SYNOPSIS

The lack of night-life in the Central Area is due to two main reasons:

a. the city's inability to sustain an active night-time population,
b. the city's inability to generate high-intensity activity at night.

The main factors leading to a decline in night-activity are:

i. loss of residential population

ii. uneven distribution of residential population, resulting in some areas having higher intensity of night-life than others.

iii. obsolescence and blight in the environment which discourage residential activities as well as other high intensity activities.

iv. insufficient opportunities/facilities/recreational space to cater for existing as well as future recreational demand.

v. destruction of existing environmental areas by rapid urban re-development.

i. The loss of residential population is caused by the various movement of people out of the Central Area, viz, the urban sprawl of higher income families, the relocation of people effected by slum clearance, and the decentralisation of Central Area workers.

The result of these movements is that a large number of higher-income residents, who contribute facilities, are removed from Central Area.

In the process of relocation, a large proportion of resident workers and small businesses, which operate to serve the night-time population, is also greatly reduced.
The strategy towards increasing the residential population would involve provision of high-amenity housing to stop the outwards of the higher income group; subsidy in the rental of HBD housing for low-income residents and finally the rehabilitation of existing buildings to provide alternate accommodation for the urban poor.

ii. It can be seen from the 'activity time' map\textsuperscript{1} and the residential population map\textsuperscript{2} that areas, with greater concentration of population, would have a higher intensity of night-life than underpopulated areas. The uneven distribution of population is partly the result of two-dimensional planning which tends to aggregate commercial areas from residential areas. This problem can be overcome by encouraging mixed residential and commercial development. A criteria for the residential to non-residential ratio, for various functional areas should be formulated to serve as a guideline for planning control.

iii. The underlying factor for the city's inability to attract high-income residents and visitors is due to the blight and obsolescence in the buildings and environment, and to incompatible mixed uses.

The strategy calls for the restructuring of the urban form, to remove blight and to sieve out incompatible uses, whose functions do not have to depend on the Central Area.

\textsuperscript{1} See App. IV, 'Activity-Time' map 5, p. F.33
\textsuperscript{2} See App. IV, Residential Population Distribution, map 7, p. F.35.
iv. Conditions for high intensity activities are not adequately provided for in the Central Area. There is a lack of opportunity, insufficient daytime and night-time facilities, and inadequate recreational open space.

The strategy involves the promotion of more night-time facilities, the prevention of the conversion of existing open space for other use, and exploitation of the sea and reclaimed land for recreational purpose.

v. Many areas of historical, architectural or environmental merits are being destroyed by urban redevelopment schemes, thus reducing the number of 'high intensity' areas. The solution calls for the identification and conservation of such areas by a comprehensive development techniques, involving rehabilitation of buildings and environment.

From the above analysis, the problem of revitalising the city at night involves more than one problem. The answer would not come from solving one problem alone, but from tackling all the individual problems simultaneously through comprehensive planning. To do that, a deeper understanding of the factors governing the activity and vitality of the city is essential.

This dissertation is an attempt at providing an analytical approach to the study of revitalisation of the Central Area. Due to the lack of time and information, no case-studies or surveys are undertaken.

However it is hoped that this study would be useful to provide further thinking into the problem of revitalisation and to provide a basis for further research.