

**立法會**  
***Legislative Council***

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Tel : 2869 9205

Date : 4 May 2006

From : Clerk to the Legislative Council

To : All Members of the Legislative Council

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**Council meeting of 17 May 2006**

**Motion on  
“Review on Urban Renewal Strategy”**

Hon Alan LEONG Kah-kit has given notice to move the attached motion on “Review on Urban Renewal Strategy” at the Council meeting of 17 May 2006. The President has directed that “it be printed in the terms in which it was handed in” on the Agenda of the Council.

(Ray CHAN)  
for Clerk to the Legislative Council

Encl.

(Translation)

**Motion on**  
**“Review on Urban Renewal Strategy”**  
**to be moved by Hon Alan LEONG Kah-kit**  
**at the Legislative Council meeting**  
**of Wednesday, 17 May 2006**

**Wording of the Motion**

“That, as the vision and direction of urban renewal set out in the Urban Renewal Strategy (‘the Strategy’) often deviate greatly from the ideal when they are put in practice, which not only seriously jeopardizes the interests of the affected residents and shop operators who are deeply dissatisfied and frustrated due to their being deprived of their rights to choose and their misery, and even impedes the efficacy of the Hong Kong community as a whole in dealing with the problem of urban ageing; and as the Urban Renewal Authority (‘URA’) gives people the impression of focusing solely on commercial interests when launching redevelopment projects and also fails to observe the principles set out in the Strategy, such as the ‘people-centred’ approach, this Council urges the Secretary for Housing, Planning and Lands to face up to the deficiencies and shortcomings of the existing Strategy, to immediately discharge his statutory duty to review the Strategy which has been in force for five years, after conducting public consultation, and to create conditions for URA to play the role of a more forward-looking pioneer to more effectively address the problem of urban ageing; the issues to which special attention should be paid in conducting the review should include:

- (a) devising a comprehensive urban regeneration strategy, and adopting a more flexible and creative mindset that could better meet the needs of the local community, in order to replace the existing strategy which is led under a demolition and redevelopment mode;
- (b) implementing a community planning regime whereby relevant professionals are encouraged to participate in the early stage of consultation to help consolidate the views of different sectors on urban regeneration, so as to enable the relevant parties to participate effectively and truly implement universal planning through a bottom-up approach; and striving to retain the cultural and economic activities which have local characteristics, with a view to preserving the original planning layout, social network and living style in the local communities;
- (c) not adopting a separatist attitude when devising updated blueprints and formulating reform strategies for local communities, but rather promoting coordination among the communities and making concerted efforts together with neighbouring communities in pursuing overall developments, so as to achieve the best synergy;

- (d) elevating to the cross-bureaux level the planning and decision-making in urban regeneration; removing unnecessary bureaucratic restrictions so that different departments can all take part in planning new communities, thereby more effectively addressing the economic, social and cultural problems caused by changes in the local communities; and strengthening social impact assessments to fully reflect the implications of the projects on different groups in the local communities;
- (e) reviewing the legislation such as that which relates to buildings and town planning, etc, in order to better tie in with the different needs of the urban regeneration projects; and providing adequate choices for the affected residents; and
- (f) adopting more flexible financing and loan options to more effectively assist residents and shop operators in improving the community environment; and preventing URA from operating on a purely commercial model or even reducing itself to becoming a statutory real estate developer.”