

For information on
28 April 2009

LEGISLATIVE COUNCIL PANEL ON DEVELOPMENT

Work Plan of the Review of the Urban Renewal Strategy

PURPOSE

This paper informs Members on the work plan and time frame of the Administration and the Steering Committee in respect of the Review of the Urban Renewal Strategy (URS).

BACKGROUND

2. The Government published, after public consultation, the URS in November 2001 to provide broad policy guidelines to the work of the Urban Renewal Authority (URA). As urban regeneration involves many complex social and economic issues directly related to people's values and aspiration about quality of life, and they are changing over time, the Government decided to launch a comprehensive review of the URS in July 2008 to ensure that the URS will continue to reflect the aspirations and priorities of the community on urban regeneration issues.

Steering Committee on Review of the Urban Renewal Strategy

3. As the policy bureau responsible for urban regeneration, the Development Bureau oversees the whole review process and provides steer to the direction of the Review. A Steering Committee on Review of the URS is set up to guide and monitor the review process, facilitate public participation and recommend to the Government how the URS should be revised. The Secretary for Development chairs the Steering Committee. Ten unofficial members have been drawn from the fields of architecture, arts and culture, community work, engineering, finance, heritage and planning to help generate creative ideas and foster more balanced discussions on urban regeneration issues. The terms of reference and membership list of the Steering Committee are attached at **Annexes A and B**.

4. Senior representatives of the Development Bureau, Planning Department, Lands Department, Buildings Department and the Urban Renewal Authority attend meetings of the Steering Committee to provide information and explain government policies and practices, so as to facilitate members' discussions and deliberation.

5. The Steering Committee meets on a regular basis, about once every two to three months. Special meetings will be organised as and when necessary. A tentative meeting schedule is at **Annex C**. The Steering Committee has so far held six meetings, including a special meeting.

6. The proceedings of the Committee are as open as possible. In general, except for documents containing market sensitive information, all papers and confirmed notes of meeting are made available to the public through the dedicated website of the Review after conclusion of the meetings.

7. Members of the Steering Committee have been taking an active part in the consultation sessions with stakeholders, overseas study visits and various public engagement activities arranged as part of the review process.

PROCESS OF THE REVIEW

8. The URS review was launched in July 2008 and will take about two years to complete. With the support of URA, we have engaged a Policy Study Consultant and a Public Engagement Consultant to help in the review process. The review is structured into three stages, namely "Stage 1 – Envisioning" (July 2008 – January 2009), "Stage 2 – Public Engagement" (February 2009 – December 2009) and "Stage 3 – Consensus Building" (January 2010 – April 2010). We have now completed the Envisioning Stage and are moving on to the Public Engagement Stage.

Stage 1 – Envisioning (July 2008 – January 2009)

9. The Envisioning Stage aimed to set the agenda for the review process and decide the range of topics and issues to be included for discussion. We, together with the Public Engagement Consultant, have organised and attended 20 focus group sessions with relevant stakeholders to identify their key concerns. The findings of these initial discussions have been distilled into a list of issues, problems identified and agenda items that the Review should tackle in the subsequent stages. They were outlined in the paper we presented to the Development Panel on 20 January 2009.

Policy Study

10. As part of the Envisioning Stage, we have commissioned a Policy Study Consultant to research into urban regeneration policies and practices in six comparable Asian cities, namely Seoul, Tokyo, Singapore, Taipei, Shanghai and Guangzhou. The information obtained will provide a solid objective basis for informed discussion by the community during the Public Engagement Stage of the Review.

11. The study involved both field visits and literature review. It covers aspects of urban regeneration including institutional arrangements, financial models, land and taxation policies, roles of different sectors, urban regeneration approaches, acquisition and resumption policies, compensation and re-housing policies, community engagement and evidence of cost effectiveness and efficiency. The study also examines the social value and political structure in these cities and the power relationship among various stakeholders in order to assess the extent to which these overseas examples can serve as references for urban regeneration in Hong Kong. The Policy Study Consultant is finalising a report on the policy study, which will be uploaded to the URS website for public information.

12. As part of the Envisioning Stage, a seminar on overseas practice was arranged on 15 December 2008 to enable overseas experts and professionals to share their experience with stakeholders in Hong Kong. This has provided some fresh angles on the subject of urban regeneration and useful references to our agenda setting work.

Overseas Study Visits

13. To obtain a first-hand understanding of how other cities formulate and implement their urban regeneration programmes, the challenges they face and the solutions they have developed in response, we have organised an overseas study visit to Tokyo in mid February and another study visit to Shanghai in late March 2009. Participants of the study visits included members of the URS Review Steering Committee, members of the URA Subcommittee on URS Review and members of URA's District Advisory Committees who are also District Council members.

14. The Public Engagement Consultant has prepared an Envisioning Report detailing and ranking the issues, problems and agenda items identified during the Envisioning Stage. This report together with the findings of the Policy Study Report on urban renewal policies will form the basis for consultation with the public during the Public Engagement Stage of the Review.

15. The Steering Committee met on 9 March 2009 to discuss the agenda for the Public Engagement Stage and suggested that we should further explore the feasibility of developing a district-based strategy for urban regeneration and recommended a list of issues and questions for discussion with the wider community during the Public Engagement Stage. These issues were summarised in a paper presented to the LegCo Development Panel on 15 April 2009.

Stage 2 –Public Engagement (February 2009 – December 2009)

16. The issues identified at the Envisioning Stage will be presented to the wider public for thorough discussions during the Public Engagement Stage. The objective of this stage is to help the community understand better the issues identified, the current policies and practices, their merits and inadequacies, and what alternatives are available so that various stakeholders and the community can engaged in informed discussion of the key issues. .

Partnering Organisation Programme

17. Phase 1 of the Partnering Organisation Programme covers the period between February and June this year. Successful organisations will become the URS Review's Partnering Organisations and each may receive up to \$10,000 to implement its approved public engagement projects to enhance public awareness of urban regeneration issues and to stimulate creative ideas to help shape the future direction of urban regeneration in Hong Kong. Nine organisations, including professional institutes, youth organisations, community groups and schools, have joined the URS Review as Partnering Organisations in Stage 1 of the Programme.

18. We are now inviting applications under Phase 2 of the Partnering Organisation Programme. This is for public engagement activities to be organised between July and November 2009.

Road shows, Public Forums and Topical Discussion

19. We are engaging the public through larger scale programmes in the Public Engagement Stage: there will be a series of eight road show exhibitions and five public forums in four geographical regions: Hong Kong Island, Kowloon East, Kowloon West and Tsuen Wan. The road shows will provide the necessary background information on the key urban regeneration issues identified by the community at the Envisioning Stage and will refer to

the relevant experience of the six Asian cities covered by the Policy Study. We will work closely with the relevant District Councils to solicit their support in organising some of the public forums.

20. A dedicated booklet will be produced and distributed to the public to provide the necessary background information and highlight the key issues for discussion. We also plan to organise ten topical discussion sessions, each focuses on one specific topic, to facilitate more focused and in-depth discussions. We hope this would facilitate informed discussions by the public on the key issues, develop practicable options and forge consensus on the future direction.

21. We have also commissioned the Commercial Radio to produce sponsored radio programmes on the URS Review to broadcast from March to July 2009. This aims to arouse public interest, provide basic information about urban regeneration in Hong Kong and encourage the public to take part in the discussion.

Collection of Public's Views

22. For members of the public who may not be able to attend the discussion sessions, structured face-to-face interviews will be conducted at each of the road shows to collect their views. They may also visit the URS Idea Shop in Wan Chai at their convenience to view the exhibition materials or attend various public engagement programmes organised by the Partnering Organisations or other organisations interested in the Review.

23. The public can also express their views and engage in interactive discussions with other people on the key issues through the e-forum on our URS Review website or provide their views to us through mails or faxes. The Public Engagement Consultant will conduct a telephone survey to further tap the public views. By the end of Stage 2, a report on views collected with relevant analysis on the options available would be produced.

Stage 3 – Consensus Building (January 2010 – April 2010)

24. The findings of the Public Engagement Stage, including the choices and preferences of the public on different issues and options, will be reviewed in this concluding stage – Consensus Building. The objective of this stage is to achieve the consensus needed to develop a revised URS.

25. The Public Engagement Consultant will hold a series of workshops with the general public, in particular the active participants identified in Stages 1 and 2 so as to identify majority views on relevant issues. The major views so identified coupled with the findings of the policy study will form the basis for preparation of a final report of the Review. We expect the Consensus Building Stage will take about four months.

CONTINUOUS ENGAGEMENT WITH THE LEGISLATIVE COUNCIL

26. We shall continue to engage the LegCo Development Panel throughout the review progress and shall report progress to and receive feedback from Members from time to time. We note Members' interests in the URS Review and will be happy to work more closely with Members throughout the review process.

27. Apart from regular reports to the Development Panel on the progress and observations at various stages of the Review (to date, the URS Review has already been on the Panel's agenda thrice), we would like to propose the following arrangements for Members' consideration -

- (a) We will invite Members of the Development Panel to attend various public engagement activities of the Review so that Members can have a better understanding of the concerns and suggestions of different stakeholders;
- (b) We will arrange for Members of the Development Panel to meet with members of the Steering Committee to facilitate direct exchanges on the future direction of the Review at least once during each of the Public Engagement Stage and the Consensus Building Stage; and
- (c) We will invite Members' suggestions of candidates for the Partnering Organisation Programme. And we will provide support to the successful applicants to help them organise public engagement activities related to the Review.

28. We believe the above suggestions would provide more opportunities for LegCo Members to be more directly engaged in the review process without duplicating the work of the Steering Committee. We will continue to carry out the Review in an open and transparent manner and will focus on the URS rather than implementation of individual URA projects. All relevant papers and reports of the Review will continue to be made available to the public.

Development Bureau
April 2009

Steering Committee on Review of the Urban Renewal Strategy

Terms of Reference

- (a) To oversee and monitor the progress of the Review of the Urban Renewal Strategy (the Review);
- (b) To receive and offer views on study reports in connection with the Review;
- (c) To advise and provide guidance on any critical issues affecting the process of the Review; and
- (d) To recommend for consideration by the Government any areas of change to the current Urban Renewal Strategy.

Steering Committee on Review of the Urban Renewal Strategy

Membership List

Chairperson

Secretary for Development

Members

1. Mr CHAN Ping-chiu, Andrew
2. Professor CHEUNG Yan-leung, Stephen
3. Mr HO Hei-wah
4. Mr KWAN Chuk-fai
5. Mr LEE Tsung-hei, David Chris
6. Professor LUNG Ping-yee, David
7. Mr NG Wing-shun, Vincent
8. Professor TAM Fung-yee, Nora
9. Dr WONG King-keung, Peter
10. Ms WONG Ying-kay, Ada

Secretary

Principal Assistant Secretary for Development (Planning and Lands) 4

In attendance

Permanent Secretary for Development (Planning and Lands) or his representative

Director of Planning or her representative

Director of Lands or her representative

Director of Buildings or his representative

Managing Director of Urban Renewal Authority

Executive Director of Urban Renewal Authority

Annex C

Steering Committee on Review of Urban Renewal Strategy

Meeting Schedule

21 August 2008 (Thursday)

21 October 2008 (Tuesday)

22 January 2009 (Thursday)

9 March 2009 (Monday) (Special meeting)

21 April 2009 (Tuesday)

21 July 2009 (Tuesday)

20 October 2009 (Tuesday)

21 January 2010 (Thursday)

23 March 2010 (Tuesday)

20 May 2010 (Thursday)

} These are tentative and based on past experience, more meetings are likely to be arranged.