



# True Light Middle School of Hong Kong

## Urban Renewal Plan in Kwun Tong

What impacts do the Urban Renewal Plan in Kwun Tong have on Kwun Tong residents and property owners?

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## I. Introduction

The topic of this project is Urban Renewal Plan in Kwun Tong – “What impact do Kwun Tong Renewal Plan have on Kwun Tong residents and property owners?”. We are interested in this topic because it is challenging and deserves further investigation. It is closely connected to Kwun Tong residents and property owners. We hope that through this study, we can find out how will the QOL be affected after the renewal plan. Also, we try to understand the views of Kwun Tong residents and property owners’ on this renewal plan, and explore the impact brought by the renewal plan in order to know about their actual needs. These are the issues that we want to have further investigate and to learn the reasons behind them.

Through this project learning, we try to answer the following questions :  
(guiding questions)

1. “Could Kwun Tong urban renewal improve the QOL in old districts?”
2. “How urban renewal plan affect the lives of Kwun Tong residents?”
3. “Could Kwun Tong urban renewal plan balance residential and commercial needs?”.

Based on these 3 questions, we try to understand the impact of urban renewal on Kwun Tong residents and property owners, and to explore their views on urban renewal.



## **II. An Overview**

### **A. Definition of urban renewal**

The definition of urban renewal is the process of redeveloping deteriorated section of a city, often through demolition and new construction. Although urban renewal may be privately funded, it is most often associated with government renewal programs. The typical program attempts to demolish concentrations of dilapidated housing and attract developers of middle-income or mixed housing. A successful renewal plan should also promote under sustainable development which is maintaining a delicate balance between the human need to improve lifestyles and feeling of well-being on one hand, and preserving natural resources and ecosystems, on which we and future generations depend.

### **B. Project background information**

#### **Project Location and Area:**

\*Located in Kwun Tong Town Centre, the area extends from Mut Wah Street in the north to Kwun Tong Road in the south, and from Hip Wo Street in the east to Hong Ning Road in the west.

\*The project consists of two sites, the Main Site and the Yuet Wah Street Site.

\*The project covers a total area of 5.3 hectares, including Mut Wah Street, Hip Wo Street, Yue Man Square, Fu Yan Street, Tung Yan Street, Yan Shun Lane, Yan Oi Court, Hong Ning Road and Kwun Tong Road.

\*Area: 53,500 square metres

\*Existing Gross Floor Area: 105,124 square metres

\*Buildings affected: 24

\*Population affected: 4,763

\*Property interests affected: 1,657

\*Shops and hawker stands affected: 523



### Project Development Information

\*Gross Floor Area: 401,250 square metres

\*Residential flats: 2,000; Gross Floor Area: about 160,000 square metres

\*Commercial space: 209,640 square metres

\*Other uses: 15,700 square metres

\*Government, Institutional and Community Facilities: 16,300 square metres

\*Open space: 8,700 square metres

The Kwun Tong Town Centre project is one of the redevelopment projects announced but not yet commenced by the Land Development Corporation in 1998. Occupying a site area of 570,000 square feet, this multi-billion-dollar project will be the largest single project undertaken by the Urban Renewal Authority (URA) affecting about 1,656 property interests and about 5,000 people.

The below is the master layout plan of Kwun Tong urban renewal plan.



### **Expected Results of Renewal**

\*According to a survey by the University of Hong Kong commissioned by the URA, the Kwun Tong Town Centre Project will, on average, boost gross domestic product by 0.11% each year over the approximately 12-year redevelopment period, or by a total of 1.32% once the project is completed—a significant contribution from a single project.

\*The redevelopment will create around 3,300 new jobs in construction, surveying, finance, real estate and insurance, helping reducing Hong Kong's unemployment rate by 0.09 % over the redevelopment period. In addition, some 17,314 new jobs will be created in Kwun Tong once the project is finished, from additional outlets in shopping malls, new street shops, hotels, and office complexes.

\*The project will bring about substantial long-term benefits to the economy of Hong Kong as a whole, and sustainable improvements to Kwun Tong's social fabric.

### **Project Overview :**

\*The Kwun Tong Town Centre project is a large-scale redevelopment project. It was first announced by the Land Development Corporation (LDC) in 1998 and later taken over by the Urban Renewal Authority (URA). At a total cost of over \$30 billion, the project will be the largest single development project ever undertaken by the URA.

\*Most of the existing buildings in the area were built in the 1960s, although 24 buildings are well over 40 years old and quite dilapidated. Back-lane hawker stalls and temporary structures pose serious hygiene and safety problems, with the poor sanitary conditions contributing to a hazardous living environment.

\*The project plans include residential and commercial developments, leisure and recreational amenities, various community facilities, a public transport interchange, Government offices, and medical clinic. A landmark building will be erected in Kwun Tong once the redevelopment project is completed.

### III. Data collection methods and findings

#### **Data collection methods**

##### **1.Questionnaire**

In order to find out the real viewpoints of the Hong Kong citizens on the urban renewal plan in Kwun Tong, especially the residents and property owner in Kwun Tong, we have conducted a questionnaire survey. The questions were mainly about the influence brought by the urban renewal plan in Kwun and how does the renewal plan affect their QOL. We asked 50 people for questionnaire, almost of them are passers-by, staff of the store and the elder. We have distributed a total of 54 copies of questionnaire and we collected 50. By simple random sampling, a total of 50 people from Kwun Tong were selected.

**Table of data collection method and survey targets**

Target	Type	No. of samples	Sampling method	Time/location	Data collection method
-Kwun Tong residents -Kwun Tong property owners -Passers-by	No restriction	50	Random sampling	No restriction/ Kwun Tong District	Questionnaire

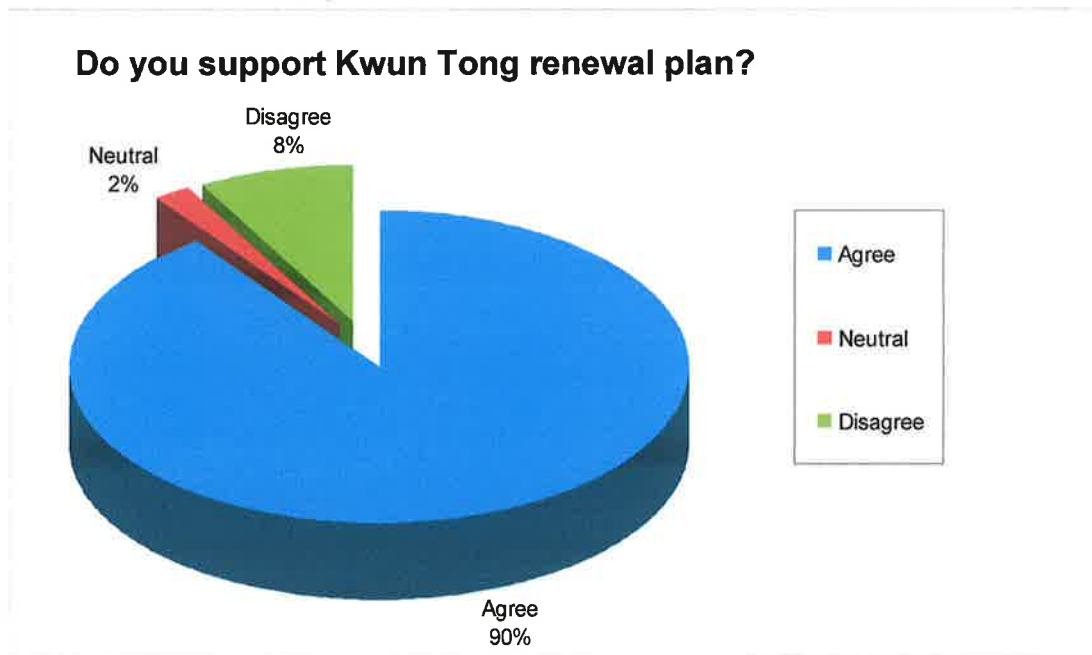
### **Others data collection methods**

<b>Research method used</b>	<b>Information to be collected</b>	<b>How and from whom/where/when we collect the information</b>
<b>2. Field Observation</b>	<ul style="list-style-type: none"> <li>- the environment in Kwun Tong</li> <li>- try to explore why there is urban renewal in Kwun Tong through the observation</li> </ul>	<ul style="list-style-type: none"> <li>- take photos</li> <li>- walk around the street to observe the buildings, transportation facilities, recreational area etc</li> </ul>
<b>3. Interview</b>	<ul style="list-style-type: none"> <li>- opinions on Kwun Tong renewal project</li> </ul>	<ul style="list-style-type: none"> <li>- meeting and conduct interview with Kwun Tong District Council members, Mr. Chan Wah Yu</li> </ul>
<b>4. Map Reading</b>	<ul style="list-style-type: none"> <li>- the coverage of different types of land uses in areas</li> </ul>	<ul style="list-style-type: none"> <li>- study the map extract from <a href="http://www.ura.com">www.ura.com</a></li> <li>- compare the total area of each land use in the selected area</li> </ul>
<b>5. Review of book and websites</b>	<ul style="list-style-type: none"> <li>- government's viewpoints on the renewal project</li> <li>- public's consultation</li> </ul>	<ul style="list-style-type: none"> <li>- study the background information of Kwun Tong urban renewal</li> </ul>



## **Project findings**

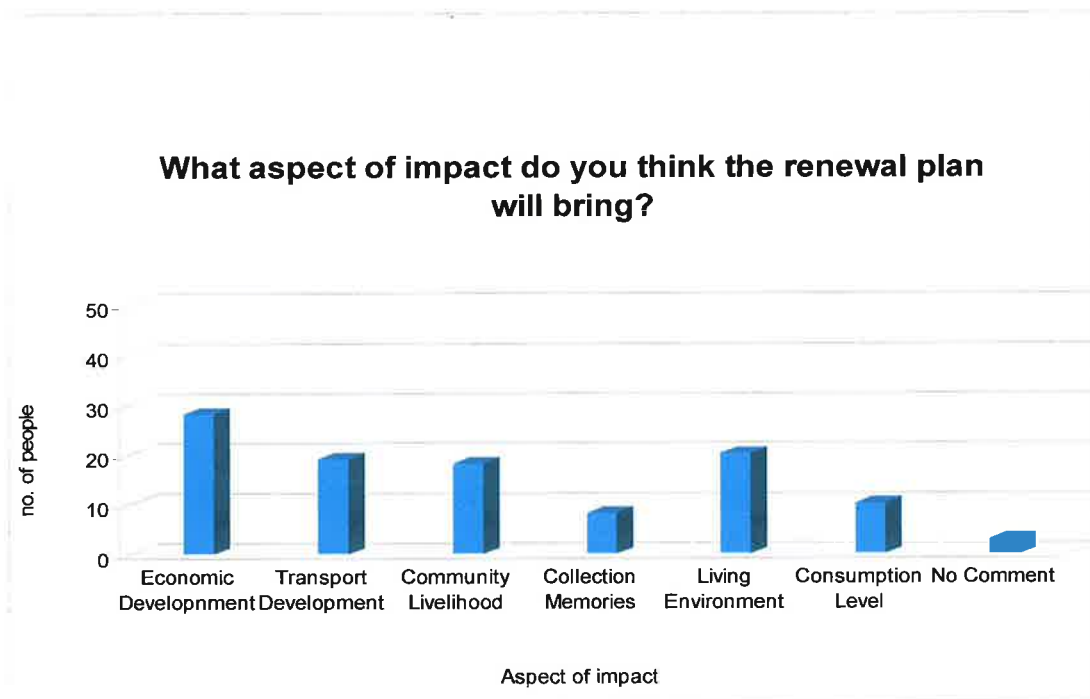
- 1) In order to find out the views of interviewees towards Kwun Tong renewal plan, we have interviewed 50 people by simple random sampling. The results are as follow (figure 1)



(figure 1)

The survey results show that most of the interviewees (90%) support Kwun Tong renewal plan. Very few interviewees (8%) do not support. Only 1 interviewee (2%) has no comment.

- 2) In order to find out the views of interviewees towards the impact bring by Kwun Tong renewal plan, we have chosen 6 aspects of impact brought by Kwun Tong renewal plan. They include (A) economic development (B) transport convenience (C) community and livelihood (D) collective memories (E) living environment (F) consumption level. We asked the interviewees which of those 6 aspects of impact they think Kwun Tong renewal plan will bring. The results are shown below (figure 2)

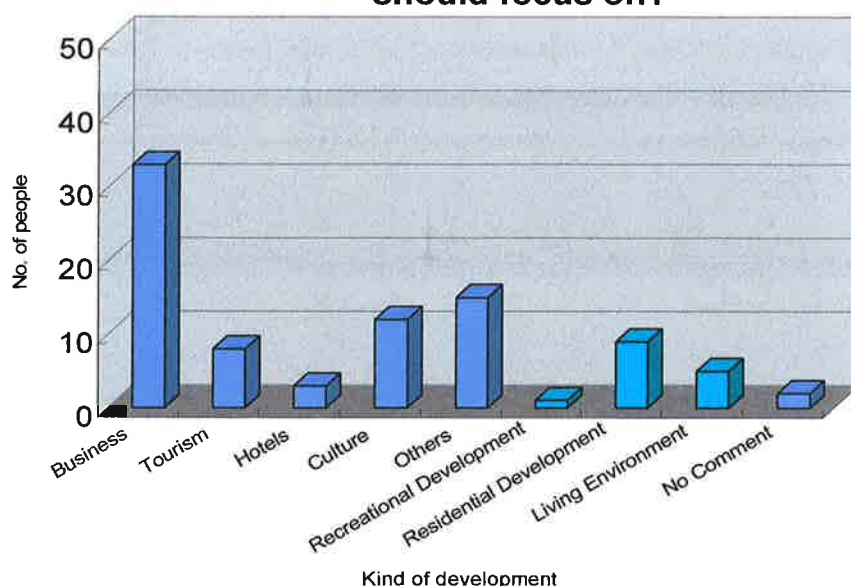


**(Figure 2)**

The survey results show that the views are quite similar. Interviewees most often (28/50) choose economic development. Next is living environment (20/50). On the other hand, is transport convenience (19/50). One noticeable thing is that community and livelihood, consumption level, and collective memories ranks at the bottom for all of the interviewees (18/50 ,10/50 ,8/50).

- 3) In order to find out the views of interviewees towards the development that Kwun Tong renewal plan should focus on, we have chosen 4 kinds of development including (A) business (B) tourism (C) hotels (D) culture. We asked the interviewees which of those 4 aspects of development th think Kwun Tong renewal plan should focus on. The results are shown below **(figure 3)**

**What kind of development do you think the renewal plan should focus on?**

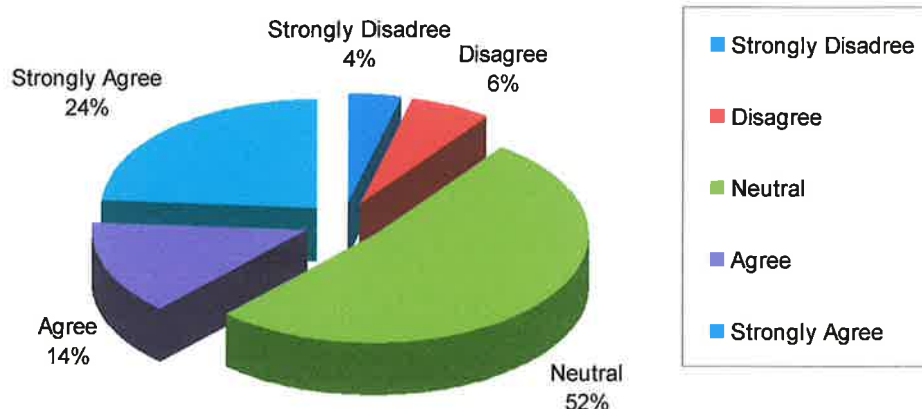


**(Figure 3)**

The survey results show that the views are quite similar. Interviewees most often (33/50) choose business development. Next is culture development (12/50). On the other hand, is others i.e. residential ,environmental and recreational development (15/50). One noticeable thing is that tourism and hotels development ranks at the bottom for all of the interviewees (8/50 ,3/50).

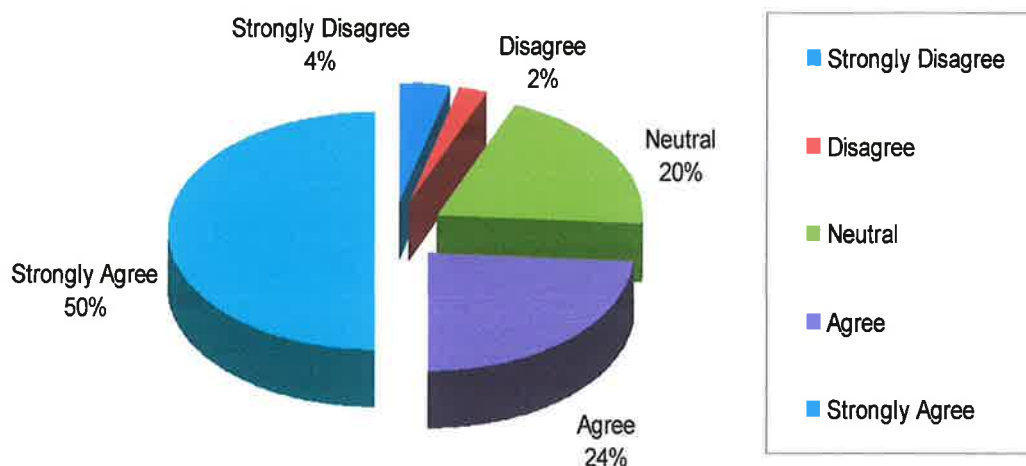
- 4) In order to learn the extent of interviewees towards the Kwun Tong renewal plan ,we have set up 2 statements (A) I think the government has given enough compensation to Kwun Tong residents and property owners (B) I think Kwun Tong renewal plan outweighs its disadvantages. We asked the interviewees' views on those 2 sentences. The results are shown below (figure 4, 5)

**I think the government has given enough compensation to Kwun Tong property owners.**



**(figure 5)**

**I think Kwun Tong renewal plan outweighs its disadvantages.**



**(figure 6)**

The survey results show that the views are a little bit extreme. For the second sentence, the majority of them hold the view of neutral (52%). Next, there are 38% of them agree with it and 10% of them disagree. The third sentence, a lot of them (74%) chose agree and only 6% of them choose disagree.

## IV. Analysis of findings

### **Comparison of the views on Kwun Tong renewal plan between the supporters and protesters**

As shown from the data, there are both similarities and differences in the views on Kwun Tong renewal plan between the supporters and protesters. These are presented in the table below:

	Supporters	Protesters
<b>Type of people</b>	<ul style="list-style-type: none"> <li>-Half of them (total of about (total of 45%) are Kwun Tong residents and property owners</li> <li>-Another half (total of 45%) are non- Kwun Tong residents and property owners</li> </ul>	<ul style="list-style-type: none"> <li>All of them (total of 4 people 8%) are Kwun Tong residents and property owners</li> </ul>
<b>Reasons for their willingness</b>	<ul style="list-style-type: none"> <li>-Most people think it can help boost economic development</li> <li>-"Kwun Tong is too old" is also a main cause</li> <li>-air quality can be improved</li> <li>-as well as transport convenience</li> <li>-either living environment</li> </ul>	<ul style="list-style-type: none"> <li>-Worsen economic development (small shops businesses)</li> <li>-shopping malls monopolize small shops</li> <li>-rise in rental after the renewal plan</li> <li>-loss of collective memories</li> </ul>
<b>Feelings towards the renewal plan</b>	<ul style="list-style-type: none"> <li>-Kwun Tong residents and property owners: Happy</li> </ul>	<ul style="list-style-type: none"> <li>-discontent</li> </ul>
<b>Aspect of impact which they think the renewal plan will bring</b>	<ul style="list-style-type: none"> <li>-economic development (over 50%)</li> <li>-transport convenience</li> <li>-community and livelihood</li> <li>-collective memories</li> <li>-living environment</li> <li>-consumption level</li> </ul>	

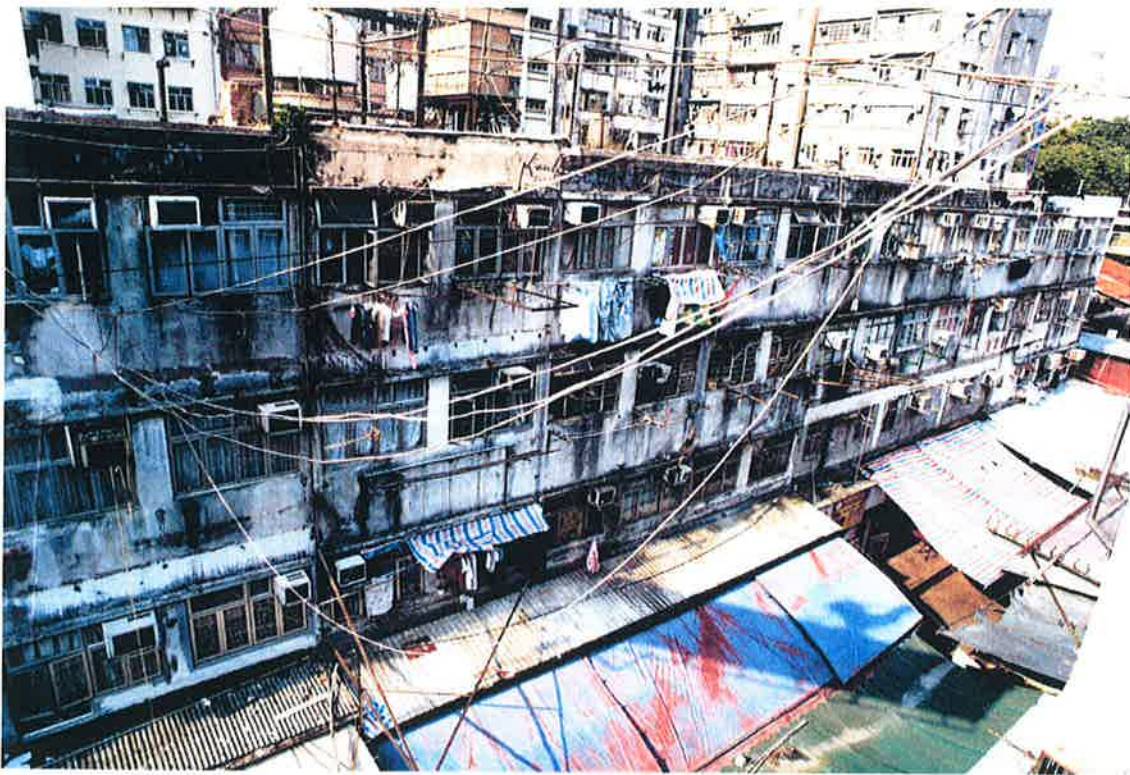


<b>Personal positive or negative impact</b>	-Kwun Tong residents: (negative)need time to adapt, loss of collective memories -Residents (include Kwun Tong residents): (positive)better environment, transport system	-Kwun Tong property owners: (negative)decline of business
<b>Kind of development which they think the renewal plan should focus on</b>	-business → boost business activities and shopping -culture → preserve local uniqueness -tourism → attract more tourists -hotels → match up tourism development -environmental → enhance and make the environment greener by building green areas and planting trees -housing → improve the problem of crowded living place → build enough residential area -recreational → provide more public facilities for entertainment and leisure use	
<b>Improvements of the renewal plan</b>	For example, - medical treatment -improve public hygiene -improve recreational facilities -more residential area -job opportunities -ensure the public area would not become private land use	

**Comparisons of the positive and negative impact on five different aspects of QOL brought by Kwun Tong renewal plan (environmental, economic, political, social, cultural)**

	<b>Positive impact</b>	<b>Negative impact</b>
<b>Environmental QOL</b>	<ul style="list-style-type: none"> <li>-better air quality</li> <li>-more green areas with trees</li> <li>-cleaner and greener environment</li> <li>-preservation of old trees</li> <li>-more space for recreational use</li> <li>-improve traffic congestion</li> </ul>	<ul style="list-style-type: none"> <li>-some trees are pulled down</li> <li>-worsen air quality during the construction</li> <li>-construction waste e.g. concrete → land pollution</li> <li>-machines and vehicles → noise pollution</li> <li>-many tall buildings are built → block the wind (wall effect)</li> <li>→ lower satisfaction of resident living environment</li> </ul>
<b>Economic QOL</b>	<ul style="list-style-type: none"> <li>-boost economic development in long term</li> <li>-more shopping malls</li> <li>-more job opportunities</li> <li>-push up property price</li> <li>→ GDP ↑</li> <li>→ solve poverty problem</li> </ul>	<ul style="list-style-type: none"> <li>-the project is high in cost</li> <li>-URA has to pay for compensation</li> <li>-rise in rents of properties</li> <li>→ threaten the survival of small shop owners</li> <li>-new shopping mall will replace small, traditional shops</li> <li>→ decline of businesses of small shops</li> </ul>
<b>Political QOL</b>	<ul style="list-style-type: none"> <li>-good urban planning and providing good living environment is the essential element for political stability</li> </ul>	<ul style="list-style-type: none"> <li>-growing dissatisfaction</li> <li>→ social unrest</li> </ul>

	place -more public area	-social connection is hard to maintain
<b>Cultural QOL</b>	-preservation of local culture	-loss of local uniqueness (“Tong Lau” and traditional shops are demolished and replaced) -loss of collective memories (local character can be never re-created) →loss of good neighbour relationship →cultural diversity ↓



(Dilapidated buildings without proper maintenance in Kwun Tong)

## V. Discussion

There are similarities and differences in the views on Kwun Tong renewal plan between the supporters and protesters. They are not hold the opposite viewpoints totally.

### **Reasons behind interviewees' opinion**

Firstly, based on the comparison of the views on Kwun Tong renewal plan between the supporters and protesters, all of the 4 protesters (total of 8%) are Kwun Tong residents and property owners. As they are not support the renewal plan, it was mainly because they it may even worse the economic development since those newly built shopping malls will monopolize the small shops. So, small shops and bazaars are replaced by high buildings or landed property. This affects their businesses directly. Besides, Mut Wah Street is also in the coverage of the renewal plan. Mut Wah Street is also called the 'Golden Street' because of variety of jewelry shops which is part of the collective memory of Kwun Tong residents. Some of them are not satisfied and discontent because of loss of collective memories and they have to adapt to their new lives after the renewal plan. As it is closely connected to them, they are more concern about this project.

Secondly, half of the supporters (total of 45%) are Kwun Tong residents and property owners, and half of them (total of 45%) are not. For them, they think Kwun Tong district is too old. Kwun Tong was once the main industrial area in Hong Kong. The factories had been built since 1950s, and later expanded to Kowloon Bay, Yau Tong. Since the importance of industry in Hong Kong is fading out, many factories in Kwun Tong were torn down or left vacant. These old vacant factories were left behind and worsen the image of Kwun Tung.

They hope to see the new look of Kwun Tong and can have better environment. They believe redevelopment of the town centre provides opportunity to re-invigorate and regenerate both the civil life and the economic vibrancy of the district which helps boost economic and social development.

Thirdly, they got various personal impacts. For property owners, they think their businesses will greatly decrease and there will be rise of rentals, so their shops have to move to places which can enjoy cheaper land rents. Moreover, for residents, they are happy since they will have new houses to live. Also, there will be more shopping malls and better transport system and environment that they want. Kwun Tong is served by the MTR's Kwun Tong Line. There are 6 main bus terminuses, e.g. Elegance road bus terminuses, Yue Man Square

bus terminus which provide more than 20 lines of buses. Also, more than 10 routes of public minibus lead to different place of HK. Nevertheless, the heavy traffic makes Kwun Tong crowded, which also worsen the air quality of Kwun Tong. Ultimately, their original lives will also have changed and their collective memories will be destroyed.

Lastly, we found that overall people are focus on economic and residential development more. It is because these two are the necessary needs of people's lives and they don't like their present living conditions. They want to have some improvements through the renewal plan. Therefore, they prefer economy and housing as their priority.



### **Factors affecting interviewees' opinion**

Furthermore, we also found that the following factors may be a part which influence their opinions on Kwun Tong renewal plan and lead to the differences between the supporters and protesters. They are age, the area in which he/she lives and occupation.

#### **Age**

For the older people and Kwun Tong residents. Most are above 40 years old. They have lived in Kwun Tong for many years. So they have a strong sense of belonging. Therefore, they are more mindful about culture development and collective memories.

For the younger people, they are more curious about new things, so they prefer shopping is more important.

#### **The area in which he/she lives**

The area in which he/she lives is an important factor. All interviewees do not support Kwun Tong renewal plan are Kwun Tong residents. They will be affected by Kwun Tong renewal plan directly, so they prefer not to support Kwun Tong renewal plan.

Half of the interviewees support Kwun Tong renewal plan are not Kwun Tong residents. They often go to Kwun Tong and their living won't be affected directly, so they prefer supporting Kwun Tong renewal plan.

#### **Occupation**

For Kwun Tong property owners, Kwun Tong renewal plan will affect their business negatively. Therefore, they believe business development is important for them personally.

For the others including students, scholars/professionals, housewives, clerks. They think Kwun Tong renewal plan won't affect them too much and not so related to them, thus they tend to focus on other aspects of development more, such as transport convenience etc.

### **Discussion of the guiding question**

After the study, we can get the answers of guiding questions by our data findings. We found that, there is more significant positive impact brought by the renewal plan. Compared to the negative impact, the URA has already worked out solutions to improve the situation. For the environment QOL, it can be improved by better land use planning, so there will be better air quality and have a cleaner and greener environment. Also, a large piece of green area has been set up.

For the economic aspect, although the redevelopment is high in cost and URA have to pay for the compensation, it can even earn more money in a long view. It can boost economy as it provides a lot of job opportunities and pushes forward the businesses. For social aspect, people can enjoy a lot public facilities after the renewal plan, such as more convenient transportation, new housing estates etc. For the cultural aspect, the URA has also preserved in order to keep the local uniqueness. Overall, the renewal plan benefit people a lot, it can help improve the QOL and explain why most of the people agree that its advantages outweighs its disadvantages.

Second of all, we found out how this renewal plan affects the lives of Kwun Tong residents and property owners. For the property owners, their living standard may be lowered because of the decrease of businesses. In addition, their shops may have to move to other places or replaced by landed property and shopping malls. Their shops would no longer survive. For the residents, some of them can enjoy new houses, while some of them have to move away and their living styles will change at the same time. Meanwhile, with the brand new houses, convenient transport connection, high consumption level shopping mall, the rental of the new housing estate and the consumption level in Kwun Tong will rise. The original resident in Kwun Tong would not able to afford.

Third of all, we found that generally, the urban renewal plan could balance residential and commercial needs. But commercial development actually tends to be a greater need since based on the information of the renewal plan, the area for commercial is the double of the area for residential land use. Also, we found the reason for this is because the URA is not completely a government sector, so in order to maximize its own profits; it wants to boost economic development more instead of paying more concern on housing.

To sum up, there are some differences in the views of various types of people. And the renewal plan has both positive and negative impact on Kwun Tong residents and property owners. But still, 90% of the interviewees support it and we summarize the improvements suggested by the interviewees. For example, provide more medical treatment, pay more attention to Kwun Tong residents, especially the elderly, also ensure the public area would not turned to private land. Meanwhile, some people want more promotion and consultation. They are not content that the progress of the renewal plan is too slow. Further more, the commercial and residential development in Kwun Tong need to be considering under sustainable development. In order to ensure the government and companies pocket the profit without sharing with HKcitizen.

## **VI. Conclusions and Recommendations**

### **A. Conclusions**

Kwun Tong is the heart of East Kowloon, and Yue Man Square, it is the hub of transport. Yet, the place is always crowded. Through Kwun Tong renewal plan, the URA tries its best for ensuring that this massive project will be viable, sustainable and serving as an anchor to catalyze the revitalization of Kwun Tong district though it is a massive project.

After a review of the literature ,careful data analysis and discussion, we got many opinions about Kwun Tong renewal plan and suggestions to improve the renewal plan in order to satisfy the public interest , especially Kwun Tong residents and property owners and make it a sustainable development. Firstly, we found that it is hard to balance the interests between different stakeholders, but we strongly believe that the URA is necessary to pay special attention to planning and urban design, and should listen carefully the public's views and suggestions, particularly on strategic positioning and implementation method thus ensuring that the town centre would be able to retain its vibrancy throughout the transitional process during redevelopment and become the activity hub of Eastern Kowloon after redevelopment.

Secondly, as Kwun Tong is a public transport interchange serving Kwun Tong and the rest of East Kowloon, the traffic congestion problem must have to be solved. Heavy vehicles flow is one of the root causes causing Kwun Tong to be declining and become old. However, it is noticed that the URA has chosen and tends to focus on economic development, but not to provide the public a better living environment and to improve the transport system. The URA only tried to mark out more open space and green areas, yet, hasn't think of the major need of Kwun Tong in order to enhance the image of Kwun Tong as a whole. Therefore, we think that the URA should also be more skilful in planning of the use of land as well as balancing different stakeholders interests for successful execution.

Thirdly, we can conclude that there are some similarities and differences of the views of the interviewees. They hold different priorities. They would mostly put economic development and living as their consideration since it is directly connected to their living. The economy of HK would affect their living standard. They believe money is an essential element of supporting their living. In addition, Kwun Tong

residents are always complaining that their homes and surrounding, such as the sewage problem, are in an appalling state; transport infrastructure are old and uncomfortable; and most community facilities are either obsolete or lacking. Thus, it is surely that the URA should help Kwun Tong owner-occupiers and residents to improve their living conditions by enabling them to find new homes under the Home Purchase Allowance policy, i.e. cash compensation pitched at the market value of a seven-year-old notional flat. Also, to provide Kwun Tong with a modern town centre that offers not only commercial and residential developments but also comprehensive public facilities and amenities for the provision of transport services to Kwun Tong as a transport interchange station in East Kowloon region.

In conclusion , it shows that the URA has a lack of attention on public needs on social facilities, particularly housing and transportation for Kwun Tong residents, but there is enough awareness of Kwun Tong's future economic development. Besides, we studied Kwun Tong residents and property owners' needs and found that though Kwun Tong renewal plan may affect certain residents' lives, still it brings more positive impacts to Kwun Tong residents and property owners. Overall, this renewal project offers more gains than losses since it can improve the QOL of HK in long term. Although it cannot turn Kwun Tong to a perfect town centre immediately, it allows rooms for improvements in the future. It has already able to improve the economic quality of life in HK, though it cannot absolutely enhance the social and environmental aspects. Yet, we firmly sure that Kwun Tong renewal plan is worth to do as our data findings shown that 90% of the interviewees support this project. Most importantly, there should be a balanced land use planning so as to ensure the vitality of the area be maintained and enhanced and the achievement ,that the project is financially viable and sustainable.



## **B. Recommendations (suggestions for improvements)**

In this project learning activity, we have some new findings, such as the need of Kwun Tong residents and property owners that we want to know. However, because of limited time and resources, and a lack of experience, there are many areas for further improvement e.g. division of work, we have not enough communication between teammates and lack of preparation.

When we were analyzing the data, we found out that the questions we set are difficult to sort out into groups. So in the end we found our project very messy which makes us feel confused. As a result, some parts of our report are not that detailed. If we have the chance to further edit the categories of our questions, we will make it easier to make our report systematic and be clearer shown.



(photograph shows bustling streets in Kwun Tong)

## **VII. Referneces**

### **A. Chinese books/magazines**

- 1) 朱凱迪(2006)。《從觀塘的十蚊飯看市區重建和最低工資》p.1-5。
- 2) 李祖喬(2007)。《通識詞典—集體回憶》p.56-61。香港:城邦。
- 3) 星島日報。《07/08 通識教材精錄上冊》p.82-83。  
香港:星島日報。
- 4) 韓麗珠(2007)。《重建的市區—被規劃的城市生活記憶》p.1-15。  
香港:文化研究@嶺南。
- 5) 觀塘區議會發展及重建專責小組(2009)。《觀塘路—第 10 期》p.1-2。  
香港:市區重建局。

### **B. English books**

- 1) John Hancock (1980).Urban development and Planning  
P18-19, 24-28. Britain: Basil Blackwell.

### **C. Chinese websites/Wisenews**

- 1) Kwun Tong Town Centre Project。載於市區重建局,  
<http://www.ura.org.hk/html/c1002072e2252e.html>, 下載於 2010  
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- 2) <觀塘重建計劃各界反應良好>。載於香港政府新聞網,  
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### **D. English websites/wisenews**

- 1) Betty Ho. Comments on Kwun Tong Town Centre.  
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## VIII. Appendix

### A. A sample of the questionnaire

True Light Middle School of Hong Kong  
Study on Kwun Tong Renewal Plan impact on Kwun Tong residents  
and property owners

Objective of the interview: We try to understand the impact of urban renewal on the Kwun Tong residents and property owners, and to explore their views on urban renewal.

Personal data:

Sex : ☐male ☐female

Age : ☐11-20 ☐21-30 ☐31-40 ☐41-50 ☐51-60 ☐61or above

Living district : ☐Kwun Tong ☐Eastern ☐Central Western ☐Southern  
☐Wan Chai ☐Others : \_\_\_\_\_

Occupation : ☐Student ☐scholar/professional ☐housewife ☐clerk

☐property owner ☐others : \_\_\_\_\_

Questions;

1. Do you support Kwun Tong renewal plan?

☐support ☐not support

Reason : \_\_\_\_\_

2. (a)What aspect of impact do you think the renewal plan will bring? (you can choose more than one)

☐economic development ☐transport convenience ☐community and livelihood  
☐collective memories ☐living environment ☐consumption level

(b)Please describe briefly the renewal plan will bring you own positive/negative impact:

\_\_\_\_\_

3. What kind of development do you think the renewal plan should focus on?

☐Business ☐Tourism ☐Hotels ☐Culture ☐Others : \_\_\_\_\_

Reason : \_\_\_\_\_

Do you agree to the following statement? (1 represents for "Strongly disagree" ; 5 represents for "Strongly agree"

Strongly disagree   disagree   neutral   agree   strongly agree

( a ) I think the government has given  
enough compensation to Kwun Tong property  
owners.

1                      2                      3                      4                      5

( b ) I think Kwun Tong renewal plan outweighs  
its disadvantages.

1                      2                      3                      4                      5

4. What improvements do you think Kwun Tong renewal plan needs to have?

This is the end of the questionnaire, thank you for your help ☺



## **B. An outline of the interview**

Topic: Urban Renewal Plan of Kwun Tong

Objective of the interview: We try to understand more opinions and information about urban renewal plan of Kwun Tong in depth and know a great deal about this issue from a representative figure in this field.

Interviewee: a member of Kwun Tong District Council

Interviewee's name: Mr. Chan Wah Yu

Questions:

1. How the renewal plan help to improve the QOL of Kwun Tong residents?
2. How Kwun Tong urban renewal plan balance residential and commercial needs?
3. Why Kwun Tong renewal plan should focus on economic development?
4. Which aspect do you think Kwun Tong should focus on to be developed?  
And how to balance it?
5. What are the effects on the property owners and residents?
6. Do you think the urban renewal plan of Kwun Tong will lead to the loss of collective memories or the local culture of Kwun Tong?
7. What can be done to help satisfy the needs of WT residents and property owners?
8. How can the urban renewal plan be improved?

### **C. Interview transcription**

#### **1. How the renewal plan help to improve the QOL of Kwun Tong residents?**

They move away to improve their QOL. They move to the place with better environment. They don't have to live in the dangerous buildings. The residents have already improved their environment and the question is "are the surrounding people also have improved their condition?" The transport and air quality are very bad, if the transport, air quality, facilities and environment are improved, the people surrounding can also improve their QOL relatively. This is the main purpose of renewal plan. Also, the new constructed buildings are more expensive, so the property owners in Kwun Tong can sell a better price of their properties as market demand increase.

#### **2. How Kwun Tong urban renewal plan balance residential and commercial needs?**

As Kwun Tong is the downtown area, it is the commercial centre. How the renewal plan makes improvement on facilities, transport and air quality is very important.

#### **3. Why Kwun Tong renewal plan should focus on economic development?**

The money from renewal plan is from the taxpayers. Their money can't be waste and that might cause social unrest. URA is not a pure government organization, it is half private so they should earn some money from the renewal plan.

#### **4. Which aspect do you think Kwun Tong should focus on to be developed? And how to balance it?**

The only way is to balance the commercial use and residential use in Kwun Tong and have a better urban planning. Good urban planning can separate different uses of land, and make the living environment in Kwun Tong becomes better.

#### **5. What are the effects on the property owners and residents?**

The property owners must be very happy because they can buy a new flat in the building which has constructed for only few years instead of living in the old building (40-50 years).

**6. Do you think the urban renewal plan of Kwun Tong will lead to the loss of collective memories or the local culture of Kwun Tong?**

First of all, removal is necessary to the renewal plan. But the main reason of their movement is, they want to have a better living environment. Also, every building has its own "life-span", they are almost 50 years in Hong Kong. And the reconstruction has to be held after 50 years. For example, UK's buildings have 200 years "life-span", but finally there must have to rebuild the buildings one day. If there are something that are really worth to keep it, then we should not let it disappear, especially for the trees. We should keep the trees as many as we can. Otherwise, if the environment is extremely abominable, such as the alleys are dirty, druggie cluster around ...etc, are they really still want to keep this? The most important thing is to balance the resident's benefits and the cultural protection.

**7. What can be done to help satisfy the needs of Kwun Tong residents and property owners?**

They can change a new condition. They can have better view. It solves the traffic problems. I think this very important. The URA is helping them to do that.

**8. How can the urban renewal plan be improved?**

The government is thinking of increase the area of renewal. The government is encouraging the private sector to develop KwunTong. Also encourage the residents to self develop. We can't renew KwunTong with earning much money.



## **IX. Sharing and reflection of team members**

### **1. Suki Chan F.3B (5)**

Through this project, I realized that how important and necessary is the renewal plan to Kwun Tong, such an outdated community. We have interviewed for many residents and property owners in Kwun Tong, most of them indicate they are totally support the urban renewal plan in Kwun Tong. Also, they think the renewal plan will bring lots of advantages to them. Moreover, after doing this project, I know more about how to search for information from the library, the Internet and tried to use different methods, such as field observation, questionnaire surveys and interview to collect first-hand information.

All in all, I think I have learned different aspects of knowledge and definition about the renewal plan in Kwun Tong. If I had to work on the same project again, I would make the improvement on the analysis. I think we have to work harder on assay the information that we've got.

### **2. Terri Yu F.3B (39)**

I have learnt a lot of useful knowledge from doing this project. For example, I have learnt the skills of conducting questionnaires, procedure of doing a project and also the skills of interviewing people which we always apply in our daily life or when we are at work. It is unfortunate that this is our first time of doing such a big project and there are many places that we didn't do very well like analyzing the data we have collected and to collect suitable and enough data. I think thinking critically is very important for LS. I hope we can improve that when we work on another project next time.

### **3. Bowie Lau F.3D (17)**

Through this project learning, we understood the meaning and the importance of sustainable development. It is necessary to apply sustainable development on urban planning in order to balance economic, social, environmental quality of life. Since Kwun Tong is connecting with different district, the people from different district would also come to Kwun Tong, so the change in Kwun Tong would also affect the people from different places. We do not expect that the people from different district would be affected by the urban renewal plan in Kwun Tong at the beginning of the project. So, we have learned that do not let our first impressions be the strongest because the result might not be the same as we expected.

In addition, we have an interview with one of the Kwun Tong District Council members, Mr. Chan Wah Yu. Since we have done well preparation of the interview question, the interview with Mr. Chan ran smoothly and we successfully got the data we wanted. So, we understood the importance of having well preparation. On the other hand, we have more than 60 questionnaires with the people in Kwun Tong. We have learnt the communication skill with different people and cooperate with our group mates. Also, be braver while talking to the strangers.

Lastly, when we are coordinating the information we got from the questionnaires and interview with our group mates, we also learnt to cooperate with others and respecting others when they have different opinions. We enjoy in having this project learning since we have know more about our Hong Kong and we cooperate well with all our group mates.

#### **4. Twinkle Poon F.3D (27)**

At the beginning of the project, I know very little about Kwun Tong renewal plan. Yet, in doing this project, I get more information about it, such as the impacts will be brought by the renewal plan. Besides, I learned to use different research skills in order to get related data. On the other hand, I think the most difficult part was when there were lots of data, but we didn't know how to categorize them. However, when problems arose, I kept analyzing them and tried to find the solutions until the situation improved. Also, the most unforgettable experience I had during the learning process was to conduct questionnaire in streets since this was my first time to ask some passers-by to do questionnaires.

## **X. Duty allocation**

	Suki	Terri	Bowie	Twinkle
<b>Data collection</b>	★	★	★	★
<b>Setting questionnaire</b>	★	★	★	★
<b>Conduct questionnaire</b>	★	★	★	★
<b>Field observation</b>	★	★	★	★
<b>Setting questions for interview</b>			★	★
<b>Conduct interview</b>	★	★	★	★
<b>Photo-taking</b>		★		★



## XI. Schedule of work

Task(s) Completed	Date
-Data Collection	20/3-21/3
-Setting Questionnaire	17/3
-Conduct Questionnaire -Field Observation	18/4
-Setting Questions for interview	14/5
-Conduct Interview	18/5



The end☺