



KUALA LUMPUR
2014

XXV FIG Congress

Engaging the Challenges, Enhancing the Relevance.
16 - 21 JUNE 2014, MALAYSIA



THE HONG KONG INSTITUTE OF
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香港測量師學會

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FHKIS, FRICS, MCIREA

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Urban Renewal – A case study in Hong Kong



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Background - Hong Kong Situation


- Hong Kong urban and the fringe area have basically been fully developed;
- Housing demand over the years is always keen due to population and investment;
- New town development takes time and faces a number of hurdles;
- Urban renewal through redevelopment of existing building is one of source of land supply in Hong Kong;
- Redevelopment of existing old and dilapidated urban area plays an important role in the housing supply.

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Characteristic of Hong Kong City in urban centre

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1. Scattered with old post war tenement buildings
 2. State of Repair – Poor and dilapidation
 3. Lack of facilities (communal garden, lift etc)
 4. Early Hong Kong building design working life 50 years.
 5. Reached the end of economic life
 6. Redevelopment remains an effective tool to tackle the problem of urban Decay
 7. As at end 2013, there are about 41 000 buildings in Hong Kong, about 4 000 buildings are aged 50 years or above.

Characteristic of Hong Kong City in urban centre

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7. Buildings aged 50 years or above account for 10% of the total number of buildings in HK
 8. Estimated approximately an average 570 buildings per annum will reach the age of 50
 9. The number of buildings in this category will rise from about 4 000 in 2009 to about 9 500 in 2019.
 10. Without proper repair and maintenance, the magnitude of urban decay is bound to grow much faster in the coming decade.

Urban Renewal Strategy

1. Addressing Hong Kong's acute **urban decay problem** and improving the living conditions of residents in dilapidated urban areas
2. Adopting a "**people first, district-based, public participatory**" approach in its work
3. Adopting '**Redevelopment and Rehabilitation**' as its core activities, preserving buildings with heritage value, and revitalizing areas which are within URA's project sites
4. Implementing best-practices with regard to **sustainable development**; and building a **quality city** through appropriate development density, land use planning, urban design, greening, local culture, heritage preservation and revitalization

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Urban Renewal in Hong Kong

1. Urban Renewal Authority (URA) and Hong Kong Housing Society (HKHS) on **urban renewal projects**
2. **Planning**
3. **Acquisition** – through negotiation
4. **Resumption** of land Under the Lands Resumption Ordinance (LRO) (Cap. 124)
5. **Clearance** of land under the Land (Miscellaneous Provisions) Ordinance (Cap. 28)

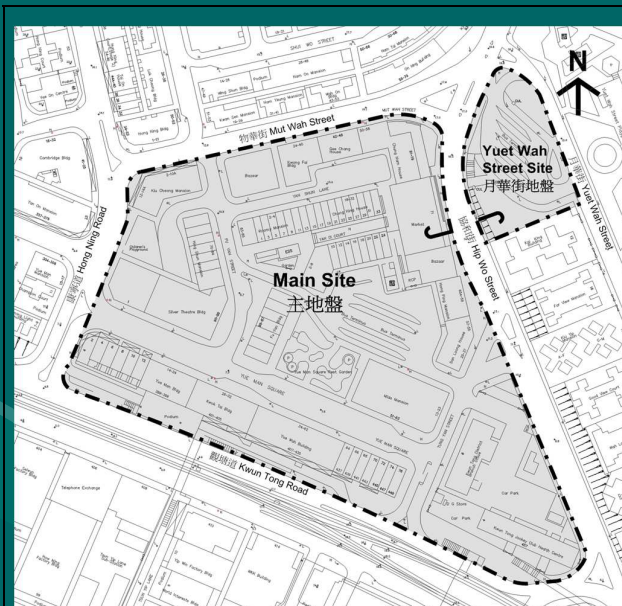
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A Case Study

- The **Kwun Tong Town Centre Project** is one of the largest redevelopment projects in Hong Kong
- Occupying a site area of 5.7 hectare
- A multi-billion-dollar project
- Affecting about 1,653 property interests and about 5,000 people.
- Very large scale and complexity
- Reaction of local community

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Kwun Tong Town Centre Redevelopment Scheme



Project Site Information

- Area : 53,500 square meters (5.3 ha)
- Existing GFA : 93,324 square meters
- Affected building blocks : 24
- Affected population : 4,763
- Affected property interests : 1,657
- Affected shops and hawker stalls: 523
- Project Development Information
- Total GFA : 401,250 square meters
- Residential flats : 2,000
- Commercial space: 209,640 square meters
- Other uses: 16,700 square meters
- G/IC GFA: 14,300 square meters
- Public open space: 8,700 square meters

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Kwun Tong Town Centre Renewal Site and Project Information
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Kwun Tong Town Centre Redevelopment Scheme



Kwun Tong Town Centre Redevelopment Scheme



The Problem of the Kwun Tong District

- Under-utilization of Land and Dilapidation of buildings
- Largest urban redevelopment scheme ever since.
- To cater for the **growing population** and to better serve the residents
- **Environmental improvement** - open space, transport, pedestrian facilities.
- **Community and welfare facilities** - schools, markets, refuse collection points, cultural and recreational facilities, residential and nursing homes for the elderly.

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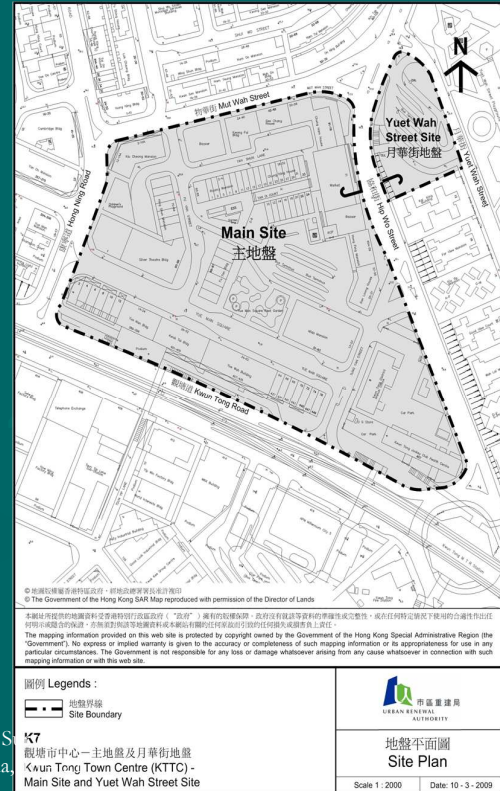
The Problem of the Kwun Tong District

In formulating a detailed development plan, the URA has conducted detailed planning studies regarding the Kwun Tong Town Centre project with respect to the transport arrangements, land use planning and financial arrangements.

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Redevelopment Stages

1. Planning Stage
2. Acquisition Stage
3. Land Resumption Stage
4. Clearance Stage
5. Development Stage



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1. Planning Stage

In formulating a detailed development plan, need to conduct comprehensive study and consider a wide aspect of issues:

- A detailed studies on the social needs (schools, medical, services, age-people housing etc);
- Population / demographic situation;
- Infrastructure requirement – a new town centre
- Public transport interchange; terminus
- A traditional central shopping area;
- Land use planning;
- Financial arrangements
- Development phasing

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1. Planning Stage

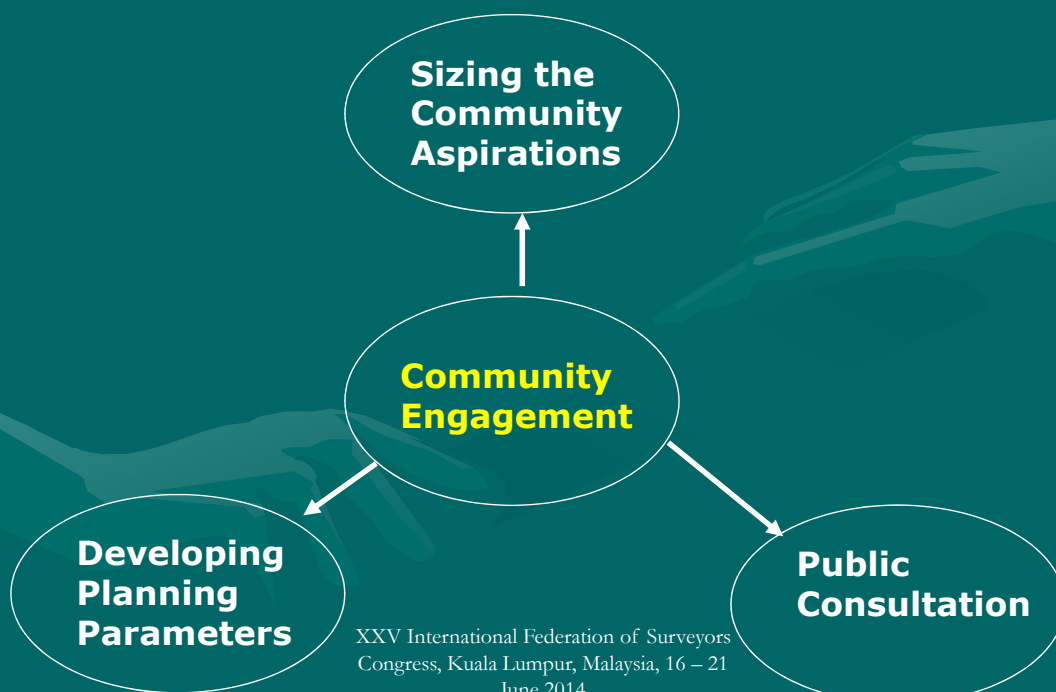
Public Consultation and Engagement

Since the Kwun Tong Town Centre redevelopment project affects many households and business, a careful consultation process has been taken in order to ensure that the scheme is wide accepted by the people.



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1. Planning Stage

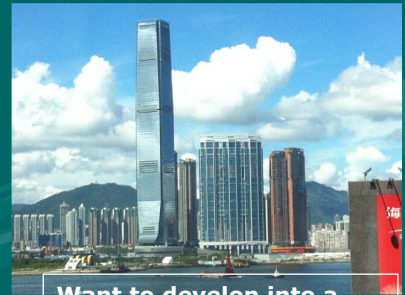


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1. Planning Stage

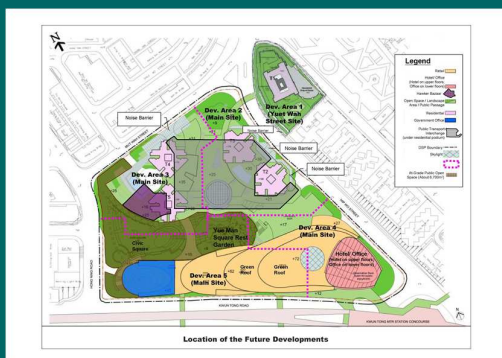
The Community Engagement Process:

- **Sizing Community Aspirations**
 - a comprehensive public consultation
 - on the various issues - city design detail,
 - resumption and compensation package
 - all sectors involvement
 - a balanced consideration
- **Developing planning parameters**
 - scheme selection, business centre or residential area?
 - adopted a proactive, bottom-up approach in its community engagement initiatives
- **Road Show**
 - Public Consultation - transparency
 - extensive local community and key stakeholders participation



Want to develop into a second core business centre in HK?

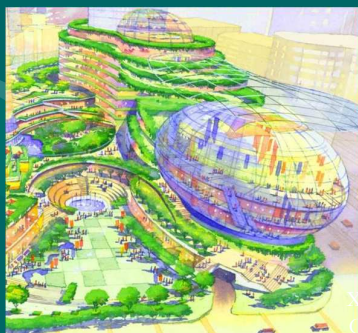
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Phased Development of the site



Master Layout Design



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Conceptual Design of the Community Center

Land Use

設計構思

DESIGN OBJECTIVES



- 人車交通 Pedestrian traffic
- 外圍配合現有街道 Facade response to existing streetscape
- 短民坊作為項目焦點 Yue Man Plaza as focal point of development
- 內置環迴通道 Internal circulation loop
- 交通噪音 Traffic noise
- 隱蔽式公共交通車站 Invisible P.T.I.
- 保留有社區實業或行人通道 Galleria evolved from existing urban fabric
- 綠化配合現有街道及減少噪音影響 Vertical landscape to respond to existing streetscape and noise

土地用途

LAND USE PATTERN

- 住宅 RESIDENTIAL
- 商業 COMMERCIAL
- 開放空間 OPEN SPACE
- 政府設施 G.I.C.
- 酒店 HOTEL
- 社區設施 CIVIC FACILITIES
- 辦公室 OFFICE
- 地下公共交通總站 SUNKEN P.T.I.
- 多用途社區中心及圖書館 CIVIC CENTRE



- 辦公樓作為地標式建築，將座落於地塊顯著角位。
Office building as Icon situated to address the prominent corner of the site.
- 社區設施(例如：多用途社區中心、圖書館等)位於住宅區附近，並以行人天橋連接政府合署。
The Civic centre with a bridge link to the G.I.C. is located next to the residential zone of the vicinity.
- 住宅樓群鄰近觀塘住宅區，並遠離噪音及其他污染。
The Residential Blocks are situated next to the residential area of the vicinity and away from the source of noise and other pollutants.
- 酒店位於觀塘道，面向商業區。
The hotel is situated along Kwun Tong Road facing the commercial zone.
- 五層高商業裙樓將座落於原有商業區內，原有觀塘街道將演變成全天候行人街。
The 5 storey commercial space at the podium is situated at the existing commercial zone of the site and the existing pedestrian pattern transformed into a Galleria.
- 公共交通總站位於地鐵站旁，並可直接看見擴闊大坑坊廣場。
The Public Transport Interchange is located next to the M.T.R. station with a direct and visual connection to Civic Square.

Land Use

Master Layout Plan



- ### Legend
- Retail
 - Hotel/ Office (Hotel on upper floors; Office on lower floors)
 - Hawker Bazaar
 - Open Space / Landscape Area / Public Passage
 - Residential
 - Government Office
 - Public Transport Interchange (under residential podium)
 - DSP Boundary
 - Skylight
 - At-Grade Public Open Space (About 8,700m²)

Design Objectives



觀塘新紀元

整體理念
為觀塘區及東九龍創造一個現代綠化都市及社區生活新焦點

Overall Vision
Creation of a new Town Centre for Kwun Tong and East Kowloon, a new focus for community life

設計構思
Design Objectives

- 1. 規劃建築內移 街道兩旁綠化**
Provide space for tree planting on both sides of surrounding streets through ample set back of building development
- 2. 重整街道安排 保留街頭文化**
Preserve the culture of street life through the recreation of a pedestrianised street pattern lined with shops and food outlets
- 3. 增添社區設施 休閒生活共享**
Improve community life through quality community facilities
- 4. 重整區內交通 建設無車街區**
Create a car free environment through traffic arrangement
- 5. 樓宇高層發展 騰出更多綠化**
Maximise open space for landscaping through minimum number of towers
- 6. 改善居住環境 建設美好家園**
Create quality living environment through the redevelopment of old and dilapidated structures

東九龍核心 · 都市新典範

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Greening and Open Spaces

Greening and Landscape

這個規劃主力改善觀塘區周邊環境，新建建築物會往後移，令路旁更為寬闊，增添空間感，再加以大量植樹，整個觀塘市中心會變成綠色都市，為社區帶來新景象。

Provide space for tree planting on both sides of surrounding streets through ample set back of building development. Building edges to be terraced to form a series of stepped planting along the street front

觀塘街現狀
Existing Mut Wah Street

觀塘街理想情況
Improved Mut Wah Street

K7以內的新建建築物往後移，擴闊周邊空間，令路旁更為寬闊，增添空間感，再加以大量植樹，整個觀塘市中心會變成綠色都市，為社區帶來新景象。

New buildings within K7 will be set back from the site boundary to enable widening of surrounding streets and to enhance the environment

Open Spaces

為了讓居民有更多休憩空間，K7項目提供大量綠化空間，面積約達3萬平方米。這些綠化空間，在不同的區域有不同的風格，動靜兼備。包括：市中心廣場、文娛廣場、擴大的裕民坊和住宅專用的私人綠化空間。

Ample open space is available for public enjoyment in the K7 Development. A total of appropriately 30,000sqm of landscape space is provided. This is divided into different categories such as Civic Plaza, Leisure Garden, City Centre Square, Landscaped Gardens for exclusive use of private residents, each of which will have a different character and identity with appropriate design.

擴大的裕民坊休閒空間
Enlarged Yue Min Fong Leisure Garden

臨密的文娛廣場極盡開揚，視野廣闊
Maximise openness of Civic Plaza to create open vistas

住宅獨立綠化平台
Landscaped open space associated with private residential development

將商場的位置適當處理，令月華街住宅的景觀不受影響。
Careful podium design to preserve open view and enjoyment by Yue Wah Street residents

開放空間的設計上在不同區域有聲不同的風格。Open spaces are designed to match location and function

以下是分別把皇后像廣場、修頓球場和灣仔運動場作面積比較。
The following is an open space area comparison with Statue Square Garden, Southern Playground and Wanchai Stadium.

皇后像廣場作面積比較
Comparison with

修頓球場作面積比較
Comparison with

灣仔運動場作面積比較
Comparison with

東中心廣場
Kwun Tong Plaza - The Town Centre Square

Master Layout



Master Layout Plan

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觀塘市中心重建計劃：建築物空間分佈妥善，令景觀開揚及空氣流通，達到優美效果。
 Kwun Tong Town Centre redevelopment: Buildings are adequately spaced out to maximise views and air ventilation.

Final Plan



Master Layout Plan

- Legend**
- Retail
 - Hotel/ Office (Hotel on upper floors; Office on lower floors)
 - Hawker Bazaar
 - Open Space / Landscape Area / Public Passage
 - Residential
 - Government Office
 - Public Transport Interchange (under residential podium)
 - DSP Boundary
 - Skylight
 - At-Grade Public Open Space (About 8,700m²)

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2. Acquisition Stage

- Acquisition of private properties through negotiation.
- Offered terms.
- Local Consultation (District Council and Sub-committee Meeting)
- Rehousing arrangement

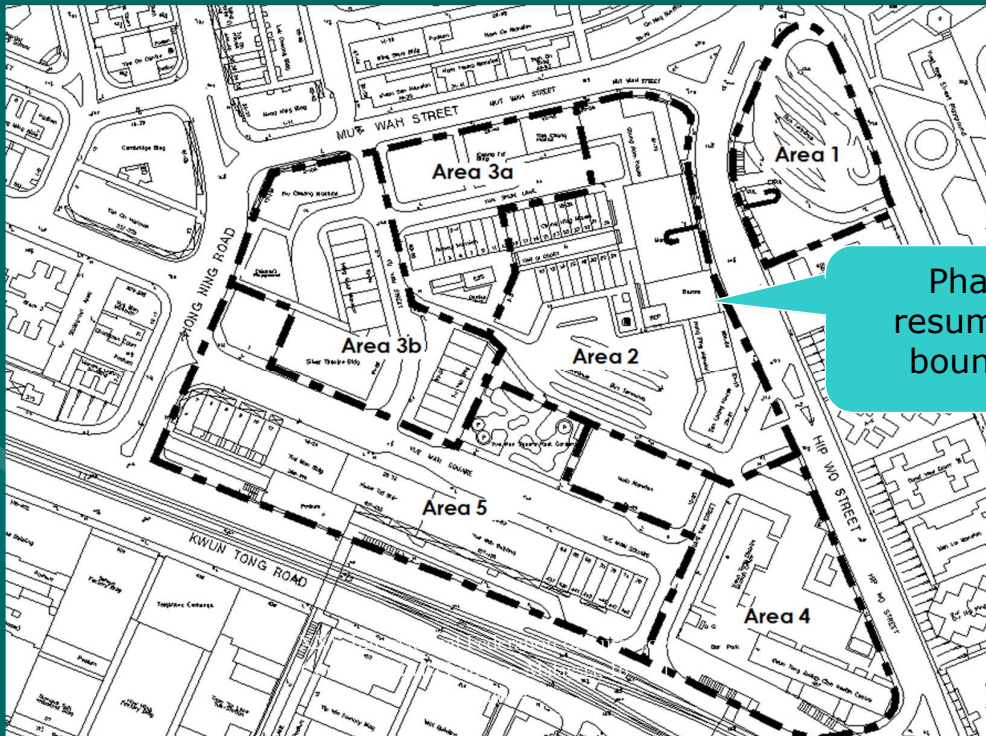
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3. Land Resumption

- To resume land interest with unclear title
- Un-acquired interest
- Empowered by law –
- The Lands Resumption Ordinance, HK Ordinance Chapter 124
- Compensation in accordance with the Ordinance and Common Law
- Lands Tribunal on un-settle case

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Resumption Boundary



Phased
resumption
boundary

4. Clearance Stage

- Physical Eviction
- Court order
- Illegal Occupation of Government Land
- Demolition Consent



Q & A

The end

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