

Summary Report - Community Opinion Survey on Public Spaces in North Point

Final Report
21Dec 2020

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Background

As part of the Via North Point initiative, the Hong Kong Arts Centre invited Neighborhood Innovation Lab (NIL) to study **how people in North Point are currently using, thinking, and feeling towards their neighborhood through online surveys and on-site polling campaigns**. The objective is to engage the community with a series of participatory programs, to explore connecting the new and the old areas in the district, building capacity on public space, celebrating the uniqueness of North Point and hence cultivating a sense of belonging and building the cultural citizenship through imaginations of urban spaces.

Methodology

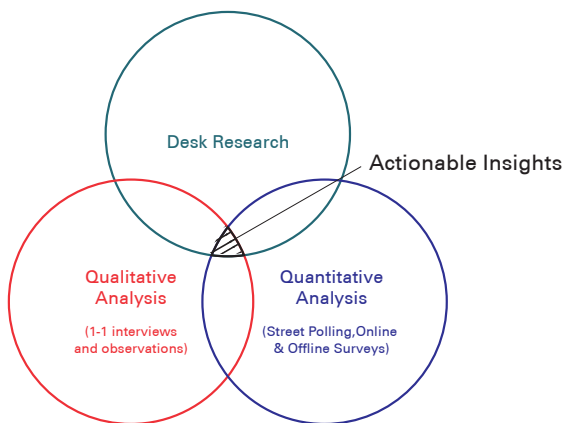


Fig 1: Methodology



The project aims to understand the public’s perception towards the North Point neighborhood and its open spaces. To this end, NIL used a combination of desktop research, quantitative analysis and qualitative analysis conducted between March and November 2020. The **desktop research**, consisting of gathering existing published insights and field observations, aims to understand and hypothesize the current issues in North Point. These existing insights inform our research directions for the subsequent stages. The **quantitative analysis** is consisted of two surveys. The first focuses on understanding the public’s perception of North Point in general and their behavior pattern, and the second survey aims to understand the public’s behavior and perception around Chun Yeung Street and it’s surrounding public spaces. The **qualitative analysis** features story bubbles, a tool to encourage the public to express their aspirations towards the neighborhood, and 18 1-on-1 interviews with different members of the North Point community for in-depth understanding of their opinions towards the neighborhood.

Fig.1 Methodology

Desktop Research



Rich Historical Context

North Point has a rich historical context; long development history



Large Proportion of Elderly

North Point area has larger proportion of elderly (16.6%); and smaller proportion of young families



Income Inequality

High degree of income inequality: median household income of some parts of North Point is only around \$24k, others such as Provident Center doubled of its neighboring community at around \$47k



Subdivided Units (SDU)

Larger number of Subdivided Units in Eastern District (8400)

Fig.2 Characteristics of North Point

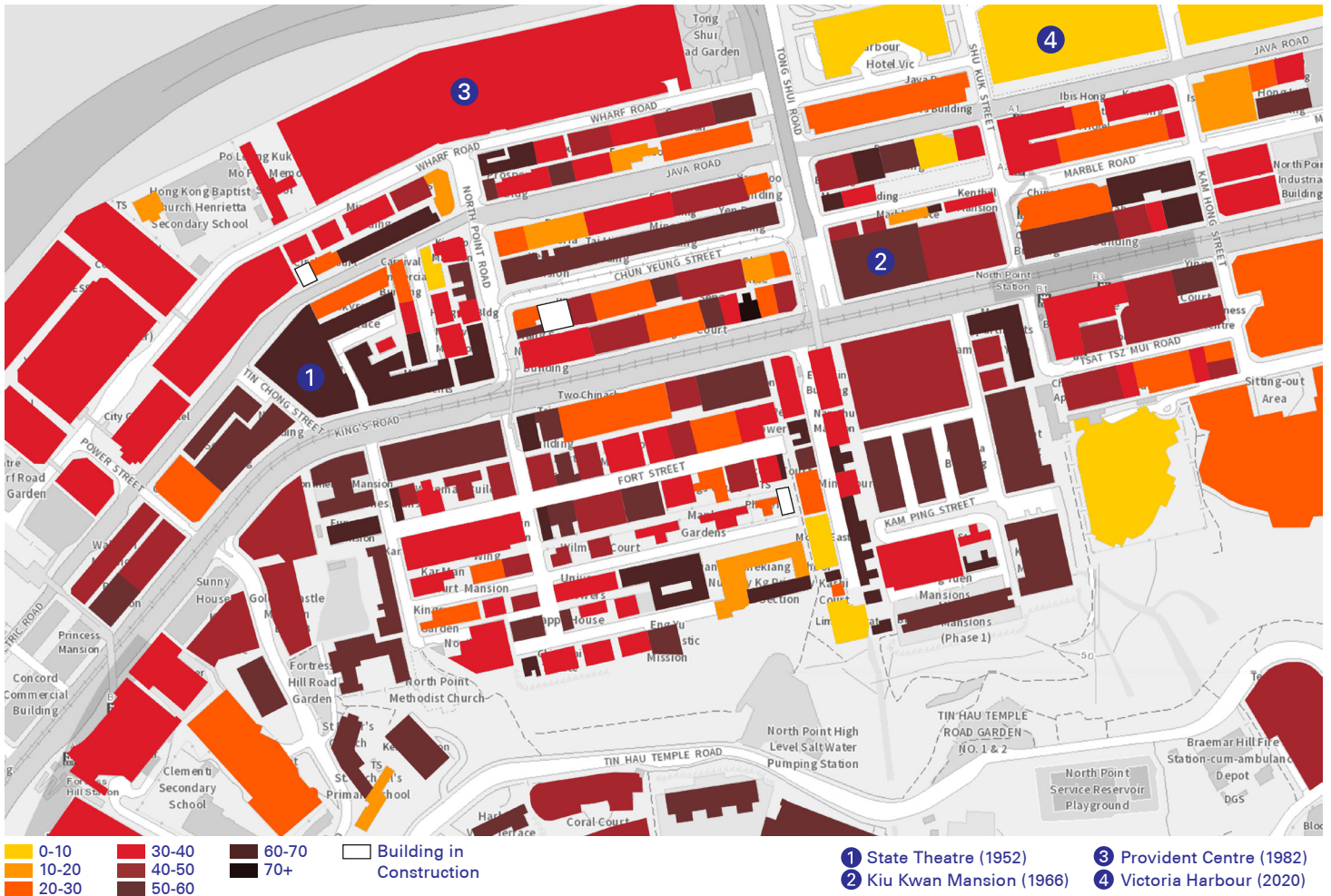


Fig.3 Age of Buildings in North Point

The Desktop Research chapter presents insights and analysis based on published data, online resources and field observations. The census and online data reveal North Point to be a densely populated and diverse area in terms of age and socio-economic clusters.

Fig.2 Characteristics of North Point

These issues are also reflected in and enabled by the types of urban developments in the area, with urban developments from different eras and price range coexisting. Fig. 3 shows the extent of the range of development, from the *State Theatre Complex* ① (developed in 1952) to the new *Victoria Harbour* development along the waterfront (completed in 2020). The older developments, often with smaller plot sizes, are organized around Chun Yeung Street, Marble Road and towards the slope in the South; whereas the harbour developments of much larger plot sizes like *Provident Center* ③ are from the 80s onwards. The age of buildings also roughly correlates to the affordability of real estate in the area. The waterfront development *Victoria Harbour* ④ is known to be one of the most expensive real estates in Hong Kong¹ and buildings along Chun

Fig.3 Age of Buildings in North Point

Diverse Spatial Types



Chun Yeung Street, famed as a **vibrant street market** that is very popular among locals.



Street sleepers occupying the footbridge at Tong Shui Road.

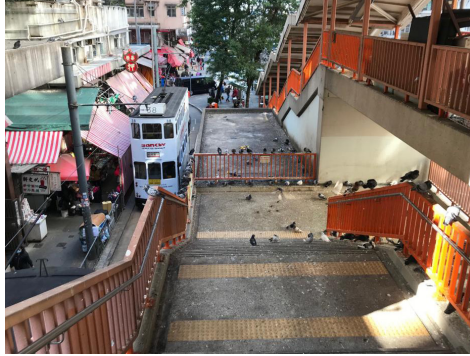


Victoria Harbour development on the waterfront, one of the most **expensive** housing developments in Hong Kong.

Environment: Hygiene Concerns



The pedestrian bridge populated by homeless people was set on fire in April, 2020. After the fire, the bridge section was barricaded and its cover removed.



Feral pigeons seen in large numbers across the footbridge reducing its usage.



Shops **extending their storefronts** to store vegetables in large containers during the day occupying the street and making it **unhygienic** for pedestrians and residents.

Informal Activities: Street Sleepers, Hawker Spots



Domestic helpers and elderly occupying space underneath Provident Centre.



Tong Shui Road Public Pier also **acting as public open space** on top of serving as a pier.



Shopkeepers setting up their **temporary spots** to sell vegetables or daily necessities is a common sight around Chun Yeung Street.

Public Furniture: Usage



Elderly using their **own furniture** in public spaces at the pier.



At the intersection of North Point Road and Chun Yeung Street, people using **informal and formal seating**.



Sheltered area populated by different users.

Fig.4 Fieldwork Photos
(March-June 2020)

Yeung Street and Marble Road are often occupied by subdivided units.² The old neighborhoods are in the process of being redeveloped, such as in the case of State Theatre Complex, just purchased by New World Development for conservation and redevelopment as of 2020.³ This raises questions and concerns about community displacement.

The results of these disparities can be observed in the urban environments in North Point. The significantly different scenarios of the homeless-occupied pedestrian bridge, the lively but unorganized Chun Yeung Street market and the newly developed waterfront malls reveals significantly different realities that co-exist in the neighborhood.

[Fig.4 Fieldwork Photos](#)

The vibrant, informal activities along Chun Yeung Street and its surrounding area provide urban vibrancy and diversity of public life, such as the use of movable, private seating on the streets and temporary stalls along the market street. However these activities also put on challenges regarding hygiene, management and safety. One of such examples would be the arson incident of the pedestrian bridge near Tong Shui Road, where the bridge section formerly occupied by homeless people was burnt down in April, 2020.⁴ The vibrant market life also results in loud noises that disturb the residents living above.

The issues and potentials of the area around Chun Yeung Street are presented in the SWOT analysis below.

[Fig.5 SWOT Analysis](#)

Strength

- > Vibrant area
- > Diversified shop types
- > Visual corridor
- > Strong sense of community

Weakness

- > Frequent pedestrian vehicle conflict
- > Aesthetic, hygiene and accessibility issues caused by market activity
- > Poor lighting at night
- > Homelessness on footbridge
- > Fragmented neighborhoods with little interactions

Opportunity

- > Bridge already existing communities in the Area
- > Develop local characteristic
- > Social interaction due to wet market and sitting out area

Threat

- > Social tension between shop owners and residents because of noise and hygiene around Chun Yeung Street area
- > Potential conflicts between people of different socio-economic status

[Fig.5 SWOT Analysis](#)

Engagement Event & Online Survey



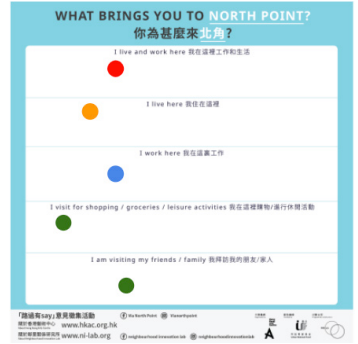
Fig.6 Street Booth Set Up in Chun Yeung Street

The Hong Kong Arts Centre collaborated with designer Kevin Cheung to design a street booth, which we used as a setting to collect qualitative and quantitative data in North Point. The street booth was expanded and set up on June 27th, 2020 from 10am-6pm at the intersection of Chun Yeung Street and North Point Road with the help of community ambassadors.

The expanded street booth collected data in 4 ways. We started with community polling ①, where the public were invited to answer multiple-choice questions on the racks with stickers distributed to them. 112 people responded to our polling physically. This is complemented by the online survey ②, where public with smart phones were invited to complete the more detailed survey online by scanning the QR code. The digital survey was also promoted online in order to reach a wider audience. The online survey reached 98 people. The data collected in physical and digital polling served as the basis for our quantitative analysis.

For qualitative research, the public were invited to fill in story bubbles ③, where we asked the respondents to answer to questions such as what they miss about the neighborhood, what they wish the neighbourhood had and what they are willing to contribute to. This is complemented by listening ④, where we conducted 18 1-on-1 interviews with people in the area. The summary of the qualitative research is attached in the appendix.

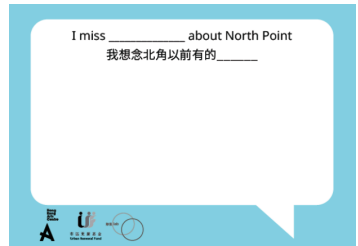
In addition to conducting research on the perception on North Point in general, a survey was also conducted specifically on Chun Yeung Street and its surrounding public spaces, with a focus on the sitting out area at the intersection of Chun Yeung Street and Tong Shui Road. The survey received 168 responses as a combination of online survey and on-site survey conducted on 30 September 2020



① Community Polling



② Online Survey



③ Story Bubble

④ Listening

Quantitative Research

The quantitative research findings presented below are the results of two sets of questions, the first set investigates on the general impression of North Point (NP), conducted both online and on the street. The other set is specifically about the public's impression on Chun Yeung Street (CYS) and the public space at the intersection of Tong Shui Road and Chun Yeung Street.

Fig.7 North Point Survey Findings

The surveys, conducted both physical and online, revealed notable differences and potential biases that exist in the quantitative research. While respondents to both surveys are female inclined, the respondents to physical polling are mostly 65+ while the ones of online polling are mostly 18-35. The two results sometimes yield significant differences in views such as in the way of how neighborhood problems should be addressed.

Fig.8 Chun Yeung Street Survey Key Findings

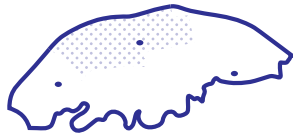
The difference between physical and online polling results seem to show that on-site polling respondents, mostly consisting of elderly shoppers at Chun Yeung Street, are more pragmatic than the younger online respondents. The online respondents put more emphasis on walking experience, market vibrancy, the importance of heritage, neighbourhood planning, and a strong preference against indoor markets.

Survey Key Findings

General Impression of North Point



Ms. North Point



可近性(69)
可步行性(66)
可負擔性(54)

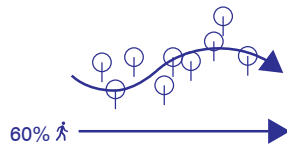
Age Perception
Almost half of the respondents (48%) feel North Point is old and traditional.

Extent of North Point
Almost half of the respondents (49%) consider North Point as the large region defined by Fortress Hill, Quarry Bay and Mid Levels.

Important Aspects
The participants name accessibility (69resp.), walkability to daily needs (66resp.) and affordability (54resp.) as the most important aspects in North Point.

Daily Habits and Usage

市場(128)
商店(110)
茶餐廳(83)



60% 人



露天市場
室內市場
超級市場

Most Visited Destinations On Foot
The most visited destinations on foot are the market (128resp.), retail shops (110resp.) and bakery/cha chaan teng (84resp.).

Preference of Walking
More than half of the respondents (60%) value convenience over experience/vibrancy while walking.

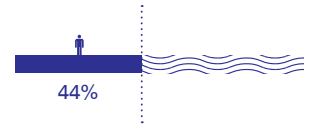
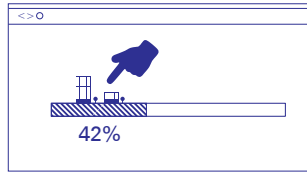
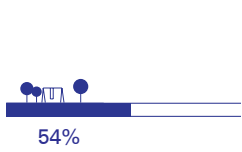
Destination of Walking
The most popular destinations of walking are restaurants (96resp.), shops for daily necessities (94resp.) and open space/green space (52resp.).

Market Preference
More than half of the respondents (55%) prefer to buy daily groceries and vegetables at the open air market, followed by supermarket (31%) and public indoor market (14%)

Fig.7
General North Point Survey Findings
Total Respondents:
112 (community polling)+95 (online)

Chun Yeung Street Survey
Total Respondents
164 (online and street intercept survey,
inputted into online platform)

Preference on Neighbourhood



Future Neighbourhood Transformations
More than half of the physical polling respondents (54%) value public infrastructure/public space projects over events (20%) or neighborhood planning (12%) for future neighbourhood transformations.

Future Neighbourhood Transformations
Almost half of the online respondents (42%) value neighborhood planning over public space projects (32%) for future neighbourhood transformations.

Heritage and Modernity
71% of respondents appreciate the blending of heritage and modernity.

North Point Waterfront Popularity
Almost half of the respondents (44%) visit the waterfront less than once a month.

良好衛生 安全 熱鬧 傳統文化 休憩空間

熱鬧街市 方便 私隱 現代性 藝術文化

公用空間(111)
小型企業支援(91)
文化(84)

文化活動(91)
設置小公園(79)
藝術裝置(63)

Preferred Qualities in North Point

Respondents prefer good hygiene (75%) over street market vibrancy (25%), liveliness (68%) over privacy (32%), heritage (67%) over modernity (33%), green spaces(69%) over cultural spaces(31%), and safety (59%) over convenience (41%).

Elements for Future Neighbourhood

Elements thought of to be effective for future neighborhood transformation projects are open space/park (111resp.), support of small businesses (91resp.) and culture (84resp.)

Most Attractive Public Activities

The most attractive public activities are cultural activities (91resp), establishing parklets (79resp) and art installation (63resp).

Street Market Usage



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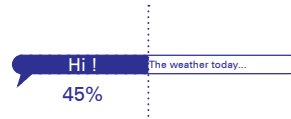
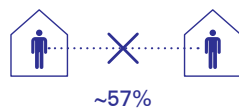
Frequency of Visiting Chun Yeung St
Almost half of the respondents (46%) respondents go to Chun Yeung Street multiple times a week.

Popular Time of Visit
The most popular time to visit Chun Yeung Street is 12-5pm.

Time Spent in Chun Yeung Street
80% respondents stay in Chun Yeung Street for less than an hour.

Social Interactions Among Neighbourhood

40%
北角



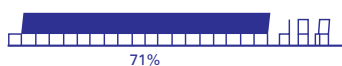
Connection to North Point
Almost half of the respondents (40%) feel connected to the North Point neighborhood.

Frequency of Talking to Neighbours
More than half of the respondents (57%) almost never talk to their neighbors.

Content of Talks with Neighbours
Almost half (45%) of the conversations between neighbors are just greetings.

Contributing to North Point
71% of the respondents are willing to contribute towards making changes to enhance the atmosphere of North Point.

Preference on Public Space



Preferred Seating Types

71% of the respondents prefer having fixed public seating over flexible furniture.



Feeling Towards Sitting Out Area

62% of the respondents are not satisfied with the sitting area at Chun Yeung Street.

衛生環境欠佳 (71%)

缺乏綠化 (38%)
座位欠靈活 (31%)

Reasons for Dissatisfactions

Respondents are dissatisfied with poor sanitation (79%), lack of green space (38%) and non-flexible seating (31%).

休憩(63)

互動(55)

從工作中休息(55)

Preferred Experience in Public Space

Respondents hope that the public space at Chun Yeung Street could offer space for rest (63 resp.), interaction (55 resp.), and pause from work (55 resp.).

方便 易達 連貫性 (4.0)

舒適 美觀 安全 (4.0)

突顯地方文化 (3.9)

趣味性 可作不同活動 (3.5)



Important Aspects of Public Spaces

The aspects of the public spaces from the most important to the least are access and linkage (4.0), comfort and image (4.0), cultural relevance (3.9) and sociability (3.5).

*number in bracket indicating average rating from 1 to 5

Elements for Spatial Improvement

The most important elements to be incorporated at the sitting out area at Chun Yeung Street for spatial improvement are green plantations (58resp.), lawn for different activities (54resp.) and covered areas (50resp.).

Chun Yeung Street Open Space Usage

77% of respondents have never use the open spaces near Chun Yeung Street.

Preferred Materials

Most respondents would like the public furniture designs to be made of sustainable materials, namely recycled materials (33%) or wood (32%).



Preferred Seating

Almost half of the respondents (45%) prefer seats that are organized along the edge/planter.

Respondent Profile



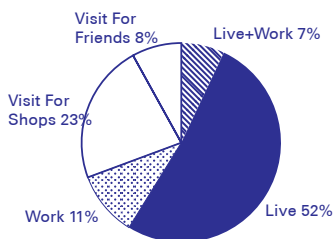
Respondent Gender Profile

Nearly 7 out of 10 of our respondents are female (66%).



Respondent Age Profile

Online respondents are mostly 18-35, while respondents in community polling are mostly 65+.



Profile of North Point Survey Respondents

70% of respondents live or work in North Point.



28%



37%

Profile of Chun Yeung Street Survey Respondents

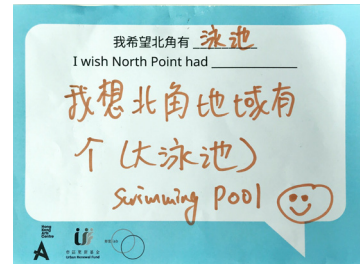
Most of the Respondents (85%) have been to Chun Yeung Street, Most respondents either shop (37%) or live (28%) there.

Research Insights

The insights and recommendations below are based on site observations, quantitative research and qualitative research conducted from March to November, 2020.

1. Desire for More and Better Public Facilities

There is a strong desire for more **public facilities** and open spaces in the area both from surveys and interviews. Survey respondents voiced out public space as the most preferred element to be incorporated in neighbourhood transformations, where as many interviewees expressed how North Point is too crowded, noisy, chaotic, with a lack of swimming pools and large lawns, many of which related to the density and lack of large open spaces in the area.



Story bubble respondent wishing for a big swimming pool in North Point.

2. Fragmented North Point

Less than half of our survey respondents (40%) feel connected to North Point, suggesting that community cohesions in the area are not defined by districts. The area is **urbanistically, socio-economically, culturally and demographically fragmented**. These fragmentations results in **multiple tensions and lifestyle contrasts** between different groups.

Urban Fragmentation

Despite the proximity of the harbourfront development from Chun Yeung Street, almost half of our respondents (44%) go there less than once per month. Interviewees expressed the **waterfront development as detached** from the rest of North Point, some stating the waterfront is **too fancy** and detached from the everyday life of the public, and others are simply not aware of what is happening in the area.

Urbanistically, the current ground condition near Chun Yeung Street is dominated by cars, divided by major roads, flyovers and pedestrian traffic, making the **walk towards the waterfront both inconvenient and experientially unpleasant**, disincentivizing pedestrians from walking towards the waterfront. This is enhanced by socio-economic reasons: the Victoria Harbour development is known to be one of the most expensive pieces of real estate in Hong Kong. **While the Chun Yeung Street market is perceived to be a market for the general public, the harbourfront developments are perceived as areas built for the higher socio-economic class.**



Cultural Fragmentation

North Point is composed of **multiple closed communities** that rarely interact with each other. As one of our interviewees pointed out, one rarely bridges across these communities. For example, despite many interviewees pointed out the active presence of Fujianese Clansmen Associations in the area, none of them were part of these associations. Some interviewees also pointed out that **many people in North Point only speak Fujianese but not Cantonese, and feel further alienated from them after the social movement.**



Top: Homeless people occupying the Tong Shui Road pedestrian bridge.
Bottom: Victoria Harbour, one of the most expensive real estate in Hong Kong.

Demographic Fragmentation

This fragmentation can also be observed in terms of **demographics**. The bridge across Tong Shui Road has long been occupied by **homeless population**; yet despite their prominent presence in the neighbourhood, only 2 out of 18 of our interviewees have talked to them, one of which is a social worker. Others **perceive the bridge to be dirty and dangerous and refrain from going there.**

3. Different Views and Needs for Different Crowds

The fragmentation of North Point is also reflected in the data that we have collected. In order to reach different residents of North Point, we have conducted surveys both online and on-site. Our online respondents are mostly consisted of youth of 18-35 year old, where as the on-site respondents are mostly 40+.

Comparing the results of the on-site and online surveys for North Point, we noticed that opinions from the two formats of survey diverge in certain important topics. Most notably, the online respondents puts **more emphasis on walking experience, market vibrancy, the importance of heritage, and neighbourhood planning**. The difference between physical and

online survey results seem to show that the on-site respondents, mostly consisting of elderly shopping at Chun Yeung Street, are **more pragmatic** than the younger online respondents.

4. Chun Yeung Street Market as an Image of North Point

When we asked our interviewees which places best represent North Point, most of them named Chun Yeung Street as one the most representative spaces that represents the district, among Sunbeam Theatre, State Theatre and North Point Pier. The street market is frequently mentioned alongside qualities of **vibrancy, convenience, cultural uniqueness and urbanity**. The new constructions along the waterfront, on the other hand, is perceived to be “lifeless”; “all looking the same” and detached from the real North Point.

5. Tension between Nostalgia of Old Urban Fabric and Contempt for Hygiene Issues in Chun Yeung Street

The Chun Yeung Street Market is a part of the cultural memory and heritage of North Point that should be preserved. However, our interviewees also often describe Chun Yeung Street in a negative light because of its hygiene issues. Almost all interviewees pointed out hygiene issues around the area as their main concern with North Point, describing the site as **chaotic and unclean**. For most survey respondents, Chun Yeung Street is not a place to rest in. The majority of our respondents (80%) stay in Chun Yeung Street for less than 1 hour per visit, and 77% have never used its public spaces, citing hygiene issues as their main dissatisfaction with them.

The hygiene issue could also be read in light of how the public sometimes prefer going to new developments in North Point, where their bias towards the new might not imply their preference towards the style of the new buildings, but that to them the new harbourfront constructions are cleaner, better planned and more organized than Chun Yeung Street, and therefore more appealing to be around.

This simultaneous pride towards the image of Chun Yeung Street and the despise of its chaotic reality presents **administrative complexities** that would be challenging to resolve.



Chun Yeung Street Market where shop owners occupy the street as extensions of their shops.

Design Recommendations

Design Suggestions: Open Space as Connector

By strategically siting open spaces in the area, the spatial interventions have the potential to address existing issues in the area.

1. Physical Connection Between Urban Fragments

The isolation of the waterfront from other parcels of land in North Point stems from social conditions, but it is also exacerbated by physical boundaries on the ground level, shaped by urban visions that prioritized cars. North Point could be **better integrated by redirecting traffic routes and making the ground more pedestrian friendly**. The design of open spaces can play a role in **directing pedestrian traffic towards the waterfront**.

2. Social Connector Between Different Communities

The open space could be programmed with facilities that are **attractive to different user groups**. This could be supported by **seating arrangements** that facilitate certain kinds of activities and interactions between individuals. The open space could also act as **setting for events** that gather people from different social groups.

3. Integrating Heritage of North Point with New Developments

The design of open spaces could become a vehicle to **address and respond to collective memories of North Point**. This could serve as a means through which new developments in the district could become more connected to the neighbourhood's heritage.

4. Cultivating Community Cohesion Through a Living Design

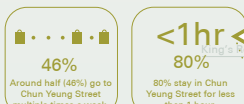
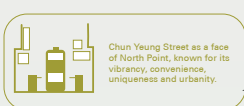
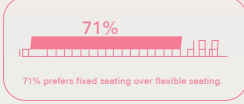
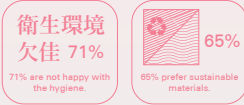
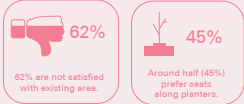
Despite spatial design certainly has a role to play in facilitating community cohesion and social meanings, these visions **could not be achieved by design alone**. The intentions of designers have to be **complemented by other ways to facilitate community development**, such as events, community organizations, government policies and management; their successes dependent on other factors such as community participation and political climate. It is important that the design is not only a product imposed on the community but **a living design that is a part of the community**. In this way, the space and its management could become a tool to empower communities that are not as privileged.

5. Challenge of Design Towards Negotiating Spatial Restrictions and Informal Practices

Some social issues, such as the hygiene issue around Chun Yeung Street **could be more effectively resolved by methods other than spatial design**. The issues are administrative and cultural; the hygiene issue, for instance, is tied to the culture of occupying public street in trading and the methods of delivery and logistics in a dense environment. As one of the interviewees pointed out, there is a strong presence of trading association at the Chun Yeung street market and an ecology around the collection of foam boxes. It would be **up to an entity, agency or governmental bodies to negotiate with different stakeholders** in the area to **clarify rules and responsibilities**, in order to address these issues without compromising the vibrancy of the street market.

Community Opinion Survey on Public Spaces in North Point

█ Issues Identified
█ Chun Yeung Street Public Space
█ Chun Yeung Street
█ North Point



良好衛生 安全 熱鬧
熱鬧街市 方便 私隱

傳統文化 休憩空間
現代性 藝術文化

In general, people in North Point prefer the neighbourhood to have good hygiene, be safe, vibrant, with cultural heritage and abundant open spaces.



Boxes occupying public space raised hygiene concerns

Homeless population on Tong Shui Road footbridge

Hygiene concerns due to market activity, pigeons and homeless population

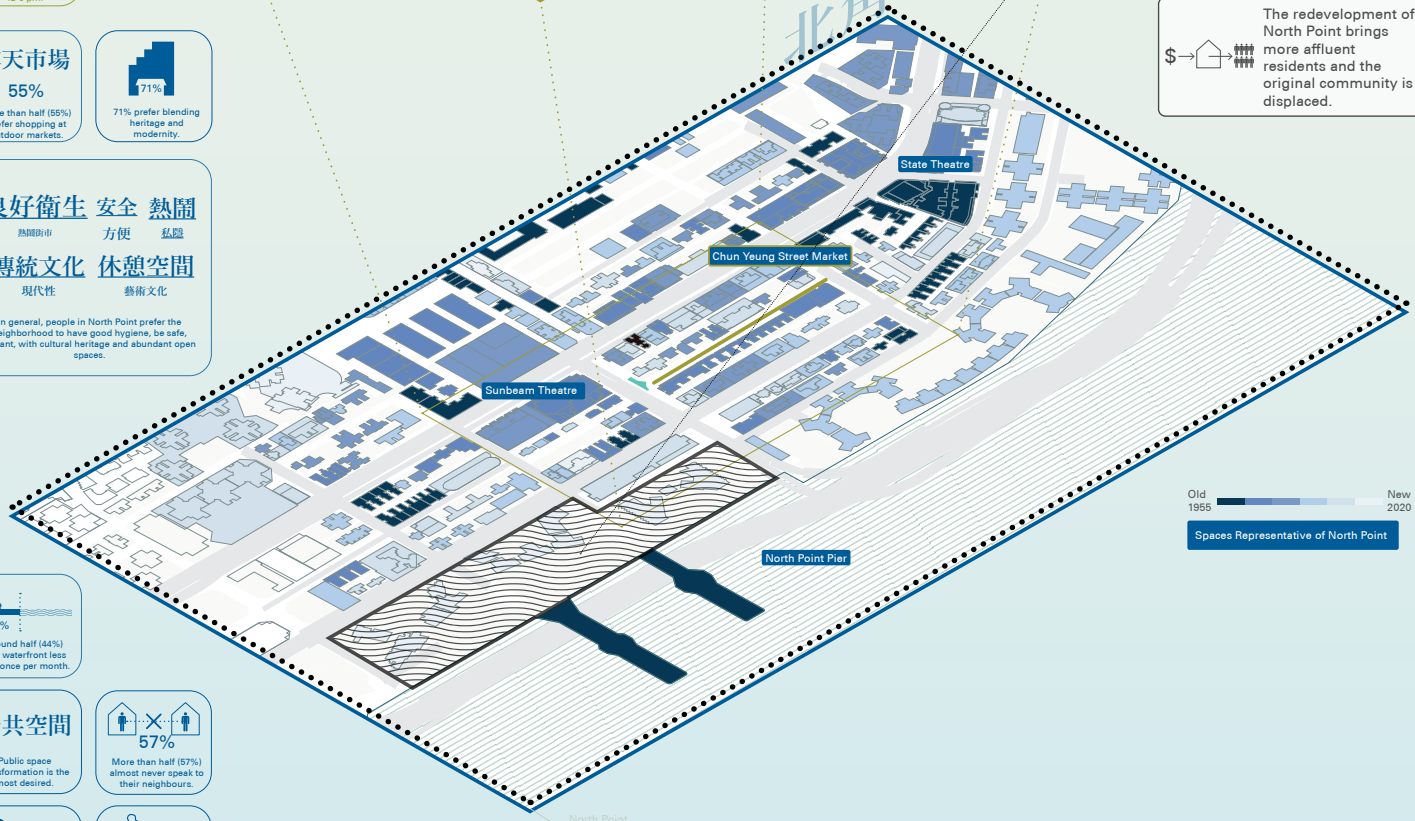
Hygiene vs Vibrancy
Respondents want Chun Yeung Street to be vibrant but also clean.

Lack of Open Spaces and Public Facilities in North Point.

Herbourfront is urbanistically and demographically isolated from rest of North Point.

The old and new generation have different preferences and views on the future of the neighbourhood.

The redevelopment of North Point brings more affluent residents and the original community is displaced.



Old 1955 New 2020
Spaces Representative of North Point

Drawn by NLE in December 2020
Based on research by NLE and Hong Kong Arts Centre
Building Age data based on BRVD system, Buildings Department HKSAR
Map data copyright OpenStreetMap contributors and available from <https://www.openstreetmap.org>

Appendix

Qualitative Research

The qualitative research aims to provide a more in-depth and personal understanding of the public's perception towards North Point. The research is conducted in the form of story bubbles and one-on-one interviews.

Story Bubble

The story bubble captures intuitive responses from the public on their impression of and aspirations for North Point.



Fig.9 Story Bubble Template

Main Topics	Quotes		
More Public Space/ Amenities	[I wish North Point had a big gymnasium.]	a lot more trees and plants in a bigger leisure park	[I wish North Point had more space for resting. Elderly have bad joints, (we) want more place to sit.]
	[I wish North Point had a swimming pool.]	[I wish North Point had bigger sport venues. There are not enough venues , there could be more table tennis spots.]	[Park with lawn] [I miss the peacefulness and quietness of North Point.]
Better Hygiene	[I wish Chun Yeung Street could be cleaner.]	[I wish North Point had more rubbish bins. Improve the hygiene of the markets.]	[I wish North Point had escalators. Cleanliness and hygiene.]
Presence, Variety and Quality of Restaurants/ Small shops	[Marble Road, fabric shops. The shops of quality are all gone.]	[I miss how North Point used to have Marble Road fabric market]	My advice to the government is to protect small businesses from their urban developments.
	[I miss how North Point used to have Northern-Chinese Cuisine.]	[I wish North Point had good Cantonese restaurants. North Point doesn't have many good Cantonese restaurants]	[I miss how North Point used to have the State Theatre.]
Community Support	[I am willing to shop groceries for elderly in the area.]	[As a waste picker, I wish someone could support me, there are a lot of community bullies.]	As an individual, I'm willing to contribute towards the community in North Point

Fig.10 Story Bubble Insights

1-on-1 Interviews

We conducted 1-on-1 interviews with 18 people who live or work in North Point on topics of local problems, place and identity, change, and community. The interviewees come from diverse backgrounds, ranging from passers-by community members and shop owners, to social workers and architects who reside in North Point. The list of questions are presented below.

The table on the following page presents issues and insights organized from the interviews.

Profile	<p>How long have you been living in North Point? [北角住左幾耐?]</p> <p>Why did you choose to live in North Point? [點解會選擇住喺北角嘅?]</p>
Problems	<p>What do you think of cage homes, cubicles and subdivided flats? (Where are they?) [你如何看待籠屋、板房、套房、劏房 (它們在哪裡?)]</p> <p>What do you think of the issue of homelessness nearby? (Where are they?) [你如何看待附近露宿者的問題 (他們在哪裡?)]</p> <p>What do you think are the long term problems of North Point? [你認為北角的長期問題是什麼?]</p> <p>How do they differ from other districts? [這與其他區有什麼不同?]</p>
Place & Identity	<p>What is special about North Point? [什麼是北角特點?]</p> <p>Which place best represents North Point? [哪裏最能代表北角?]</p> <p>What do you think of the issue of new and old? [你如何看待新舊交替?]</p> <p>How should one choose between new developments and old cultures? [新發展與舊文化如何取捨?]</p>
Changes	<p>What do you see as the biggest change to North Point? [你覺得北角最大變化是什麼?]</p> <p>What do you think of the connection between this neighborhood and the waterfront? How often do you go to the promenade? How often do you go to the market? [你覺得這個街區和海濱的聯繫如何? 你多久去一次海濱? 你多久去一次街市?]</p> <p>What is your view on the new developments along the waterfront? [你如何看待海濱的新發展?]</p>
Community	<p>How is your connection with the North Point Community? [你與北角社區的聯繫如何?]</p> <p>What are the proactive community organizations in North Point? [北角有哪些積極社區組織?]</p> <p>Have you been participating in community events/gatherings nearby? [你有否在附近參與任何社區活動/聚會?]</p> <p>How do you acquire information about this area? [你在附近獲取當地資訊的方式有哪些?]</p> <p>Do you think you could communicate neighborhood problems with the stakeholders in the community? If not, how could we do more? [你認為你有辦法與社區持份者溝通鄰里問題嗎? 如果不能, 我們又如何能做得更多呢?]</p> <p>Are you willing to participate in community co-creation? If yes, in what format? [你願意參與社區共創嗎? 如果願意, 會以什麼形式?]</p>

Fig.11 Interview Questions

Topics	Issues/Insights	Support
Issues to be Addressed	Different understanding of realities for different socioeconomic groups Lack of Connection Between Old and New	> (I) don't think they (chun yeung street and the waterfront) are connected, the expenses are different. (They) deliberately construct Harbor North, YATA for high expenses population, but Chun Yeung Street is for the commoners. [唔覺得聯繫到，消費唔同。刻意起北角匯、一田俾高消費人士，但春秧街係俾平民大眾(...)]
	Poor living conditions (homelessness and subdivided flats) results in negative impressions towards the area	> (The bridge is) very dirty and messy, probably with gang presence. I am scared and dare not to go to the bridge. [(條橋)好污糟，好多雜物，好似有黑社會，好驚，唔敢行，叫女兒唔好行。]
	Hygiene problems	> North Point is not hygienic. There are a lot of rubbish everywhere, from the streets, bridges to the market. [(北角)唔乾淨，好多垃圾，周街都有。街、天橋、街道、街市都有。]
	Lack of (Open) Space and Public Facilities	> No swimming pool [無泳池] > Too crowded [太逼] > Insufficient space for leisure and activities, spaces are better planned around the pier. [休憩空間、活動空間唔係好夠，係碼頭個邊規劃好啲]
	Lack of government coordination to tackle local issues	> The government is unable to address the issue (of homelessness). [政府處理唔到(露宿問題)]
Place & Identity	Strong Fujianese Presence: (Population, Culture)	:> Speaks Fujian dialect [講福建話] > Sells a lot of Fujian things. [賣好多福建嘢] > A lot of Fujianese. [多福建人] > (It) really shows how North Point is Little Fujian. [好代表到北角係小福建]
	Convenience	> Convenience; with the North Point Street Market and Chun Yeung Street, it is really convenient to buy groceries. [方便，北角街市、春秧街，買餸好方便。]
Changes	Improved Hygiene and Facilities	> (it is) pretty good, the new developments are not as old, they are cleaner. [幾好，新發展無咁舊，乾淨。]
	Detached From North Point Identity	> The new buildings look the same, (I don't) feel like it is North Point when I look towards the pier, unlike the area around the street market, there is a huge contrast between them. [新樓都係個d樣，只係望碼頭唔會覺得係北角，唔似街市個邊，同舊區好大對比。]

Fig.12 Interview Responses by Themes

Topics	Issues/Insights	Support
Changes	Lack of Agency	<p>> (New developments are) inevitable, it is like this for the whole Hong Kong. [(新發展)無可避免，成個香港都係咁]</p> <p>> (I) like quiet neighborhoods but there is no way back, there is nothing we can do if it is developed. [鐘意寧靜小社區但已經唔可以返轉頭，發展左都無辦法]</p>
Community	<p>Multiple closed-off communities</p> <p>Need for coordination and initiation in the neighborhood to bridge participation of different groups/communities</p> <p>Need for Promotion</p> <p>Prefer Casual Community Participation Events</p> <p>Prefer Constructive and Effective Engagement Events</p> <p>Need for Preserving Intangible Community Assets and Connections</p>	<p><i>Despite multiple interviewees mention the active presence of clansmen associations in the area, none are part of the associations or participate in their activities.</i></p> <p>> An insignificant citizen do not do these things out of the blue, unless they are fighting for something or they want to get into politics. If someone is responsible for communication it should be the district councilors, community ambassadors, clansman associations. [一個小市民唔會無啦啦做呢樣嘢，除非有事件要爭取或者從政，若果真係要搵，應該要搵區議員、社區幹事、同鄉會。]</p> <p>Promotion is the most important aspect, (one has to) let people know when there are activities, the flyers have to be special. 最緊要宣傳，有活動要俾人知，傳單要特別D。</p> <p>> Casual, such as dessert gathering, small-talk without agenda [輕鬆，例如糖水會，行過坐低講兩句，無議程]</p> <p>> Simple [簡單]</p> <p>> Eating and listening to music, happy, suitable for family and kids [飲飲食食、聽歌，開心，適合一家大細、兒童遊樂]</p> <p>> (I) would participate if the opinions are constructive and are able to reach the decision makers. [如果表達既意見有用，可以去到決策者都會參與。]</p> <p>> I wish the DNA or culture within the community could be preserved [希望個區裡面既DNA 或者文化真係可以留低。]</p>

Sources

Figures

- Fig 1. NIL
- Fig. 2. NIL based on 2016 Population By-census, Census and Statistics Department , HKSAR
- Fig. 3. NIL based on data from BRAVO system of HKSAR Buildings Department (<https://bravo.bd.gov.hk>), base map from Google Map
- Fig. 4. Photos and Text by NIL
- Fig. 5. NIL based on observations from NIL and North Point Community Profile Report by Making On Loft
- Fig. 6. Photo and Engagement Tools designed by NIL
- Fig. 7. NIL
- Fig. 8. NIL
- Fig. 9. NIL
- Fig. 10. NIL
- Fig. 11. NIL
- Fig. 12. NIL
- Fig. 13. NIL

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Integrated Drawing:

Drawn by NIL based on research by NIL for Hong Kong Arts Centre
Building Age data based on BRAVO system, Buildings Department HKSAR
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