive re-use to pay for their long term maintenance.
- Bottom-up approach to collect community's view in terms of economic value, social inspiration and environmental impact.
- In the subject project, 3 old trees will be preserved and 300 trees will be planted to create a "Green Belt" zone in 8,700 m<sup>2</sup> of landscaped public open space. There will be 15,700 m<sup>2</sup> of Public Transport Interchange. A transparent multi-purposes community hall, stream course/waterfall garden, 170,000 m<sup>2</sup> for shops and street stalls form part of the preliminary layout plan.



Form C) Project Form- URSR WORKSHOP PROJECT-GROUP   A  

**“REGIONAL URBAN REGENERATION APPROACH”**

Project Form		
GROUP <u>  A  </u>	GROUP CO-ORDINATOR	Mr. TSANG Ka Lok, Raymond
	REGION	Kwun Tong South
	DISTRICT	Kwun Tong
	PLANNING ZONE	Comprehensive Development Area (CDA)
	UR AREA	Kwun Tong Town Centre Main Site and Yuet Wah Street Site
	AFFECTED POPULATION in the UR AREA	4,763

URSR WORKSHOP PROJECT-GROUP A

"REGIONAL URBAN REGENERATION APPROACH"

Form for the activities monitoring

Co-ordinator: Mr. TSANG Ka Lok, Raymond

Compilation date: 20.6.2009

Model of report for each realised meeting

For each realised meeting, concerning the Seminar/Workshop, it will be elaborated a brief report, containing, at least, the information showed in the following schedule:

<b>Date of the meeting</b>	6.6.2009
<b>Place</b>	Lecture Theatre No. FJ 303 Hong Kong Polytechnic University
<b>Typology of the meeting</b>	1st meeting
<b>Objective of the meeting</b>	<ul style="list-style-type: none"><li>▫ Introduction of members</li><li>▫ Organize and prepare for the site meeting to be held on 13.6.2009</li></ul>
<b>Participants (n°)</b>	8
<b>Eventual distributed spreading material</b>	<ul style="list-style-type: none"><li>▫ Contact list of the members</li><li>▫ Handouts of Day 1 Seminar for reference to the site visit and Day 2 Workshop</li></ul>
<b>Synthesis of the developed activities</b>	<ul style="list-style-type: none"><li>▫ Discuss about the background of the selected Urban Regeneration Region (URR)</li><li>▫ Explore methods for collection of information of the selected URR</li></ul>



<b>Date of the meeting</b>	13.6.2009
<b>Place</b>	Kwun Tong Town Centre Main Site and Yuet Wah Street Site
<b>Typology of the meeting</b>	Site Visit
<b>Objective of the meeting</b>	Site observation and identification of the basic ground features of the selected URR
<b>Participants (n°)</b>	6
<b>Eventual distributed spreading material</b>	Photos, Site Plans, OZPs/Approved Development Scheme Plans and the attached Notes
<b>Synthesis of the developed activities</b>	<ul style="list-style-type: none"> <li>▫ Consolidate field observations and findings</li> <li>▫ Study the OZPs, the approved Development Scheme Plans and the attached Notes</li> <li>▫ Evaluate the development potential and discuss about the implementation process</li> <li>▫ Review URS with reference to 4Rs strategy</li> <li>▫ Assume responsibility of the preparatory works for Day 2 Workshop</li> </ul>

<b>Date of the meeting</b>	20.6.2009
<b>Place</b>	Classroom No. HJ 210 Hong Kong Polytechnic University
<b>Typology of the meeting</b>	2nd meeting
<b>Objective of the meeting</b>	<ul style="list-style-type: none"> <li>▫ Review the presentation material of the selected URR</li> <li>▫ Consolidate members' views and knowledge of the selected URR</li> <li>▫ Prepare the group report</li> </ul>
<b>Participants (n°)</b>	8
<b>Eventual distributed spreading material</b>	Presentation Slides, Site Plans, OZPs/Approved Development Scheme Plans and the attached Notes
<b>Synthesis of the developed activities</b>	<ul style="list-style-type: none"> <li>▫ Project site information and site development information</li> <li>▫ Background information of the selected URR and observations from the site visit</li> <li>▫ Project development scheme, land use proposals and implementation</li> <li>▫ Review URA's 4Rs strategy in respect of the selected URR</li> <li>▫ Recommendation</li> </ul>