

Urban Renewal

On urban renewal, the Board was consulted on the Urban Renewal Plan (URP) for Kowloon City (KC) on 31 August 2012 and 31 May 2013. The Board also agreed the revised planning brief (PB) for the URA Staunton Street/Wing Lee Street Development Scheme and the development proposal for the Central Oasis.

Urban Renewal Plan for Kowloon City – People First Urban Renewal Approach

The Urban Renewal Strategy announced in February 2011 called for the adoption of a “People First, District-based, Public Participatory” approach at the urban renewal planning stage, and setting up of a District Urban Renewal Forum (DURF) in old urban districts to strengthen urban renewal planning at the district level.

The first pilot DURF was established in KC in June 2011 and was tasked to advise the Government on an URP for KC which has a large number of dilapidated buildings.



建議的九龍城市區更新計劃
Recommended Urban Renewal Plan for Kowloon City



九龍城現時街道環境
Existing Streetscape in Kowloon City



建議優化後的九龍城街道環境
Proposed Streetscape Enhancement in Kowloon City

The URP for KC consists of three major components, namely the Planning Study, the Social Impact Assessment and the Public Engagement. The objectives of the URP are to ascertain the area suitable for redevelopment and rehabilitation, and to recommend on preservation and revitalisation initiatives. For the purpose of formulating a community-based URP, a 2-stage Public Engagement Programme was undertaken in 2012 and 2013. The Stage 1 Public Engagement was held from August to September 2012 to identify potential affected stakeholders and solicit public views on the Preliminary Urban Renewal Proposals (PURPs).

The Board was consulted on the PURPs on 31 August 2012 and provided views on various aspects including

rehabilitation/revitalization versus redevelopment, preservation of local culture, provision of supporting infrastructure and facilities, etc.

The Stage 2 Public Engagement was conducted from May to June 2013 to solicit public views on the draft URP. The Board was consulted on the draft URP on 31 May 2013 and Members provided views on different aspects including the study approach, methodology of Public Engagement and the planning and redevelopment of specific areas.

The URP for KC was submitted to the Government in January 2014. The term of the KC DURF ended in May 2014.



「十三街」
"13 streets"



環字八街
Eight "Wan" Streets



獅子石道
Lion Rock Road



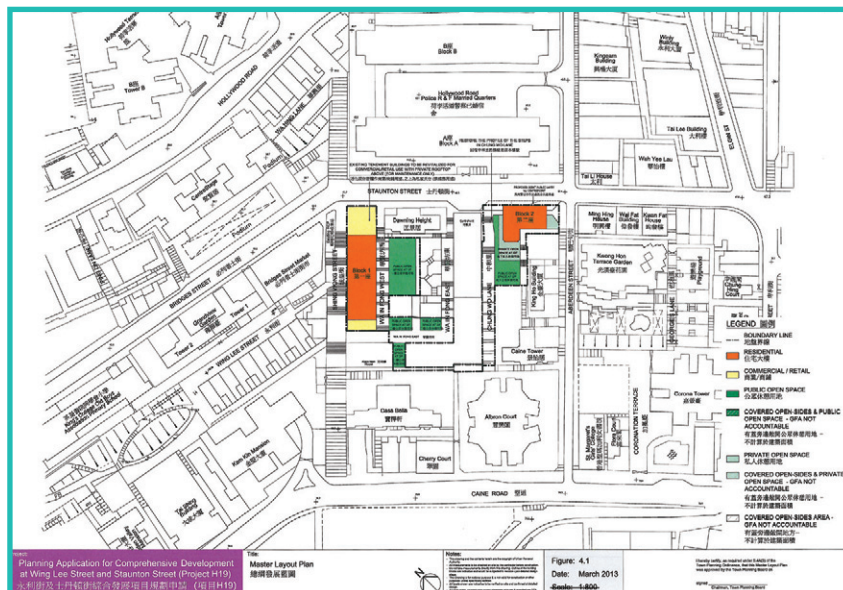
九龍城擴闊海濱長廊建議
Proposed Waterfront Promenade Widening in Kowloon City

URA Staunton Street/Wing Lee Street Development Scheme

The URA Staunton Street/Wing Lee Street Development Scheme comprises three sites, i.e. Sites A, B and C zoned “CDA” on the URA Staunton Street/Wing Lee Street Development Scheme Plan (DSP) No. S/H3/URA1/2. On 7 January 2011, the Board agreed that, with the intention to preserve the existing character and ambience of Wing Lee Street, Site A covering Wing Lee Street and the Bridges Street Market should be excised from the DSP. On 8 July 2011, the DSP, incorporating amendments mainly to excise Site A from the DSP, was exhibited under section 5 of the Ordinance. The DSP was subsequently approved by CE in C on 8 May 2012.

On 21 September 2012, the Board considered the revised PB which had taken into account the exclusion of Site A, the latest development proposal at Sites B and C, and reflected the latest planning consideration. It agreed that the PB was suitable for consultation with the Central & Western District Council (C&WDC). The Board considered the results of C&WDC’s consultation and endorsed the revised PB on 25 January 2013.

On 24 May 2013, the planning application (No. A/H3/413) for the development of two residential blocks at Sites B and C was approved with conditions by the Board. A total of 154 flats with commercial/retail uses at lower/ground floors and not less than 474m² public open space (POS) will be provided.



市建局士丹頓街／永利街發展計劃
The URA Staunton Street/Wing Lee Street Development Scheme

Central Market/Central Oasis

The Central Market is a Grade 3 historic building and the site is zoned “OU” annotated “Building with Historical & Architectural Interests Preserved for Commercial, Cultural and/or Community Uses” and subject to a maximum building height of 4 storeys and the provision of POS of not less than 1,000m² on the Central District OZP. Planning permission is required for any new development, or major addition, alteration and/or modification to, or any demolition of the façades and special architectural features of the building.

On 19 July 2013, the Board approved a planning application (No. A/H4/92) with conditions for proposed new additions to the building for cultural/leisure/recreational/food and beverage/retail uses/landscaped area/ancillary support and minor relaxation of building height restriction to revitalise the Central Market into a low-rise leisure landmark named ‘Central Oasis’. The development of ‘Central Oasis’ will be divided into two phases to maintain the operation of the public passageway at the second floor within the building connecting the Mid-levels Escalator and the elevated walkway networks at the harbourfront. A ‘Landscape Atrium’ with no permanent structures other than landscape and architectural features and an ‘Urban Floating Oasis’ to accommodate diversified cultural, recreational, leisure, food and beverage, and retail uses for public enjoyment, as well as to support another layer of POS were proposed.



中環街市
Central Market



擬議的「城中綠洲」
Proposed 'Central Oasis'