



Urban Renewal in To Kwa Wan

-----Stage 1: Planning & Preparation -----

- Objectives:
1. To investigate urban renewal in To Kwa Wan and the factors affecting it.
 2. To apply common fieldwork skills of human geography e.g. set assessment indicators, quantify perception and process qualitative data.
 3. To understand the limitations of the study and suggest ways to improve them.

Study area: ☐ A(To Kwa Wan Road) ☐ B(Kowloon City Road) ☐ C(Ma Tau Wai Road)

Sampling method: Area sampling / Line sampling (Transect) / Point sampling

With reference to the map, what do you think about the differences urban renewal of the above study areas?

How can you define the degree of urban renewal by observation? (What are the characteristics of the places with higher and lower degree of urban renewal respectively?)

What do you think are the factors of urban renewal?



Set a hypothesis for your study:

Time of fieldwork:

When do you think is the best time for fieldwork? Why?



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-----Stage 2: Data Collection -----

Date of fieldwork: _____ (Monday to Friday/ Saturday/ Sunday & Public Holiday)

Time of fieldwork: _____

Transect: ☐ A (To Kwa Wan Road) ☐ B (Kowloon City Road) ☐ C (Ma Tau Wai Road)

Research items and data collection methods:

	Research items		Data collection methods (✓ as appropriate)				
			Measure	Count	Assessment score	Mapping	Observe
Indicators of urban renewal	Type of residential buildings	<i>Tong Lau style/</i> common buildings/ modern luxury					
	Quality of buildings	Illegal structures/ damage of external walls					
	Style of shops	traditional/ modern/ chain stores / vacant					
	Others(please specify):						
Possible factors affecting urban renewal	Transport network	destination /types of public transport					
	Land use type	residential/ commercial/ mixed commercial and residential/industrial /recreational/ institutional (*vacant/work in progress)					
	Others (please specify):						

Data Collection 1: Appearance of residential buildings and style of shops

Based on the code of buildings on the map, examine the degree of urban renewal along the transect by recording the height of residential buildings, assessing the conditions of residential buildings and counting the shops with different styles.

Building height classification:	Low(L): ≤ 7 storeys	Medium(M): 8-15 storeys	High(H): >15 storeys
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Assessment score of the characteristics/ conditions of residential buildings. (Refer to Appendix 1)

	Assessment score		
Characteristics	0-1	2-3	4-5
Building design	<i>Tong Lau</i> style	Simple and plain	Modern/ novel
External walls	Dilapidated/ paint peeling/ with obvious stains	Still clean/ shows traces of recent renovation	Neat and tidy
Windows	With old-style iron windows/ large-scale alteration	All are smaller aluminum windows/ with only small-scale alterations	All are floor-to-ceiling glass panels/ consistent between households
Space for installing air-conditioners	no space for A/C installation / Inconsistent between households	All A/C are supported by standard protruding concrete platforms	Space for installing A/C is concealed / Embedded in the external wall
Illegal structures and unstable structures	With large scale illegal structures (e.g. on roof top/podium)/ large signboards/ supporting structures	With only small scale illegal structures e.g. awning/ laundry racks	Nil
Main entrance	dim/ narrow staircase	With basic lighting/ simple design	Bright and spacious lobby/ modern design

Remarks* 1. **Blocks** refers to segments of a street e.g. A1=1st Block. It helps to analyze the changes along the transect. 2. Types of goods/ services of shops e.g. daily commodities (fruits and vegetables/ grocery/clothing/pharmacy), daily services (restaurants/telecommunications/medical treatment), furniture and design, jewel and watch, car service.

Data record sheet 1: **Appearance of residential buildings and style of shops**

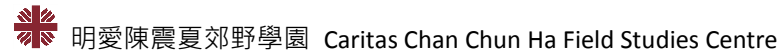
(Transect _____, P. _____, Total _____ pages)

Building code	Building height	Assessment score of residential building appearance (score)						Total score	Statistics of shop style and type (quantity)					* Major goods/ services of shops in each block
		Building design	External walls	Windows	A/C	Illegal structures	Main entrance		Modern /stylish	Common	Simple/ traditional	Chain stores	Vacant	

Data Collection 2: Environmental conditions of street (Transect_____)

Observe the environmental conditions of each block along the transect carefully. Record the data by both words and photos and infer the degree of urban renewal.

Blocks	Environmental conditions



Data Collection 3: Accessibility (Transect_____, P.____, Total ____pages)

Walk along the transect, record the public transport routes and their starting and ending points of the routes (e.g. Hung Hom, Tung Chung).

Assess the accessibility of the transect.

(*Indicate the bus and minibus companies for further review by secondary data)

[illegible]

Data Collection 4: Land Use Distribution (Transect _____)

According to the land use classification below, indicate land use of **both sides** of the transect in different colours.

Classification of land use	Code	Legend
Residential	Res	blue 
Commercial	Com	red 
Mixed Commercial and Residential	R/C	orange 
Industrial	I	purple 
Government/Community/Institution	GCI	yellow 
Recreational	Rec	green 
Transportation	T	brown 
Vacant	V	black 
Work in progress	WIP	oblique strip 



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-----Stage 3: Data Processing & Presentation -----

Type of data and data processing methods:

	Data	Quantitative data		Qualitative data
		Graphs (please specify the type)	Mapping (please specify the type)	Induction
Indicators of urban renewal	Total score of appearance of residential buildings			
	Statistics of shop style of each block			
	Environmental conditions of each block			
Possible factors affecting urban renewal	Statistics of accessibility			
	Land use distribution			
	Others (please specify):			

Data Processing 1:

1. According to the score of residential building appearance in data record sheet 1(p.4), calculate the total score of each residential building along the transect.
2. Categorize the residential building appearance into 4 levels as below. Colour the map with reference to the legend below.

Total score of residential buildings appearance	Level	Legend
0-7 marks	Severely decayed	red <input type="checkbox"/>
8-15 marks	Poor	yellow <input type="checkbox"/>
16-23 marks	Good	cyan <input type="checkbox"/>
24-30 marks	Excellent	blue <input type="checkbox"/>

3. Other than the above data presentation method, suggest other ways to show the degree of urban renewal of the transect.

Data Processing 2:

1. According to the style of shops in residential buildings along the transect in data record sheet 1 (p.4), calculate the percentage of each type of shops in the transect.

Transect: _____	1 st Block		2 nd Block		3 rd Block		4 th Block	
Total number of shops								
Style of shops	quantity	%	quantity	%	quantity	%	quantity	%
Modern/stylish								
Common								
Simple/traditional								
Chain stores								
Vacant								

2. Present the transect data by using an appropriate graph to analyze the distribution of shop styles in the study area.
3. Explain the merits of the chosen data presentation method.

Data Processing 3:

Compare the environmental conditions of each block at the transect.

Data Processing 4:

Access the accessibility of transport network of the transect.

	HK Island	Kowloon	New Territories	Outlying Islands
Total number of bus routes				
Total number of mini bus routes				

Data Processing 5:

Combine the maps of land use distribution of the study area.



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-----Stage 4: Interpretation & Conclusion -----

1. Summarize the data of each transects and describe the findings.
 - a) Describe the score of residential building appearance in each transect.
 - b) Describe the distribution of style and type of shops in each transect.
 - c) Describe the environmental conditions in each transect.
2. Is there any relationship between the score of building appearance and the style of shops? Explain with field evidence.
3. Are there any urban renewal projects undergoing in the study area? What are the possible impacts to To Kwa Wan?
4. Hypothesis testing
 - a) Your hypothesis: _____

Is the above hypothesis valid ? to a large extent / partially / to a small extent / the opposite

- b) Explain your findings with evidence.

Interpretation	Evidence (<i>specify the sources</i>)		
	Field evidence	Existing concepts	Secondary data

5. With reference to the field evidence and secondary data, conclude other possible factors affecting the degree of urban renewal in To Kwa Wan.



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-----Stage 5: Evaluation -----

1. What are the factors which may affect the accuracy of data during data collection? Propose ways for improvement.
2. For further investigation of urban renewal issue, please make suggestions on the following aspects.

	Suggestions	Objectives
Time of fieldwork		
Place of fieldwork		
Research items		
Data collection methods		

