

**For discussion
on 16 April 2002**

**LEGISLATIVE COUNCIL
PANEL ON HOUSING
PANEL ON PLANNING, LANDS AND WORKS**

Restructuring Studies

Purpose

This paper is to seek Members' views on the long-term land use concepts covering the public housing sites and adjoining Government land in Ngau Tau Kok, Ho Man Tin, Shek Kip Mei and Cheung Sha Wan districts proposed in the restructuring studies.

BACKGROUND

2. The conventional approach to public housing redevelopment is usually confined to the immediate boundaries of individual housing estates. It has limited scope of rationalizing the land uses and improving the living environment of the districts. In view of the above limitations, the Planning Department and the Housing Department in end 1999, commissioned four planning consultants to carry out the restructuring studies of four areas in Kowloon - Ngau Tau Kok, Ho Man Tin, Shek Kip Mei and Cheung Sha Wan.

3. The four studies are conducted in two stages. Stage 1 (the current studies) focuses on the development of land use concepts and preliminary technical acceptability of the land use proposals. Public consultation is being carried out to solicit the views of the public on the findings and proposals of the studies. Stage 2 of the studies will assess the feasibility and implementation details of the individual land use concept/package. The views sought from the public consultation will be taken into consideration in finalising the land use proposals and in the detailed planning for the Stage 2 studies.

OBJECTIVE OF THE STUDIES

4. The objective of the restructuring studies is to examine the opportunities for comprehensive planning beyond public housing sites by taking into consideration adjoining Government land within the districts. By doing so, it will bring about wider community benefits in terms of provision of community facilities and improvement to landscaping, infrastructure and environment.

THE PROPOSED LAND USE CONCEPTS

5. The proposed long term land use concepts are summarised in **Annex A** and the details are listed in the Consultation Digests at **Attachments 1 - 4**. The whole process of land use restructuring will take about 15 – 20 years to complete. If all the restructuring proposals are implemented, there will be a net increase of 34,800 flats and 79,000 persons within the districts concerned. The housing mix, application of mixed development concepts, financial arrangement and implementation details of the proposed restructuring sites will be examined on an individual basis in the Stage 2 detailed studies.

COMMUNITY BENEFITS

6. The proposed land use concepts would provide more social benefits and environmental improvement to the community as compared with the traditional approach to public housing redevelopment. The major gains comprise :

- Provision of additional 12 new primary schools and one new secondary school;
- Provision of additional six hectares of district open space;
- Provision of five new pedestrian walkway systems and three new Public Transport Interchanges (PTI); and
- Creation of new district centres in Ngau Tau Kok and Cheung Sha Wan, preservation of historical building in Shek Kip Mei, and rationalisation of land use in Ho Man Tin.

Details by districts are shown in **Annex B**.

ADVICE SOUGHT

7. Members' views on the land use concepts proposed in the Studies are sought.

File Ref. : HD(P) 6/1/18(TC 24/99)

Date : 10 April 2002

Recommendations of the studies – main features of proposed land use concepts in individual districts

Ngau Tau Kok

- The theme of restructuring Ngau Tau Kok is “To Create A New Heart” for the district. Seven land use restructuring sites are proposed. The main features include creating a new and vibrant center at the Lower Ngau Tau Kok Estate; improving transport and retail facilities; providing new environmentally-friendly pedestrian links; and enhancing educational, recreational and community facilities.
- As compared with the current outline zoning plan (OZP), the new land use proposals would increase flat production from 77,500 to 86,100 (+11%), accommodating a greater population from 234,000 to 250,000 (+7%).

Ho Man Tin

- The theme of restructuring Ho Man Tin is “To enhance the district as the residential oasis in Kowloon”. Ten land use restructuring sites are proposed. The main features include making better use of under-utilized G/IC sites; improving landscaping and pedestrian linkages; and enhancing traffic management measures and residential design.
- As compared with the current OZP, the new land use proposals would increase flat production from 42,400 to 54,400 (+16%), accommodating a greater population from 119,000 to 146,000 (+22%).

Shek Kip Mei

- The theme of restructuring Shek Kip Mei is "Providing for the Future, Remembering the Past". Ten land use restructuring sites are proposed. The main features include retaining and renovating selected buildings of historical significance which will become a landmark and focal point in the district; improving transport and pedestrian linkages; and increasing local open space and school provision.
- As compared with the current OZP, the new land use proposals would increase flat production from 29,600 to 34,300 (+16%), accommodating a greater population from 78,000 to 89,000 (+14%).

Cheung Sha Wan

- The theme of restructuring Cheung Sha Wan is "To Revive the District". Eight land use restructuring sites are proposed. The main features include redeveloping the factory estates; creating a new district center at Tonkin Street with an urban square and a gateway waterfront development; as well as providing new boulevards, pedestrian linkages, open spaces and educational facilities.
- As compared with the current OZP, the new land use proposals would increase flat production from 75,500 to 85,000 (+13%), accommodating a greater population from 214,000 to 239,000 (+12%).

Major Community Benefits of the Restructuring Approach by Districts

Item	Ngau Tau Kok	Ho Man Tin	Shek Kip Mei	Cheung Sha Wan	Total
Primary Schools	+4	+4	+2	+2	+12
Secondary School	-	-	-	+1	+1
District Open Space (ha)	+3	-2*	0*	+5	+6
New Pedestrian Walkways	1 Lower Ngau Tau Kok - Shun On	2 Ho Man Tin - To Kwa Wan Oi Man - Hung Hom	1 Woh Chai Street	1 Tonkin Street	5
New Public Transport Interchanges	1(Lower Ngau Tau Kok Estate)	1(Valley Road)	-	1(near to West Rail Nam Cheong Station)	3
Enhanced Local Identity/Image	New district centre in Lower Ngau Tau Kok redevelopment	Rationalization of land use in Ho Man Tin	Local heritage preserved <ul style="list-style-type: none"> • Mark I public housing • North Kowloon Magistracy 	New district centre in Tonkin Street	-

* After the restructuring, there is still a surplus of district open space to meet the needs of the district.