

Kwuntong Town Centre Project
Within
Urban Regeneration Region of Kwun Tong

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- 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)

“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.

- 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.

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.

- 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.

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.

Redevelopment

- Redevelopment of Kwun Tong Town Centre Project targets old, dilapidated buildings with poor living conditions.
- These sites are replanned and rebuilt 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.

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.

- Re-provision 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.

- 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.

- 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.

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.