

香港特別行政區政府
The Government of the Hong Kong Special Administrative Region

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29 November 2017

Ms Doris Lo
Clerk to Panel on Development
Legislative Council Complex
1 Legislative Council Road
Central, Hong Kong.

Dear Ms Lo,

**Legislative Council Panel on Development
Work of the Urban Renewal Authority**

Thank you for your e-mail of 7 November 2017, inviting us to provide information on the follow-up questions raised by Hon Chu Hoi-dick in relation to the discussion of the work of the Urban Renewal Authority during the meeting of the Legislative Council (“LegCo”) Panel on Development held on 31 October 2017. Having consulted the Urban Renewal Authority (“URA”), our response to the issues raised by Hon Chu is set out as follows.

Social Impact Assessment

According to the new Urban Renewal Strategy promulgated in February 2011 (“2011 URS”), URA should carry out Stage 1 Social Impact Assessment (“SIA”) before commencement of a redevelopment project. Upon commencement of the redevelopment project, URA will consolidate and analyse the information of the affected residents and business operators to formulate Stage 2 SIA report.

At present, Stage 1 SIA is available for public inspection on the date when the redevelopment project is published in the Government Gazette. Stage 2 SIA is available for public inspection on other date as specified in the Government Gazette (usually around seven weeks after the commencement of the redevelopment project). Members of the public may inspect the relevant documents during office hours at URA's offices and the Home Affairs Enquiry Centre of the district of the redevelopment project. They may also make copies of the relevant documents at URA's headquarters. URA reviews such arrangement from time to time and plans to upload the electronic version of SIA of redevelopment projects on its website to facilitate public inspection with effect from 2018.

Planning Information of URA's Projects

Upon URA's announcement of a redevelopment project, URA will upload and regularly update the general information of the redevelopment project (including site area, domestic and non-domestic floor area, proposed number of units, site boundary plan etc.) on its website for public inspection, irrespective of whether planning permission is required. In the past, URA has also uploaded the latest approved Master Layout Plan of projects on its website for public reference.

If URA submits planning applications or amendments to the Town Planning Board ("TPB"), the relevant planning information will be published on TPB's website according to the established practice and guidelines of TPB so that members of the public may comment or make representations on the planning applications. Members of the public may also visit the Planning Enquiry Counters to inspect the relevant documents. URA is examining if all the planning applications submitted to TPB could be uploaded on its website for public inspection during the consultation period with effect from 2018.

Financial Details of Individual URA's Projects

URA sets out the financial statements (including the statement of comprehensive income, statement of financial position, and statement of cash flows, etc.) for the year in its annual report. In addition, URA sets out the financial results (including total revenue, total direct costs, and surplus / deficits) of individual projects completed in the financial year in its annual submission to the LegCo Panel on Development. Members of the public will, through these sources, have access to the financial details of URA and its completed projects.

Yau Mong District Planning Study

URA commenced in May 2017 a district planning study for Yau Ma Tei and Mong Kok (“Yau Mong District Planning Study”). The Yau Ma Tei and Mong Kok districts (“Yau Mong Districts”) are chosen as the study area in view of the large number (over 50%) of old buildings aged 50 years or above. The data collected will hence be representative and enable URA to extend practical ideas and modus operandi to other districts and the work strategy of urban renewal in future.

The two-year Yau Mong District Planning Study will collect information, carry out analysis and conduct planning studies, in order to fully examine the overall building conditions in the Yau Mong Districts and grasp the scale of the problem of urban decay. It will conduct an in-depth study and urban renewal planning with regard to factors such as the use, density and conditions of buildings, population and land use. It will also carry out baseline studies, planning and opportunity analysis, and examine the direction of urban renewal in the Yau Mong Districts comprehensively with regard to concepts in urban renewal, district-based approach in redevelopment, policy framework, and implementation mechanism. URA will consult the District Council and stakeholders on major issues as appropriate.

After the completion of the Yau Mong District Planning Study, URA will formulate a “Master Renewal Concept Plan” for the Yau Mong Districts according to the data collected and its analysis and set out various options. In formulating the concept plan, URA will incorporate the elements of “Smart City” including innovative ideas and technologies such as smart transport and smart building design to assist in tackling the problem of urban decay and enhance the efficacy of urban renewal. The concept plan will also promote the “Place Making” concept in the Yau Mong Districts which aims at, on the basis of the history and characteristics of the Yau Mong Districts, creating an environment with local characteristics in the urban renewal process; raising the quality of public space; preserving the unique image of the Yau Mong Districts; and boosting the vitality and sustainability of the local economy. The concept plan will integrate URA’s existing 4Rs (i.e. redevelopment, rehabilitation, preservation and revitalisation) with retrofitting as the fifth “R”. The scope of “retrofitting” includes strengthening the building structure, refurbishing the external façade, incorporating fire services installations and energy-saving elements, and providing barrier free

access facilities, with a view to alleviating the problem of urban decay and extending the life span of the buildings. URA will consult the public on the various options concerning the "Master Renewal Concept Plan".

Grateful if you would kindly pass the aforementioned information to Panel Members for their reference. Thank you.

Yours sincerely,

A handwritten signature in black ink, consisting of a large, stylized 'S' followed by a 'y'.

(Raymond Sy)
for Secretary for Development

c.c.

Mr Victor So, Chairman, URA

Mr C S Wai, Managing Director, URA