

立法會
Legislative Council

LC Paper No. CB(1)1347/08-09(03)

Ref: CB1/PL/DEV

Panel on Development

Meeting on 28 April 2009

**Proposal for appointment of a subcommittee to monitor
the Urban Renewal Strategy Review and study related issues**

Purpose

This paper seeks members' views on the proposal made by Hon Cyd HO for setting up a subcommittee under the Panel on Development (the Panel) to monitor the Urban Renewal Strategy (URS) Review and to study related issues.

Background

2. The Urban Renewal Authority (URA) was established on 1 May 2001. Pursuant to section 20 of the Urban Renewal Authority Ordinance (Cap. 563) (URAO), the Administration consulted the public on a draft URS from 1 August to 30 September 2001. Over a hundred submissions were received. The draft URS was revised taking into account the comments received and the URS was promulgated by the Government in November 2001. Under section 21 of URAO, the URA is required to follow any guidelines set out in the URS in preparing its programme of proposals and its programme of implementation for projects¹.

3. The Administration launched the URS Review in July 2008 and has advised that it will take about two years to complete. The review process is structured into three stages as follows --

¹ For more background information on the URS and the major concerns and views expressed by members during relevant past discussions, please refer to the relevant background brief [LC Paper No. CB(1)570/08-09(09)] prepared by the Legislative Council Secretariat, with the hyperlink of - <http://www.legco.gov.hk/yr08-09/english/panels/dev/papers/dev0120cb1-570-9-e.pdf>.

Stage 1 - Envisioning (July 2008 - January 2009);

Stage 2 - Public Engagement (February 2009 - December 2009); and

Stage 3 - Consensus Building (January 2010 - April 2010).

In a paper provided to the Panel in early April 2009, the Administration advised that it had completed Stage 1 (Envisioning) and was moving on to Stage 2 (Public Engagement Stage).

Past deliberations of the Panel on suggestions of appointing a subcommittee to study urban renewal matters

4. At the Panel meetings on 14 October 2008 and 28 October 2008, the Panel considered the suggestions of forming subcommittees under the Panel to study the following issues --

- (a) planning for the new Central harbourfront;
- (b) review of the functions of the Town Planning Board and town planning procedures; and
- (c) the URS Review.

At the meeting on 28 October 2008, members agreed that a subcommittee should be formed under the Panel to study harbourfront planning issues. As regards the URS Review and review of the functions of the Town Planning Board and town planning issues, members agreed that the Panel should first discuss the relevant issues with the Administration at future Panel meetings.

5. Subsequently, the Panel discussed the URS Review with the Administration at the Panel meeting on 20 January 2009. Members expressed various views and suggestions about the Review, including the following --

- (a) providing various urban regeneration and compensation options for affected residents and business operators;
- (b) conducting tracking studies on residents and business operators affected by redevelopment projects and those in nearby districts;
- (c) setting up a fund for conducting social impact assessment before and after carrying out urban renewal projects, as well as for conducting tracking studies;

- (d) soliciting the public's views on where urban renewal projects should be carried out; and
- (e) introducing a mechanism whereby redevelopment projects might be initiated by the residents in a locality.

At the meeting, Hon Cyd HO tabled a letter suggesting that the Panel appoint a subcommittee to follow up the review of the URS and related issues.

6. Ms HO's formal proposal (**Appendix I**) was considered at the Panel meeting on 24 February 2009. While members in general agreed that urban renewal was an important subject and the Panel should monitor the URS Review being conducted by the Administration, members expressed diverse views on the need for appointing a subcommittee to study urban renewal issues. In this connection, members noted that at the request of the House Committee, the Legislative Council Secretariat was conducting a review on the resource implications in relation to the provision of support services to subcommittees on policy issues. Members also noted that the Subcommittee on Harbourfront Planning formed under the Panel and two other Joint Subcommittees² formed under the Panel and two other relevant Panels had not yet completed their work. Taking into account the circumstances, some members shared the view that the appointment of a subcommittee to study urban renewal matters could be considered at a later stage, possibly after the completion of the work of the Subcommittee on Harbourfront Planning. These members considered that in the meantime, the Panel itself should discuss the subject regularly and if necessary, hold special meetings to discuss the subject. The Panel eventually agreed that it should hold a special meeting in April 2009 to receive public views on urban renewal issues in the first instance.

7. At the Panel meeting held on 15 April 2009 to receive public views on the URS Review and related matters, a number of deputations urged the Panel to set up a dedicated subcommittee to monitor the Administration's work on the URS Review and to look into the problems revealed in past urban renewal projects. Towards the end of the meeting, Hon Cyd HO suggested that the Panel should take a decision on the appointment of such a subcommittee. Most members present expressed their support for appointing a subcommittee to study urban renewal matters, and no member expressed objection. Having regard to the relevant procedures under House Rule 22(u) (**Appendix II**) regarding the appointment of subcommittees by Panels, the Panel agreed that an item should be included in the agenda for the meeting on 28 April 2009 for the Panel to consider whether a dedicated subcommittee should be formed to monitor the URS Review

² The two Joint Subcommittees are the Joint Subcommittee to Monitor the Implementation of the West Kowloon Cultural District Project and the Joint Subcommittee on Amendments to the Land Titles Ordinance.

and study related issues. Members also asked the Panel Clerk to seek information from the Administration on the relevant work plan(s) of the Administration and the Steering Committee on the Review of the Urban Renewal Strategy in respect of the URS Review. The Administration has provided a paper with the relevant information vide LC Paper No. CB(1)1392/08-09(02).

Procedures for activation of subcommittees

8. House Rule 26 (**Appendix III**) provides for the procedures for the activation and operation of subcommittees formed under the House Committee and Panels on policy issues or Council business (other than subsidiary legislation, other instruments made under an Ordinance, draft of subsidiary legislation or such instruments, and proposed endorsement of the appointment or removal of senior judges). The maximum number of such subcommittees may be in operation at any one time is eight. Where the number has reached eight, a queuing system will automatically be activated with a waiting list formed. The order of subcommittees on the waiting list is in the order of their appointment. Where the number of Bills Committees in operation is less than 16, the House Committee may activate subcommittees on the waiting list after having considered the factors set out in House Rule 26(b).

9. As at the date of issuance of this paper, there are 11 subcommittees of the nature mentioned above and two Bills Committees in action. If the Panel decides that a subcommittee to study urban renewal matters should be appointed and that the subcommittee should be activated as soon as possible, the advice of the House Committee will need to be sought for early activation of the subcommittee.

Advice sought

10. Members are invited to advise whether the Panel should appoint a subcommittee under the Panel to study urban renewal matters.

11. If the Panel decides that a subcommittee should be appointed to study urban renewal matters, pursuant to House Rule 22(u), members may also wish to --

- (a) decide on the terms of reference of the subcommittee, which should be issue-specific and project-specific; and

- (b) advise on the major areas to be studied by the subcommittee, as well as the time frame of the study of the subcommittee.

Council Business Division 1
Legislative Council Secretariat
23 April 2009



何秀蘭立法會議員辦事處

Office of Cyd HO Sau Lan, Member of Legislative Council

地址: 銅鑼灣富明街 1-5 號, 寶富大廈 1 樓 D 室 電話: 25043733

傳真: 21519011 網址: <http://cydho.org.hk> 電郵: cyd4hk@gmail.com

擬議成立的檢討《市區重建策略》小組委員會
擬議職權範圍

建議的職權範圍如下——

"研究與《市區重建策略》有關的各項事宜、並於有需要時提出建議。"

擬議工作計劃

小組委員會的工作將會集中在下列主要範疇——

- (a) 進行市區重建的各種模式，以及如何在重建與復修／保育之間求取平衡；
- (b) 如何進行全面公開的社會影響評估和追蹤調查；
- (c) 進行市區重建的融資模式；
- (d) 賠償及安置政策；
- (e) 規劃及重建的程序和相關法例；
- (f) 市區重建局的工作範疇及其運作模式；及
- (g) 如何對市區重建局進行監管。

擬議工作時間表

小組委員會期望在 6 至 9 個月內完成其工作。

House Rule 22(u)

22. Panels

- (u) The following paragraphs apply to subcommittees appointed for purposes set out in (s) or joint subcommittees appointed for purposes set out in (t) --
 - (i) their terms of reference shall be decided by the Panel(s) concerned, and should be issue-specific or project-specific;
 - (ii) a proposal to appoint such subcommittees should contain sufficient information on the proposed terms of reference, time frame, work plan and extent of work involved in the study of the specific issue or project to facilitate consideration by the Panel(s) concerned;
 - (iii) they may report to the Panel(s) at any time when they consider appropriate, but should do so as soon as they have completed their work; and
 - (iv) their activation is determined in accordance with the mechanism set out in rule 26.

House Rule 26

26. Activation and Operation of Subcommittees

- (a) Subject to (b) and (e), the maximum number of subcommittees appointed by the House Committee for purposes set out in rule 20(j)(ii) and subcommittees appointed by Panels for purposes set out in rule 22(s) or (t) that may be in operation at any one time is eight.
- (b) Where the number of subcommittees referred to in (a) has reached the maximum number provided in (a), a queuing system will automatically be activated with a waiting list formed. The order of subcommittees on the waiting list is in the order of their appointment. Where the number of Bills Committees in operation is less than that referred to in rule 21(a), the House Committee may activate subcommittees on the waiting list after having considered the following --
 - (i) the number of vacant slots for Bills Committees;
 - (ii) the number of bills likely to be introduced to the Council in the next three months;
 - (iii) the number of subcommittees already or likely to be appointed by the House Committee for purposes referred to in rule 20(j)(i) and by Bills Committees; and
 - (iv) the availability of resources in the Secretariat.
- (c) A subcommittee referred to in (a) should complete its work within 12 months of its commencement and report to the House Committee or the relevant Panel(s). Should such a subcommittee consider it necessary for it to work beyond that 12 months, the subcommittee should, after obtaining the endorsement of the relevant Panel(s) if it is appointed by a Panel(s), report to the House Committee and give justifications for an extension of the 12-month period.
- (d) There is no restriction on the maximum number of subcommittees appointed by the House Committee for purposes set out in rule 20(j)(i) that may be in operation at any one time.
- (e) Notwithstanding (a), (b) and (c), exceptions to these subrules may be made by the House Committee where it considers appropriate.

- (f) The practices and procedures set out in rules 20 to 25 shall apply, where appropriate, to subcommittees of the House Committee, Bills Committees or Panels (including joint subcommittees appointed by two or more Panels).