Urban Renewal – A case study in Hong Kong
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.

HK Topography

- Area: 1,095 sq. Km
- Majority is undeveloped hills and sloping area (preserved for Green Belt)
- About 175 sq. Km is developed area (amounts to 16% of the total area)
- Developable land resources is limited

Hong Kong’s built over area has been very congested
Characteristic of Hong Kong City in urban centre

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.

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.

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)
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.

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: 18,700 square meters
- G/F C GFA: 14,300 square meters
- Public open space: 8,700 square meters
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.

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.
Redevelopment Stages

1. Planning Stage
2. Acquisition Stage
3. Land Resumption Stage
4. Clearance Stage
5. Development 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
Public Consultation and Engagement

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

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Phased Development of the site
Master Layout Design
Conceptual Design of the Community Center
Design Objectives

1. Set back of buildings to increase street greening
2. Preserve the culture of street life
3. Improve community life through provision of community facilities
4. Re-arrange district traffic to create car free environment
5. High rise development to reduce site coverage and increase green/open space
6. Create quality living environment

Greening and Open Spaces

Greening and Landscape

Open Spaces

整體理念

Overall Vision

Greening and Open Spaces

Greening

Open Spaces

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Overall Vision

Greening and Open Spaces

Greening

Open Spaces
2. Acquisition Stage

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

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 unsettle case
4. Clearance Stage

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

The end