

**LEGISLATIVE COUNCIL
PLANNING, LANDS AND WORKS PANEL**

Public Consultation on the Draft Urban Renewal Strategy

PURPOSE

This paper seeks Members' views on the draft urban renewal strategy which has been published for public comments in accordance with section 20 of the Urban Renewal Authority Ordinance (Cap. 563). A copy of the draft urban renewal strategy is attached.

BACKGROUND

2. The Urban Renewal Authority (URA) was established on 1 May 2001 to carry out urban renewal. The urban renewal strategy will provide policy guidelines to the URA for the implementation of a 20-year urban renewal programme consisting of 200 new projects and 25 uncompleted projects of the Land Development Corporation (LDC).

KEY POINTS OF THE URBAN RENEWAL STRATEGY

3. Under Government's strategy, urban renewal is not a "slash and burn" process. Urban renewal is the rejuvenation, replanning and restructuring of older urban areas by way of redevelopment, rehabilitation and heritage preservation.

4. The purpose of urban renewal is to improve the quality of life of residents in older urban areas. The strategy is based on the principle that "people come first". In line with this approach, the Government will ensure that –

- (a) owners whose properties are acquired/resumed for the implementation of redevelopment projects are offered fair and reasonable compensation;

- (b) tenants affected by redevelopment projects are provided with proper rehousing; and
- (c) the community at large will benefit from urban renewal.

5. The URA should be open and transparent. In addition to the statutory planning procedures stipulated under the Urban Renewal Authority Ordinance and the Town Planning Ordinance (Cap. 131), the URA should also consider –

- (a) establishing district advisory committees to give advice and assistance to the URA with regard to its urban renewal projects;
- (b) holding public meetings to inform affected residents of its projects and to gather public views on these projects;
- (c) conducting social impact assessment studies to assess the social impact of proposed projects, the needs of the affected residents and mitigation measures required; and
- (d) setting up urban renewal social service teams to provide assistance and advice to residents affected by URA redevelopment projects.

PROGRESS

6. As at 15 September 2001, a total of 35 submissions have been received. Representatives of the Planning and Lands Bureau have attended 24 briefing sessions, seminars and fora on the draft urban renewal strategy. The Planning and Lands Bureau has also organised two public fora to gather public views and the third public forum is scheduled for 19 September 2001. A list of the briefing sessions, seminars and public fora is at the Annex. A total of 25 000 copies of the Chinese version of the consultation paper and 8 000 copies of the English version have been published for distribution.

7. The major issues raised in the public consultation exercise so far are –

- (a) the role of the URA;
- (b) private sector participation in urban renewal;
- (c) arrangements related to the 25 uncompleted LDC projects;
- (d) compensation and rehousing arrangements of the owners and tenants affected by URA projects;
- (e) preservation projects of the URA;
- (f) community participation in the approval process of URA projects;
- (g) establishment and operation of urban renewal social service teams; and
- (h) establishment and operation of district advisory committees.

THE WAY FORWARD

8. The consultation exercise will last until 30 September 2001. Taking into account the views expressed by the public, the Planning and Lands Bureau will finalize the urban renewal strategy and issue it to the URA. Under section 21 of the Urban Renewal Authority Ordinance, the URA is required to follow any guidelines set out in the urban renewal strategy when it prepares its five-year corporate plan.

Planning and Lands Bureau
September 2001

**List of Briefing Sessions, Seminars and Public Fora
Attended by Representatives of the Planning and Lands Bureau
during Public Consultation on the Draft Urban Renewal Strategy
(as at 15 September 2001)**

No.	Date	Organization
1.	8 August	Social Workers' Forum
2.	10 August	Sham Shui Po District Council (Working Group on the Problems of Urban Renewal)
3.	14 August	Kwai Tsing District Council (Planning and Environmental Protection Committee)
4.	14 August	Hong Kong Institute of Planners
5.	16 August	Yau Tsim Mong District Council (Housing Committee)
6.	17 August	Residents in Wan Chai
7.	20 August	Public Forum (Kowloon West)
8.	22 August	Centre of Urban Planning and Environmental Management, the University of Hong Kong
9.	23 August	Briefing for Social Workers
10.	23 August	Residents in Central and Western District
11.	24 August	Town Planning Board
12.	24 August	Residents in Sham Shui Po
13.	27 August	Advisory Council on the Environment
14.	28 August	Hong Kong Council of Social Service
15.	30 August	Urban Renewal Authority (Board of Directors)
16.	31 August	Public Forum (Kowloon East)
17.	3 September	Antiquities Advisory Board
18.	4 September	Kowloon City District Council
19.	5 September	Briefing for Social Workers
20.	6 September	Eastern District Council (Works and Development Committee)
21.	11 September	Land and Building Advisory Committee
22.	11 September	Kwun Tong District Council
23.	13 September	Central and Western District Council
24.	14 September	Residents in Tai Kok Tsui
	Total: 24	