

(Translation)

**Motion on
“Transformation of old industrial areas”
moved by Hon CHAN Kam-lam
at the Legislative Council meeting
of Wednesday, 20 February 2008**

Motion as amended by Hon Alan LEONG Kah-kit and Hon SIN Chung-kai

“That, as Hong Kong is a small place with a large population, there is an increasing shortage of commercial land available for development, many communities also need land allocation to enhance and increase community facilities and, at the same time, many old industrial areas in Hong Kong have a serious ageing problem and the situation of factory building units being left vacant, converted into warehouses or used for other non-industrial purposes is prevalent, the precious land resources are not fully utilized, this Council urges the Government to take proactive measures to comprehensively re-plan the old industrial areas to provide a basis for compliance in the course of transformation, with a view to fully utilizing their potentials for development and achieving the objective of optimizing the use of land resources; the specific measures include:

- (a) fully relaxing the land uses of industrial land, implementing the payment of extra premium by instalments, as well as re-examining and amending the definition of ‘industrial use’ and ‘factory’;
- (b) expeditiously reviewing the Urban Renewal Strategy and studying realigning the role of the Urban Renewal Authority to enable it to actively complement the renewal of old industrial areas;
- (c) rationalizing the road layout and increasing transport ancillary facilities in the old industrial areas;
- (d) increasing leisure and recreational facilities as well as expanding green areas in the old industrial areas;
- (e) according to the needs of different communities, studying changing the land uses of old industrial areas to improve the medical, welfare and educational support for the communities; and
- (f) encouraging re-planning of vacant factory buildings to provide development opportunities for creative industries, cultural industries, social enterprises and various small and medium enterprises;

- (g) reducing the Forbearance Fee for Commercial Use in Existing Industrial Buildings in the Metro Area, so as to assist in converting the industrial buildings in the Metro Area to commercial use;
- (h) relaxing the approval criteria for converting single or multiple industrial building units to commercial use, so that industrial buildings with fragmented ownership can more easily change the use of individual units;
- (i) expeditiously developing suburban centres in the New Territories to provide cheaper industrial and commercial land as well as to create more job opportunities for the new towns in their vicinity;
- (j) using footbridges to connect industrial buildings to separate pedestrian and vehicle passages, so as to reduce the chances of people breathing in exhaust air; and
- (k) in comprehensively re-planning the old industrial areas, allowing more diversified land uses, including land for commercial, cultural, recreational and leisure facilities as well as open space, lowering the density of development, increasing public space and reducing screen effect.”