

九龍城 市區更新計劃

Urban Renewal Plan for Kowloon City

建議摘要

Summary of Recommendations

九龍城市區更新地區諮詢平台
Kowloon City DURF

主席的話 Chairman's Message

九龍城區是擁有悠久歷史的舊區，區內有不少具歷史意義及特色的舊建築，令社區富文化氣息，但亦有不少失修樓宇，造成居住環境問題。隨著啟德發展區及新鐵路的发展，將會為區內帶來發展機遇。如何推動九龍城的城市更新以改善生活環境，同時保留地區特色，是極具意義的挑戰。

作為全港首個市區更新地區諮詢平台，我們致力實踐《市區重建策略》內「以人為先，地區為本，與民共議」的市區更新工作方針。為制訂「九龍城市區更新計劃」，除了進行研究，亦舉辦多次各類型的公眾參與活動，包括公眾論壇、社區工作坊、專題討論等，務求確切反映本區各界的市區更新訴求，並揉合專業意見，提出富本區特色的市區更新建議。

「九龍城市區更新計劃」的制訂工作得以順利完成，有賴街坊及市民的積極參與，一起為區內的市區更新出謀獻策。我和各委員都期望藉「九龍城市區更新計劃」所勾劃出區內的市區更新藍圖，能讓各界共同建設新舊共融、有序發展的九龍城區。

黃澤恩博士
九龍城市區更新地區諮詢平台主席

The Kowloon City District is an old district with a long history. There are a lot of old buildings with historical significance and special character, which enrich the cultural ambience of the district. However, there are also many dilapidated buildings which result in an undesirable living environment. The Kai Tak Development Area and the new railway development will bring development opportunities to the district. It is a meaningful challenge to find ways to promote urban renewal in the Kowloon City District so as to improve the living environment and at the same time preserve the local character.

As the first pilot District Urban Renewal Forum (DURF) in Hong Kong, we aim to adopt the "People First, District-based and Public Participatory" approach in urban renewal as stipulated in the Urban Renewal Strategy. Apart from conducting different studies for the formulation of the Urban Renewal Plan for Kowloon City (URP), a series of public engagement activities were also held, including public forums, community workshops, topical discussions and so on, with a view to formulating an urban renewal blueprint with local character by truly reflecting the requests on urban renewal put forward by the local community while integrating professional advice.

The successful formulation of the URP relied on the active participation of members from the local community and the general public, together with their contribution of suggestions on urban renewal for the district. All the DURF members and I hope that by capitalising on the urban renewal blueprint proposed in the URP, all sectors in the community can work together to foster an orderly development that blends the old with the new in the Kowloon City District.

Ir Dr Greg WONG Chak-yan
Chairman, Kowloon City District Urban Renewal Forum

願景 Vision

保育歷史文化
Conserve history and culture

協同周邊發展
Synergise with the surrounding developments

善用土地資源
Optimise land resources

締造優質生活環境
Create quality living environment

「以人為先，地區為本， 與民共議」

"People First, District-based and Public Participatory"



政府於2011年公布的《市區重建策略》推動「以人為先，地區為本，與民共議」的市區更新工作方針，並在同年6月成立九龍城市區更新地區諮詢平台(諮詢平台)，任期3年，成員來自社會不同界別，包括九龍城區議員、分區委員會委員、專業人士、區內有相當經驗的非政府組織人士、市區重建局及有關政府政策局/部門代表。

為制訂「九龍城市區更新計劃」，諮詢平台開展了「規劃研究」及「社會影響評估」，並分別於2012年8月至9月及2013年4月至6月期間進行兩個階段的公眾參與。根據有關研究及公眾參與的結果，諮詢平台在2014年1月向發展局提交「九龍城市區更新計劃」，就區內適合作重建、復修及活化的範圍，以及善用土地資源和優化區內環境提出建議。本摘要簡述了「九龍城市區更新計劃」的建議，詳細內容可於九龍城民政事務處索取，或在諮詢平台網頁下載：www.durf.org.hk。

The Government promulgated the new "Urban Renewal Strategy" in 2011 adopting the "People First, District-based and Public Participatory" approach in undertaking urban renewal, and established the Kowloon City District Urban Renewal Forum (DURF) in June 2011 with a term of three years. Members of DURF include District Council members, Area Committee members, professionals as well as representatives from established non-governmental organisations in the district, the Urban Renewal Authority and relevant government bureau and departments.

To formulate the Urban Renewal Plan for Kowloon City (URP), the DURF commenced the Planning Study and Social Impact Assessment, and undertook two stages of Public Engagement (PE) from August to September 2012 and from April to June 2013 respectively. Based on the results of the studies and PE, the DURF submitted the URP to the Development Bureau, with proposals on areas suitable for redevelopment, rehabilitation and revitalisation in the district as well as on optimising land resources and improving the local environment. This Summary briefly describes the recommendations of the URP. Details of the URP can be obtained from the Kowloon City District Office or downloaded from the DURF website: www.durf.org.hk.

未來路向 Way Forward

經過兩個階段的廣泛公眾參與，九龍城市區更新地區諮詢平台制訂了「九龍城市區更新計劃」，並建議政府考慮及按實際情況跟進有關計劃，包括建議進行深化研究或實質的規劃工作。

根據《市區重建策略》，諮詢平台提出的市區更新計劃是一份可供公眾人士和不同機構參考的文件。除政府外，任何人士及機構均可參考或參與計劃中的建議。因此，計劃的實施需要政府及各界人士共同努力。

Following the two stages of extensive Public Engagement, the Kowloon City District Urban Renewal Forum (DURF) has formulated and submitted the Urban Renewal Plan for Kowloon City (URP) to the Government for consideration, and follow-up having regard to the actual situation, including the proposals to undertake detailed studies and specific planning work.

In line with the Urban Renewal Strategy, the URP submitted by the DURF is a document that can serve as a reference for the public and different organisations. The Government, relevant organisations and even individuals can make reference to the proposals of the URP. Therefore, the implementation of the URP requires the collaborative efforts of the Government and all sectors in the community.



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活化文物及設立 主題步行徑

Revitalising Heritage and Designation of
Themed Walking Trail



九龍寨城南門遺蹟
Remnants of the South Gate of Kowloon Walled City



前馬頭角牲畜檢疫站(牛棚)
Ex-Ma Tau Kok Animal Quarantine Depot (Cattle Depot)

14 活化牛棚 Revitalise the Cattle Depot

- 建議綠化啟德隧道出口通往牛棚的行人路
Propose to green the footpath near the portal of Kai Tak Tunnel leading to the Cattle Depot
- 配合牛棚未來發展方向，建議進一步活化及開放作藝術、文化和社區用途，並提升可達性
Propose to further revitalise and open up the Cattle Depot for art, cultural and community uses and enhance the accessibility in association with its future development
- 建議設置「藝術市場」為主題的走廊，引導訪客由未來馬頭圍鐵路站步行至牛棚
Propose to create an "Art Market" themed corridor to attract visitors from the future Ma Tau Wai Railway Station to the Cattle Depot

15 主題步行徑 Themed Walking Trail

- 建議設立主題步行徑
Propose to set up a themed walking trail
- 建議優化連接世運花園的行人隧道
Propose to enhance the subways connecting Olympic Garden
- 建議延伸主題步行徑至龍津橋遺址或其他地區的步行徑
Propose to extend the themed walking trail to the Lung Tsun Stone Bridge relic or walking trails in other districts

優化海濱及地區連繫 Enhancing Waterfront and District Connectivity



擴闊後的景雲街海濱長廊環境(模擬圖)
Waterfront promenade at King Wan Street after widening (Photomontage)



優化後的民裕街街道環境(模擬圖)
Streetscape of Man Yue Street after enhancement (Photomontage)

優化海濱 Waterfront Enhancement

16 建議改劃青洲英坭碼頭及維港中心第二期用地作「綜合發展區」地帶 Propose to rezone the Green Island Cement Pier and Harbour Centre Tower 2 to "CDA" zone

- 規定設置海濱長廊以貫通海濱
Require the provision of a promenade linking up the waterfront

17 建議擴闊景雲街旁現有海濱長廊 Propose to widen the existing promenade along King Wan Street

18 建議活化九龍城渡輪碼頭 Propose to revitalise Kowloon City Ferry Pier

19 建議綜合規劃九龍城碼頭公共運輸交匯處及鄰近工場 Propose comprehensive planning of the Kowloon City Ferry Pier Public Transport Interchange and the adjoining industrial buildings

- 在有關發展提供泊車位予汽車及旅遊巴使用，以滿足地區需要
Provide parking spaces for private cars and coaches to meet local needs

優化地區連繫 District Connectivity Enhancement

20 建議改善民裕街天橋橋底及浙江街的街道環境 Propose streetscape enhancement underneath Man Yue Street Flyover and Chi Kiang Street

21 建議綠化主要幹道及優化毗連街道行人路環境 Propose to green the key distributors and enhance the walking environment of the adjoining streets

善用土地資源 Optimising Land Resources

22 建議增加區內可作「樓換樓」安排的單位 Propose to increase supply of housing units for "Flat-for-Flat" arrangement in the district

- 為受市區重建局重建項目影響的居民提供更多能切合需要的重置選擇
Provide more rehousing options that would meet the needs of the residents affected by Urban Renewal Authority redevelopment projects

23 建議增加公營房屋供應 Propose to increase supply of public housing

- 探討重建區內一些老化及密度較低的公共房屋的可行性
Explore the feasibility of redeveloping public housing estates in the district which are old and of lower development intensity

24 建議長遠探討搬遷馬頭角煤氣廠的可行性 Propose to explore the feasibility of relocating the Ma Tau Kok Gas Works in the long term

- 盡可能採取合適規劃措施鼓勵搬遷
Undertake the necessary planning action to facilitate the relocation



啟德「樓換樓」項目(模擬圖)
Flat-for-Flat scheme at Kai Tak (Photomontage)



馬頭角煤氣廠
Ma Tau Kok Gas Works

社會影響評估 Social Impact Assessment



為紓緩「九龍城市區更新計劃」對區內不同持份者帶來的社會影響，諮詢平台在進行規劃研究的同時開展了社會影響評估，並建議了以下紓緩措施：

In order to mitigate the social impacts of the Urban Renewal Plan for Kowloon City on different stakeholders in the district, a Social Impact Assessment was conducted in parallel with the Planning Study, and the following mitigation measures are proposed:

編製「市區更新實用指南」 Prepare an "Information Kit on Urban Renewal"

- 方便市民獲得有關市區更新及相關的支援計劃或服務的較全面的資訊，幫助他們應對市區重建或復修問題，並在有需要時尋求支援服務
Enhance the accessibility of comprehensive information related to urban renewal and related supporting schemes or services to the public so as to help them to handle problems related to redevelopment and rehabilitation and seek for assistance whenever required

設立「一站式資訊及支援中心」 Establish a "One-stop Information and Support Centre"

- 提供資訊及轉介兩方面的服務，使居民遇上重建及復修事宜時可更有效查詢和獲得相關的服務，減少居民在市區更新過程的憂慮及受到的影響
Provide information and referral services so as to provide the residents with enquiry or other services on urban redevelopment and rehabilitation, ease their worries and reduce the social impacts during the urban renewal process

推廣及優化現有的支援服務及措施 Promote and enhance the existing supporting services and measures

- 因應持份者的需要，加強推廣現有的支援服務及措施，並適時檢討及優化有關支援計劃，更有效紓緩對受影響人士帶來的社會影響
Strengthen the promotion of the existing services and measures according to the needs of those affected, and review and enhance the schemes when necessary so as to mitigate the social impacts on them effectively

- 建議在近落山道的小型休憩處及近四川街的花槽空間加設休憩座椅及進行綠化，並確保天橋橋底有足夠燈光照明

Propose to enhance the sitting-out area near Lok Shan Road and the planter area near Sze Chuen Street with the provision of seating and greenery so as to provide quality leisure facilities for the residents, and ensure sufficient lighting provision underneath the flyover