



Objectives

Version 2.0

1. To study the urban decay and urban renewal in To Kwa Wan.
2. To study the urban planning and sustainable development in To Kwa Wan.

Equipment List

Items	Qty.	Checked	Returned
1. Base map (Individual)	x 1	<input type="checkbox"/>	--
2. Compass	x 1	<input type="checkbox"/>	<input type="checkbox"/>

Field Work

1. Map 1.1 shows the field study area in To Kwa Wan; To Kwa Wan is divided into 14 zones.
2. Take a walk according to the route shown on Map 1.1.
3. During the walk, observe and examine the land uses of 14 zones according to the following classifications. Record the data on Map 1.1 and complete Table 1.2.
a) High income residential b) Middle income residential c) Low income residential
d) Commercial e) Industrial f) Recreational g) Transportation h) Institutional
4. For Zones 4 and 10, select one typical building. Observe and assess its outlook and surrounding area by completing Table 1.3.
5. For Zone 4, each group will be assigned a street for data collection. During the walk, distinguish the economic activities and urban problems that you can find, and complete Table 1.4.

Part A: Background information

1. To Kwa Wan belongs to _____ District in HKSAR.
2. Before 1998, a public facility, _____, was located at the north of To Kwa Wan. In 1998, this public facility has been moved to Chek Lap Kok. And the vacant site is now planned as _____.
3. A new railway, _____, is under construction in To Kwa Wan. It connects Tai Wai to Admiralty and will be completed in 2020.

Part B: Data Processing

1. Complete the following table according to the aerial photo of To Kwa Wan in 1979 and observation in the field.

Table 1.2: Changes of Land Uses in To Kwa Wan

Zones	Land Uses in 1979	Land Uses Nowadays	Any changes? ✓ / ✗
1	Industrial		
2	Industrial		
3	Industrial		
4	Low income residential		
5	Industrial		
6	Industrial		
7	Industrial		
8	Industrial		
9	Low income residential		
10	Industrial		
11	Transportation		
12	Industrial		
13	Industrial		
14	Middle income residential		

2. For Zones 4 and 10, select one typical building for observation. Complete the following table by observing its outlook and surrounding area.

Table 1.3: Living conditions of different residential areas

		Zone 4	Zone 10
Building characteristics	1. Exterior walls	Better<----->Worse 4 3 2 1	Better<----->Worse 4 3 2 1
	2. Design	Better<----->Worse 4 3 2 1	Better<----->Worse 4 3 2 1
	3. Height	Moderate<----->Not Moderate 4 3 2 1	Moderate<----->Not Moderate 4 3 2 1
	4. Density	Lower<----->Higher 4 3 2 1	Lower<----->Higher 4 3 2 1
	5. Age	Younger<----->Older 4 3 2 1	Younger<----->Older 4 3 2 1
Living environment:	6. Infrastructure	More<----->Less 4 3 2 1	More<----->Less 4 3 2 1
	7. Recreation facilities	More<----->Less 4 3 2 1	More<----->Less 4 3 2 1
	8. Traffic conditions	Smoother<-----> Congested 4 3 2 1	Smoother<-----> Congested 4 3 2 1
	9. Road conditions	Clean<-----> Dirty 4 3 2 1	Clean<-----> Dirty 4 3 2 1
Major G/F shops		Commercial/ Industrial	Commercial/ Industrial
Landuse		High / Middle / Low income residential	High / Middle / Low income residential
Total score			

3. Distinguish the types of economic activities and urban problems found along the transect in Zone 4 and complete Table 1.4.

Table 1.4: The types of economic activities and urban problems found along the street in Zone 4

Economic activities	<input type="checkbox"/> Chinese Restaurant	<input type="checkbox"/> Restaurant	<input type="checkbox"/> Property Company	<input type="checkbox"/> Bank	<input type="checkbox"/> Boutiques
	<input type="checkbox"/> Grocery store	<input type="checkbox"/> Convenience Store	<input type="checkbox"/> Newspaper Stand	<input type="checkbox"/> Fruit Stall	<input type="checkbox"/> Supermarket
	<input type="checkbox"/> Car Glasses Selling	<input type="checkbox"/> Car Repairing	<input type="checkbox"/> Car Beauty	<input type="checkbox"/> Engineering and Hardware	<input type="checkbox"/> Others:
Urban problems	<input type="checkbox"/> Air Pollution	<input type="checkbox"/> Water Pollution	<input type="checkbox"/> Noise Pollution	<input type="checkbox"/> Solid Waste	<input type="checkbox"/> Light Pollution
	<input type="checkbox"/> Inner City Urban Decay	<input type="checkbox"/> Housing Problems	<input type="checkbox"/> Traffic Problems	<input type="checkbox"/> Others:	

Part C: Extended Activity

- Using Map 1.1, draw a land use zoning map according to the following guidelines.
 - High income residential (red)
 - Middle income residential (blue)
 - Low income residential (yellow)
 - Commercial (brown)
 - Industrial (grey)
 - Recreational (green)
 - Transportation (purple)
 - Institutional (orange)
- Extended Questions (Apart from the evidences observed in the field, students may also find more information by searching the internet or other secondary sources.)

a. According to the field observation, what is the major economic activity found in Zone 4 ?

c. According to Table 1.2 and field observation, how has the industrial land use changed since 1979?

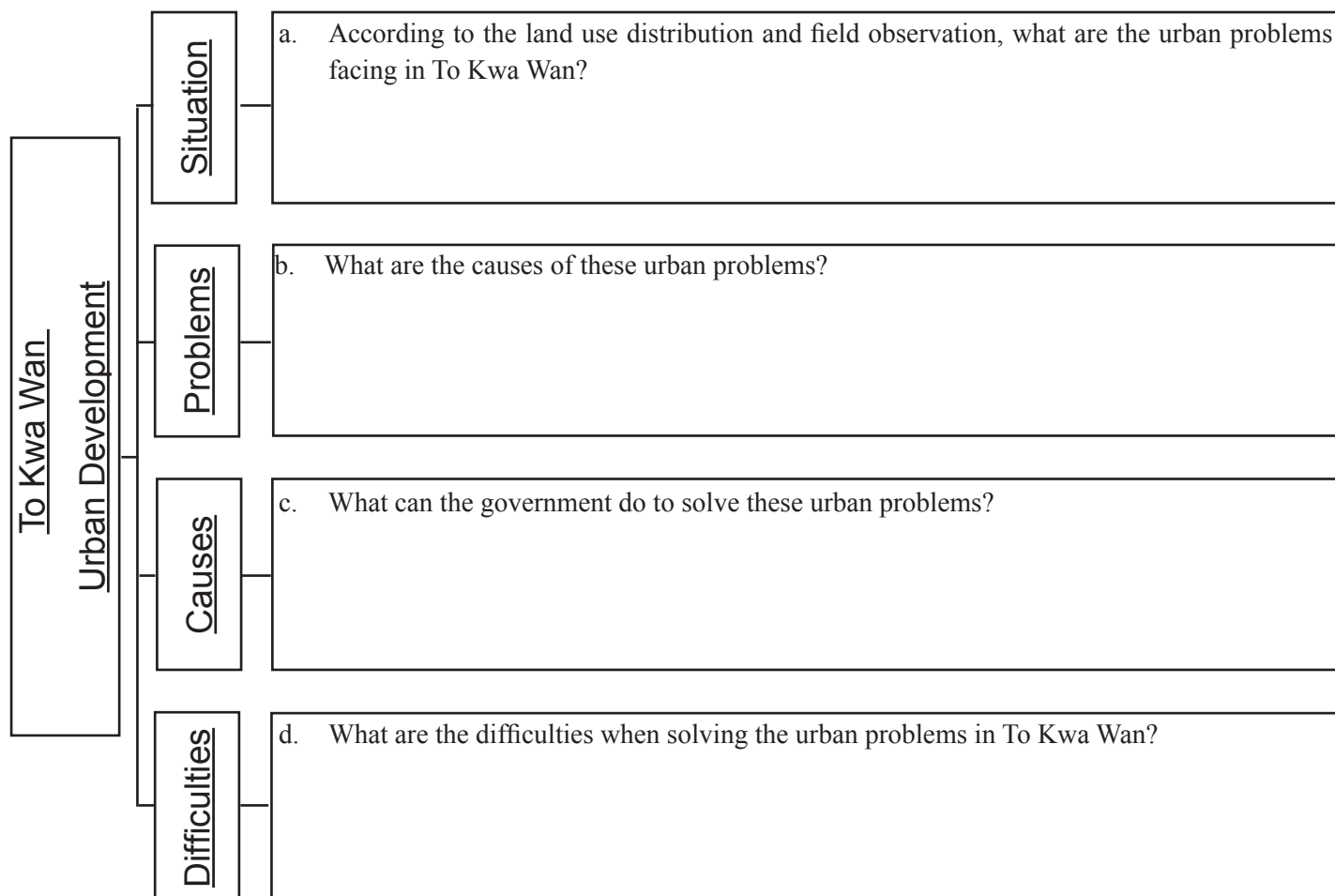
b. Why is this type of economic activity found in this zone?

d. Why these changes happened?



Part D: Discussion

1. Urban decay and urban renewal in To Kwa Wan



Part E: Extended Activity

1. To Kwa Wan future development

What impact will the Kai Tak Development bring to the economic, social and environmental development of Kowloon East (e.g. To Kwa Wan)?

Reference: 九龍城區「地區為本」
《市區更新地區願景研究》

	Impacts
Economic	
Social	
Environmental	

2. To be an urban planner

What are your major considerations when planning To Kwa Wan? Rank the following items according to your preferences.

Items	Order
a. Protect the skyline	
b. Develop social facilities	
c. Provide different urban land uses and activities	
d. Preserve local image and characteristics	
e. Increase public area(e.g. waterfront promenade) and green area	
f. Develop environmental-friendly public transport	
g. Install special landmarks such as buildings or statues	
h. Concern for environmental protection	
i. Preserve historical buildings / declared monuments	
Which one is your top priority? Why?	