



香港建築師學會  
The Hong Kong Institute of Architects

**The Hong Kong Institute of Architects  
Response to the Public Consultation on Draft Revised Urban Review Strategy**

With reference to the “People First – A District-based and Public Participatory Approach to urban Renewal : draft revised Urban Review Strategy”, published by the Development Bureau in October 2010, we would like to express our comments as follows:-

1. We are very glad to see the statement about the vision of urban renewal, “should embrace the concepts of sustainable development and building a quality city and be forward looking”.
2. We support the idea of setting up of a new advisory platform, District Urban Renewal Forum (DURF), which will comprise members in the district as well as professionals and hope that potentially our members would have more opportunities to serve the community through this platform. We however would like to reiterate that :
  - a. The composition of the DURF must be endorsed by the public, in order for its opinions to be recognized as being “people-centred”, and the DURF as a real “bottom-up” public engagement process.
  - b. There must a mechanism for reconciliation of possibly diversified or polarized opinions from the different members of the DURF.
  - c. Guiding principles need to be established to maintain a balance between regional and district planning requirements to avoid overprovision of desirable facilities and the Not-in-My-Backyard syndrome regarding undesirable facilities.
  - d. Urban renewal projects of the whole territory need to be prioritized for optimum planning of resources for urban renewal among districts.
3. While we support the carrying out of Social Impact Assessment (SIA) both on a district and project basis, we believe the results of the SIA should be made available to DURF before DURF offer advice to the Government.
4. We welcome the diverse forms of URA’s roles not just confining to implementer of redevelopment but could also be joint-venture implementer or consultant to owners.
5. We look forward to seeing URA open its meetings to the public.
6. While the 4Rs (Redevelopment, Rehabilitation, pReservation and Revitalisation) could remain as the basis of urban rejuvenation, it is not clear if the URA will be mandated to still adopt “Redevelopment” and “Rehabilitation” as its core business. (Para. 11 of the DRAFT refers). We hope that URA’s future role in urban regeneration will have a balanced focus on Redevelopment and Rehabilitation, with possible shift towards Rehabilitation in the long run.



香港建築師學會  
The Hong Kong Institute of Architects

**The Hong Kong Institute of Architects**  
**Response to the Public Consultation on Draft Revised Urban Review Strategy**  
**(Continued)**

7. We agree that URA's work in heritage preservation should be confined to within its redevelopment project areas. However, the government should properly promote the preservation and revitalization of heritage buildings through other means and agents.
8. We would like to reiterate that urban renewal by the government, in itself, does not necessarily require it to be profitable or self-financing. There are many other non-financial factors justifying urban renewal and the government should consider freeing up urban renewal from this overly restrictive principle of self-financing. Financial viability should not be considered as the first priority or the ultimate goal of urban renewal.
9. We note that, while many of our comments on the URS Review mentioned in our letter to the Development Bureau in October 2010 have been addressed in the DRAFT, some of our comments, especially in the urban design aspect, remain unaddressed, and we would reiterate that a more three-dimensional approach to urban renewal should be adopted. As the city fabrics are interwoven with each other, the context and relations of areas within and outside community areas (which do not actually have boundaries) must be taken into consideration. The interfaces of one area to another must be addressed and taken care of to maintain an integrated community and cityscape. Two-dimensional dissection of land parcels as renewal targets can create more problems than solutions.

The Hong Kong Institute of Architects  
November 2010