



香港建築師學會

The Hong Kong Institute of Architects

## Comments on the Consultation Paper on Urban Renewal Strategy

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### General:

1. The strategy outlined in the document is generally supported.
2. The Institute is particularly pleased with the introduction of Social Impact Assessment and the high priority given to the 'people' factor described in the consultation paper. However, the Institute concerns about the preservation and enhancement of the prevailing business and services networks of the area.
3. While the general strategy is acceptable the actual realization is yet to be seen. It would be useful to proceed with a few pilot projects to test out all the new concepts and strategies.

### Particular:

4. We note that there is a very extensive development schedule given in the document on future developments to be undertaken by the Urban Renewal Authority. This includes 225 projects over a total area of 67HA. In this period of economic downturn, we are concerned whether all of the 200 projects are economically viable.
5. It is our understanding that some of the projects are nothing more than one or two blocks of residential flats. Unless the community considers that these projects are absolutely essential for the well being of the community, we would recommend that URA should focus on projects that would either generate revenue for Hong Kong or would vastly improve the quality of life of a particular community.
6. For example, we would consider the urban renewal and regeneration of Yaumatei would on one hand improve the general environment of the area and on the other hand create an entire tourist locality along Temple Street/Shanghai Street between Jordan Road and Waterloo Road incorporating old and new buildings. Another location would be Lan Kwai Fong through Central Police Station to the SOHO area.
7. Following from the above, it is our view that preservation of old neighborhoods should not be limited to individual buildings but neighborhoods, which may consist of a street, several city blocks or a small district so as not only to preserve but to enhance and develop an unique character for different districts for our city through the urban renewal and regeneration process the character of our city.
8. Finally, urban renewal and urban regeneration deal with actual urban environment of a very complex nature. It is very important to carry out thorough urban design of all affected neighbourhoods and their adjacent areas. Two-dimensional, broad stroke planning without detailed study of the regenerated urban environment would bound to fail.