

For discussion  
on 26 October 2010

## **LEGISLATIVE COUNCIL PANEL ON DEVELOPMENT**

### **Urban Renewal Strategy Review**

#### **PURPOSE**

This paper introduces to Members the draft text of the new Urban Renewal Strategy (URS) which was published on 13 October 2010 for public consultation until 13 December 2010 pursuant to section 20(2) of the Urban Renewal Authority Ordinance (Cap 563) (URAO). This paper also introduces to Members' three new initiatives announced in the 2010-11 Policy Address to facilitate the implementation of the new URS.

#### **BACKGROUND**

2. In July 2008, the Secretary for Development (SDEV) announced that a thorough review of the URS would be conducted. The Review proceeded in three stages: the Envisioning Stage to identify with public participation the vision for urban renewal and the issues to be addressed; the Public Engagement Stage to gauge public views on each of the seven key topics identified; and the Consensus Building Stage outlining ten directions for building consensus. Highlights of the public engagement exercise are summarised below –

- (a) throughout the two-year period for public engagement, stakeholders' participation and discussion were facilitated through various innovative means;
- (b) a Steering Committee chaired by SDEV and consisting of ten non-official members drawn from various sectors was set up to guide and monitor the review process, and develop recommendations;
- (c) a policy consultant was appointed to undertake research and develop policy options. A total of seven research studies were conducted to support the Review;

- (d) a public relations consultant was engaged to develop and conduct a wide range of activities to gauge public views. A total of 20 focus group discussions, 5 public forums, 8 topical discussions, 23 projects organised by 20 partner organisations, road show exhibitions in 8 locations in the urban areas, telephone surveys, as well as more innovative means such as e-Forum, Idea Shop and radio programmes were conducted;
- (e) active involvement of the seven District Councils (DCs) within the urban areas in conducting District Aspirations Study for their respective district to support the Review; and
- (f) active consultation with stakeholders including major related committees such as the Land and Development Advisory Committee, Antiquities Advisory Board, the Hong Kong Housing Authority, etc.

3. The LegCo Panel on Development was also consulted seven times and at every stage of the review exercise. Before the review was launched, we consulted the Panel in June 2008 on the proposed modus operandi and public engagement process of the review. During the two-year review, we reported to Members on progress and sought Members' views on the related key issues in January 2009, April 2009 (two meetings one of which was a meeting with deputations), February 2010 and May 2010. At the meeting in May 2010, we sought Members' views on the ten preliminary proposals put forward in our "Paper for the Consensus Building Stage of the Urban Renewal Strategy Review". We attended another special Panel meeting in July 2010 to listen to public views on the ten preliminary proposals.

4. Since the publication of the "Paper for the Consensus Building Stage of the Urban Renewal Strategy Review" in May 2010, we have received about 190 submissions from stakeholders. Based on the views collected, we have fine-tuned the ten key directions and incorporated them in the draft revised URS.

## **MAJOR PROPOSALS**

5. On 21 September 2010, the Chief Executive in Council (CE in C) approved the publication of a draft text of the new URS for public consultation for a period of two months.

6. To facilitate the implementation of the new URS, CE in C also endorsed the following three new initiatives, namely, to set up the first “District Urban Renewal Forum” (DURF) at Kowloon City, to establish an “Urban Renewal Trust Fund” pursuant to section 6 of the URAO with \$500 million injection by the URA, and the provision of one or two sites at the Kai Tak Development capable of producing about 1 500 to 2 000 small and medium-sized flats to facilitate the implementation of “flat for flat” compensation option be granted to the URA at full market value reflecting the conditions of the land grant. The first such site is situated at the former north apron of Kai Tak (location map at **Annex A**) for the development of about 1 000 small and medium size flats, ranging from 40 to 60 m<sup>2</sup>, being modest, affordable and environmentally sustainable flats. Detailed arrangements in respect of this option to be made available to owner-occupiers affected in future redevelopment projects as well as other pertinent implementation issues arising from the new URS will be worked out by the URA.

7. For further details, Members may refer to the LegCo Brief “People First : A District-Based and Public Participatory Approach to Urban Renewal – Urban Renewal Strategy Review” already issued to Members on 13 October 2010.

### **ADVICE SOUGHT**

8. Members are invited to note and comment on the new URS and policy measures.

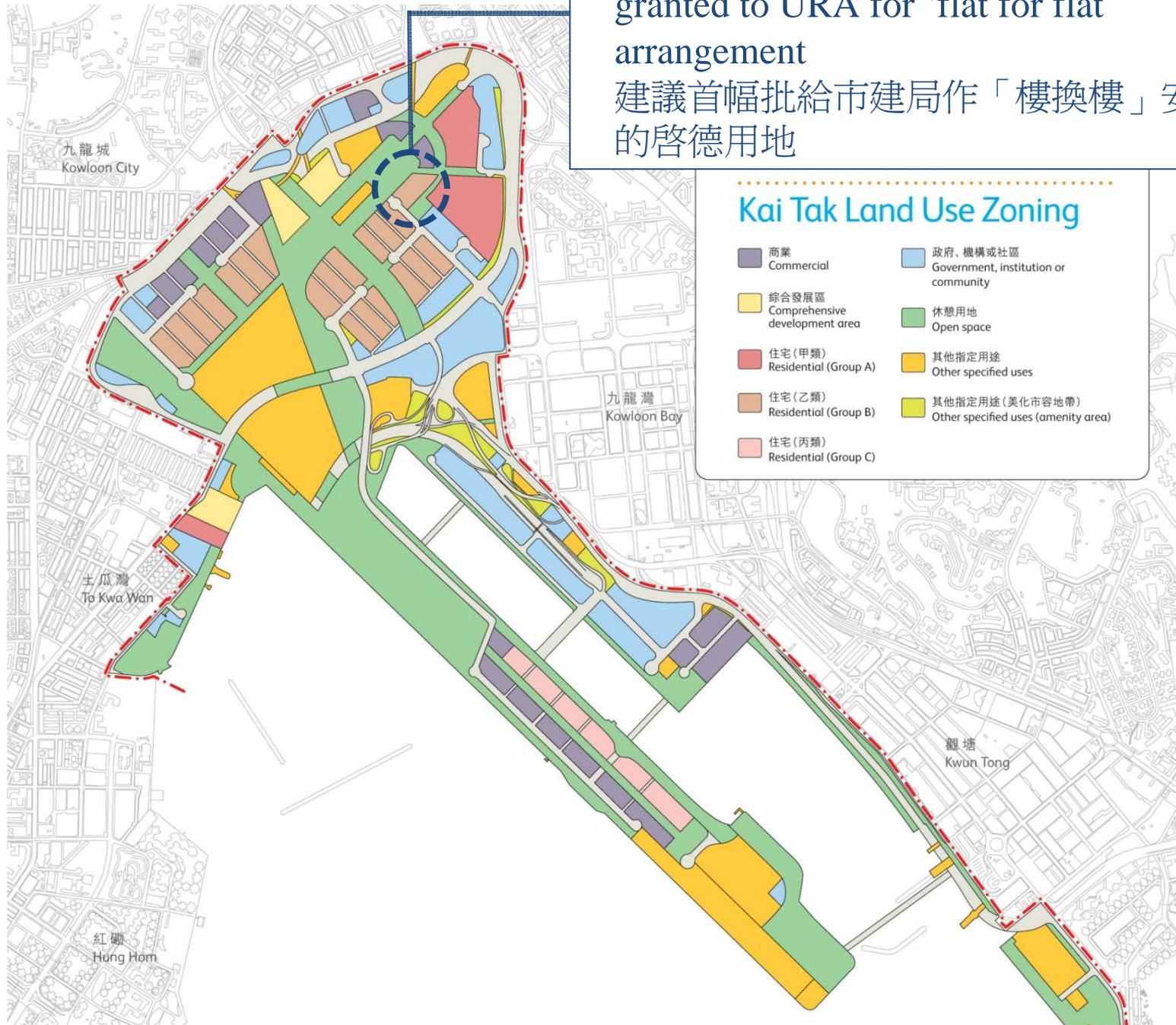
**Development Bureau**  
**October 2010**

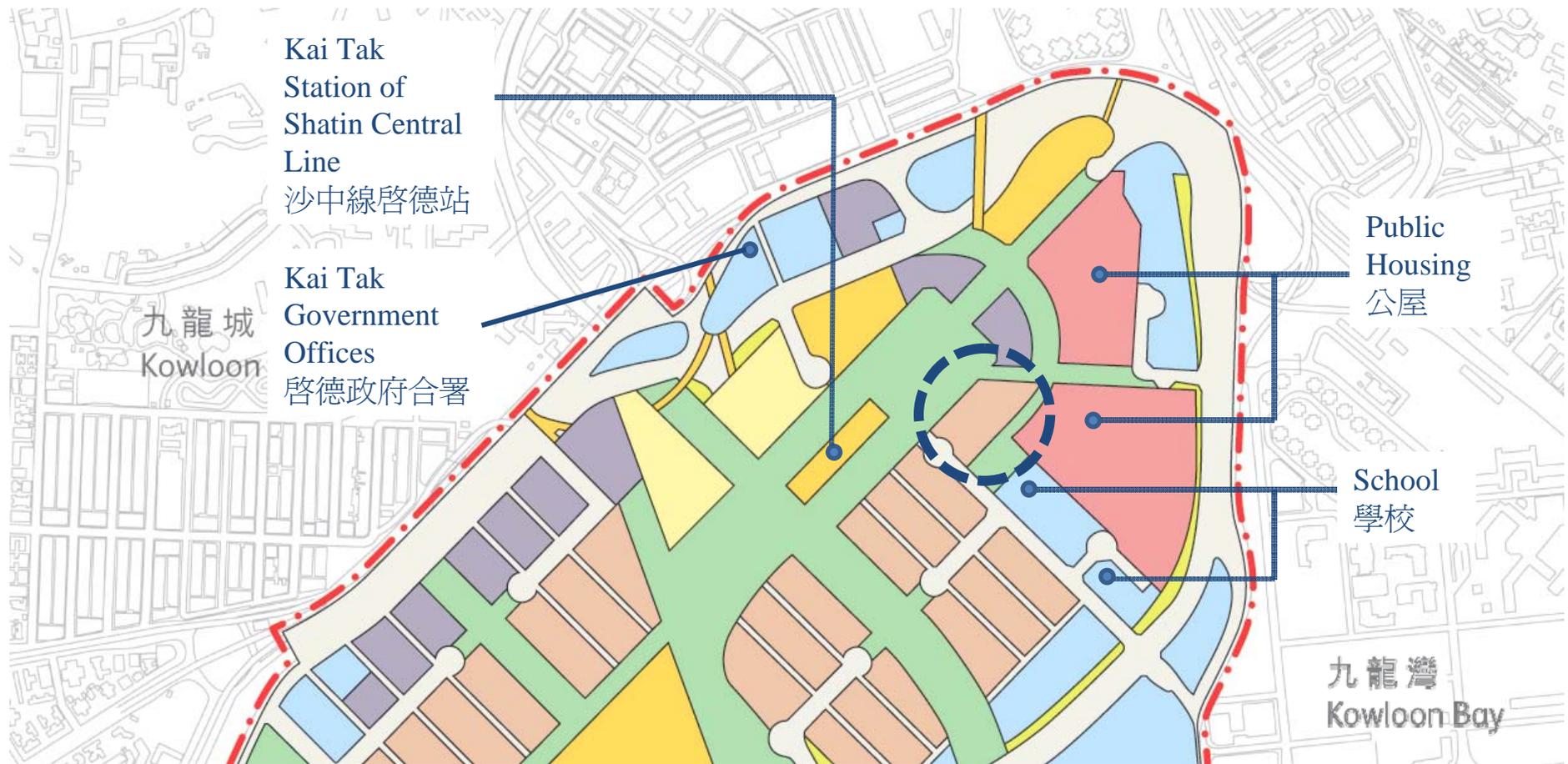
The first site at Kai Tak proposed to be granted to URA for 'flat for flat' arrangement

建議首幅批給市建局作「樓換樓」安排的啓德用地

**Annex A**

**附件A**





- The site is located at the north apron, adjacent to the public housing development
- The site measures about 1.1 hectare
- About 1 000 units will be built (with saleable area ranging between 40 m<sup>2</sup> to 60 m<sup>2</sup>)
- 地盤位於北面停機坪，毗鄰公共租住房屋發展項目
- 地盤面積約為1.1公頃
- 將興建約1 000個單位(實用面積由40至60平方米不等)