

Kwun Tong Urban Renewal:

1. Kwun Tong town center as a community

- Shopping and transportation hub of surrounding area (local economic activities)
- Yue Man Square Rest Garden (Elders gathering, chit chat and other activities)
- Street and roads connected different surrounding areas (Convenience and easy access)
- Shared memories, history and cultures (One of the earliest “satellite city” in Hong Kong)
- Interactions between residents and stall operators

2. Reason for redeveloping Kwun Tong town center

- Most buildings are built in 1960s with obsolete design and inadequate services.
- Lack of maintenance cause serious dilapidated
- Sanitation and hygiene problems
- Security and safety concerns
- Traffic conditions
- Lack of green area

3. Sustainable renewal

- Aim for net gain in all three pillars of sustainability
- “A real sustainable urban renewal has to address 3 dimensions namely economic renewal, environmental renewal and social renewal.” (Lee, 2008)
- Economic renewal: **Regenerate local economic activities, improve the competitiveness and attractiveness** / adopt new economic activities.
- Environmental renewal: Improve the overall living conditions, adopt “green” buildings, rehabilitate and conserve characteristic of local buildings (historical).
- Social renewal: **Encourage public participation (renewal project/district)**, respect and preserve local community, histories and culture, understand and concern the needs of local community fairly.

4. Obstacle

- Loss of social capital and characteristic due to redevelopment

- Two important elements in Kwun Tong Town – small shops and stall operators
- URA has adopted the recommendation in preserving the stall operators in the redevelopment project. However, due to the loss of local community (residents receive compensation and move out from Kwun Tong town center/potential property price of the redeveloped is unaffordable, even under the Flat-for-Flat Scheme) they have lost most of their customers, as well as the connection between them.
- Many small stores receive the compensation, re-located to other area or end their business. Until this stage, the possibility of these small stores return to the area after the completion of the project

is not certain.

- Others: e.g. loss of Teochew culture, the Yu Lan Festival
- These economics activities representing the social capital and characteristic of Kwun Tong.
 - Social connection** between shop-owner/stall operators and customers
 - Diversity of shops representing the cultural diversity of Kwun Tong (Teochew, Indonesian, etc.)
 - Supporting the life of people at grass-roots level (various products with low price, providing services such as locksmith service, Clothes mending, etc.) (sustainable life-style)
 - (22.6% of the population in Kwun Tong are consider as poverty, highest in Hong Kong)
 - Reflecting the development history of Kwun Tong (Refugees Mitigation from China between 1950-1979.) (planning and use of the area is motivated by the society)

5. Tung Yan Street – fixed hawker pitches

1. The distance between each store around 5 feet.
2. No air conditioner
3. Far away to the street market
4. Lack of promotion

- Business operation model/method is different from chain stores.
- Some own the store and run their own business. (Family owned/operated)
- Allow many participants and the entry requirement of run the business is low (low rent)
- Holistic relationship between stores and customers (interdependence)

Positive social capital worth to maintain

“可是，政府卻視此市場為一個象徵式的所謂文化保育標誌，忽視那些商戶在經濟上的可持續性，任由市集的小商戶自我式微。然而市建局整個規劃應該是為未來觀塘而制訂，而非作短期部署，而且現時計畫無視市集原有的獨特生存模式，更不能達到可持續發展，即此市場既不能達到保育目的，又不能維持商戶的生計。” -

<http://ekf3eojj8.inmediahk.net/node/1029997>

6. **Solution:**

Restore the social community and enhance the local economy in the redevelopment area

Economic aspect:

- Provide financial incentive to attract the small stores return to the Kwun Tong Town Centre after the completion of the project (Perhaps within the proposed “Kai Fong Lane”) (e.g. Rental discount or support and have priority to rent the store) /**Multi-use of store/Joint corporation area/Day-night**
- Active **promotion** of the permanent market of stall operators and small stores around Kwun Tong

District, especially the residential area near the Town Center (Holistic relationship, serving the lower class residents) (As most of the residents are from low class, these “bargain stores” provide products and services in their affordable range.)

-Wisely use of the common area provided by the redevelopment project, organized regular “Holiday Market”, allowing the stall operators to participate, to make the stall culture in old Kwun Tong reappear.(As a promotion activities/two times per month)

Multi-use of store (Clothes)/Joint corporation/Day-night/Business plans

Some small shops encourage sustainable life style

Conclusion

-Increase the diversity of stores in the new town center can attract nearby residents.

(more choices and affordable)

-Reconnecting the new town center to nearby societies. (Not “isolated area” but mixed area elements of old and new Kwun Tong)

-Both new comers and existing communities nearby can fulfill their needs within the area.

(Not only chain stores) (Once the shopping hub of Kwun Tong Districts)

(Decrease the phenomenal of “branding”)

-Service-oriented shops encourage sustainable life style

-Benefit the small stores and stall operators (more customers), and restore the social connections (interaction and relationships)

-Preserving social characteristic (Cultural diversity) and local economy of Kuwn Tong Town Center

-Maintain the business operation model and improve their competitiveness and attractiveness

-Opportunity to work in diverse economy. (People from lower-class)

-Benefit the economy of new town center (Diversity of customers)

-Effectively and fairly use of common area

- ❑ Cultural activities – Preserve Kwun Tong culture and connect to old town center
- ❑ **Attract** and link with nearby community
- ❑ Wise and fair use of the common area

****Things to be discuss****

The design of the hawker's market

URA oriented rather than Government oriented