

LegCo Panel on Planning, Lands and Works
Possible Cities for the Overseas Duty Visit by the Panel

Themes of the Visit :

Redevelopment, Conservation, New Town Development

1) Chinatown Historic District, Singapore

The Chinatown Historic District, located south of Singapore River, is the original settlement of the Chinese community. It is a largely intact area of shophouses with original texture and fabric. The area comprises 4 subdistricts, each with a distinctive character : Kreta Ayer, Telok Ayer, Bukit Pasoh and Tanjong Pagar. It covers an area of about 23 hectares and has a total of 1,200 conservation buildings in a number of redevelopment sites.

Key features of the redevelopment and conservation plan of the area : :

- conservation of the entire designated area
- designation of the core area
- creation of a festival plaza
- pedestrianisation
- a co-ordinated infrastructure plan
- improvements to streetscape

2) Tokyo, Japan

a) **New Town Development at Tama**

- Located 25km west of Tokyo, about 2980 ha in size with 300,000 population
- To provide housing for Tokyo and is a self-supporting urban community which has all functions of commerce, business and culture, a special business area
- Planning and design very successful especially in terms of community facilities and open space
- To meet the different demand, there are high-rise, medium apartments, townhouses, duplexes where elderly can live with children.
- Railways links the town to the heart of Tokyo
- Town centre built around the Tama Centre Station to serve as the centre of activities
- Pedestrian ways for safety and convenience of residents were built leading to the station, neighbourhood service centre, and other facilities. Overpasses were provided at principal road junctions for pedestrians use.
- Trunks roads are built to connect the town to major neighbouring cities and district truck road to connect rail stations with the town to various centers, and roads leading to each facility within the residential areas.
- A system of monorail is also planned

b) **Redevelopment of Sapporo Breweries at Ebisu**

- Demonstrates the successful conversion of an old industrial site to a modern commercial/tourist city centre with an enriched environment
- Brewery closed down in 1988
- Yebisu Garden Place (Garden City/Marketplace), 8.3 ha
- The Yebisu Beer Station conserved and renewed as a tourist attraction to commemorate role of the brewery industry
- The project comprises of mixed uses : 1 office tower, 1 hotel, 3 condominium (2 private and 1 public), a beer station, a museum, 1 commercial complex.

c) **Redevelopment of Nakano Sakaue, Shinjuku**

- Adjacent to the Tokyo City Hall, with an area about 1.6 hectare in area
- The project comprises of new commercial office and residential towers with retail shops and public facilities in lower floors
- An attempt to provide flexibility to address the market demand, the top few storeys of one of the commercial building was reserved for residential flats.

3) London, UK

The London Docklands Development

The London Docklands Development Corporation (LDDC), an urban development corporation, was established in 1981 to work on the regeneration of the London Docklands stretching across parts of the London East End Boroughs of Southwark, Tower Hamlets and Newham. The London Docklands Urban Development Area (UDA) was about 22 sq. km extending 10.8 km down river from London Bridge to the south and Tower Bridge to the north.

The regeneration of London Docklands was initiated primarily for economic and social reasons but it created a unique opportunity to conserve the architectural heritage of a large part of London's East End.

The area covered by the UDA includes a number of distinct and established districts. The London Docklands Development Corporation (LDDC) has therefore adopted a policy of preparing separate strategies for each of the principal development areas within the area. A total of 15 development strategies have been prepared. These development strategies elaborate the LDDC's strategic objectives and are aimed at creating distinct communities based upon the area's historic and geographical characteristics. The remaining buildings of quality have been recognized and cherished. Conservation areas have been designated within the area.

The LDDC plan

- Designation of the Isle of Dogs as an Enterprise Zone of 195 ha to attract new businesses – 11% of the area
- Over 24,000 homes were completed under the auspices of the LDDC.
- Major community schemes : 2 colleges, 12 new primary schools, 5 new health centers and 6 refurbished health centers and 3 children's day care centers and numerous community leisure, recreation and social facilities
- An infrastructure programme costing over £35 million
- A 110,000 sq m international exhibition centre

4) San Francisco, USA

Redevelopment Project at Yerba Beuna Centre

A 87 acre project, formerly an area of dilapidated hotels, commercial and industrial buildings and open parking lots located adjacent to the San Francisco downtown.

The redevelopment project started in 1966 comprises of land for housing, commercial, convention and exhibition, arts and cultural as well as entertainment facilities.

Major commercial, recreational and community facilities in the area includes: Retail and commercial development, 5-star hotels, convention centre, entertainment centers, cultural complex and child development centre, etc.

For Residential development, there are 2500 units of different housing types for low, moderate and market-rate rental and condominium. 1400 of them are specifically assigned for low to moderate-income residents.

5) Shanghai, China

- City Planning - Development of Pudong, Shanghai Exhibition Hall and Shanghai Xintiandi (新天地)
Xintiandi (新天地) is a mixed commercial, residential and recreational development at the hub of urban Shanghai (undertaken by Shui On). Xintiandi is phase 1 of the entire Taipingqiao (太平橋) redevelopment project. The whole project occupies an area of 52 ha
- Conservation, Heritage and tourism developments - Zhou Zhuang (周莊) and Zhujiajiao (朱家角). Both places are famous water-bound towns with well-preserved cultural heritage.
Zhou Zhuang (周莊) is a famous town of historical and cultural fame and a winner of the Best Demonstration Award at the Exhibition of Improved Living Environment in Duhbai . Apart from conservation and heritage, Zhou Zhuang has also been listed in the national torch plan as an industrial base for sensor manufacturing. The place is considered as a miracle in the development of small towns in China.
- Economic Development - Rapid commercial and industrial development in Shanghai such as the Songjiang Industrial Zone (松江工業園區), Minghang Economic and Technology Development Zone (閔行開發園區) and Waigaoqiao Free Trade Zone might shed some lights on the economic development of Hong Kong.
- Port Development - Development of Shanghai deep water port and the associated facilities may serve as a good reference for the similar planning exercise in Hong Kong