

香港特別行政區政府

The Government of the Hong Kong Special Administrative Region

發展局(規劃地政科)

香港添馬添美道二號
政府總部西翼十七樓



Development Bureau
(Planning & Lands Branch)

17/F, West Wing
Central Government Offices
2 Tim Mei Avenue, Tamar

本局檔號 Our Ref. L/M(13) to DEVB(PL-UR) 25/02/09
來函檔號 Your Ref.

電話 Tel.: 3509 8807
傳真 Fax: 2905 1002

18 September 2019

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 12 July 2019, inviting us to provide response to the questions raised by Hon Tanya Chan on issues discussed at the meeting of the Legislative Council Panel on Development held on 25 June 2019. Having consulted the Urban Renewal Authority (“URA”), our response in relation to the work of URA is set out below in seriatim –

(1) and (2)

The Yau Ma Tei and Mong Kok districts are densely populated with over half of the buildings aged 50 years or above, many of which have exceeded the development intensity permitted under the existing planning and legislation limits, thereby creating challenges to urban renewal. Hence, URA has in May 2017 embarked on a district study for Yau Ma Tei and Mong Kok (“Yau Mong District Study”) to carry out an in-depth analysis and assessment on the critical issues in urban renewal, explore how best to enhance existing land use and redevelopment potential,

and to extend practical and feasible modus operandi in urban renewal to other districts.

The Yau Mong District Study is divided into three parts. The first part is a baseline review and data analysis; the second part comprises strategic studies on specific topics including the relevant policy framework, implementation procedures, development measures, and compensation mechanism; and the third part is the formulation of the Master Urban Renewal Concept Plan (“MRCP”) and its various options. The first and second parts of the study have been completed and the third part of the study is underway. URA is now consolidating the findings from the first and second parts of the study to analyse the opportunities and constraints identified, in order to preliminarily delineate areas with potential for urban renewal or with greater need for urban renewal, so as to prepare various options under the MRCP and detailed proposals under these options.

During the course of the study, the consultant has to collect and integrate relevant data and information and prepare relevant working documents for systematic and internal discussion at different stages. The consultant also has to consolidate other information from time to time for further analysis and study. The four working papers completed so far cover data and conditions on the built environment in the study area, survey and review on matters relating to existing urban renewal framework and measures, and a preliminary assessment of challenges and problems that would arise in taking forward urban renewal. As the working papers form only part of the study process, and the specific planning designs have not yet reached a mature stage, further analysis is required in order to prepare the MRCP. URA is of the view that it would be more appropriate and holistic to present the gist of the findings of the technical working papers at the public consultation stage in future.

The study would further review the opportunities and constraints in the renewal of the Yau Ma Tei and Mong Kok districts, identify small areas with potential for urban renewal within the study areas, and explore possible enhancement measures on planning, design and implementation mechanism and work out various

options for urban renewal. URA has all along reported the progress of the study to the relevant District Council (“DC”) and stakeholders, and will continue to report such progress to the relevant DC, stakeholders and Government departments in a timely manner. The study is expected to be completed by early 2020. After completion of the study and the formulation of MRCP options, URA will consider the mode of public engagement for gauging of public views.

(3) to (5)

The Mallory Street / Burrows Street preservation cum revitalisation project (“the Project”) was operated under the theme of comic and animation from 2013 until the expiry of the operation contract on 31 July 2018. The singular theme approach in the past prohibited the organisation of activities that could serve and fulfil the various needs of the community. Hence, upon the expiry of the operation contract, URA has taken up the operations and management of the Project (renamed as “7 Mallory Street”). The Project aims at providing shared community space for use by community organisations of various types and scales, allowing participation of various parties, continuing to promote activities on arts, culture and the creative industries, and striving to integrate into the community to meet the various needs of the community.

Since August 2018, “7 Mallory Street” as a community space has continued to offer public open space and indoor venues for use by organisations of various fields including culture and arts, environmental protection, public education, design and social welfare. Over 100 events have been held during the period from August 2018 to August 2019 at “7 Mallory Street” with an average monthly visitors of 48 000 persons. The activities held by different types of organisations included community exhibitions, performances and ceremonies, workshops and seminars, and can be categorised as “Community Building”, “Art and Design” and “Sustainable Development”. Details of the activities are at [Annex](#).

To facilitate venue booking at “7 Mallory Street” by the public, URA has set up an online booking website at: <https://mallory.ura->

vb.org.hk. Members of the public can also obtain information on the latest activities at “7 Mallory Street” through the webpage of: <https://ura-vb.org.hk/activities>. Free tours are organised regularly onsite for the general public to know more about this preservation cum revitalisation project.

URA has briefed the Wan Chai DC about the mode of operation of “7 Mallory Street” and the arts, culture and creatives held therein, and provides information to the Wan Chai DC on activities held at “7 Mallory Street” regularly. The dedicated team of URA will continue to liaise with and listen to the views of the Wan Chai DC and various stakeholders in operating and managing “7 Mallory Street”, and will encourage various organisations and members of the community in using this space, so that “7 Mallory Street” can become a shared community space for public enjoyment through public participation.

Yours sincerely,



(Jenny Choi)

for Secretary for Development

由 2018 年 8 月至 2019 年 8 月期間
在「茂蘿街 7 號」舉辦的活動
Summary of completed events in 7 Mallory Street
From August 2018 to August 2019

舉辦活動及舉辦團體 Activity conducted and organisers	活動日期 Event Date
1. Lau Shing Yui Gary 政漫 — 只野仁	27/7/2018-3/8/2018
2. Solomon Bloemen Limited LIVING WITH FLOWERS	11/8/2018-12/8/2018
3. Lifewire Foundation Limited 「我相講故」慈悲攝影展	17/8/2018-19/8/2018
4. The Rock Foundation Limited Our Life Together	24/8/2018-26/8/2018
5. Vintage and Vinyl Toys Co. Limited 聯合設計師玩具祭第三屆	2/9/2018
6. Hall of Laughs 爆笑館棟篤笑 期間限定店 / 香港爆笑節 Stand up comedy(hall of laughs)-pop-up club / Laugh Festival HK	4/9/2018-1/10/2018
7. Biotherapy Asia Limited Biotherapy	14/9/2018-23/9/2018
8. Chinese University of Hong Kong Urban Design Master's Program Retaking the Commons symposium	19/9/2018
9. Blossom Fashion Distribution Limited Uni Trade Show	25/9/2018-28/9/2018
10. Morphic Collective 《鄭問紀錄片》	25/9/2018
11. Hong Kong Green Building Council Limited Hong Kong Green Building Week 2018 - Green Bazaar	29/9/2018-30/9/2018
12. onActivity Limited TIAMAT Art Exhibition	02/10/2018-22/10/2018
13. 香港設計中心 「BODW 城區活動」：「主要夥伴場地創意節」 Hong Kong Design Centre Propelling Design Thinking - Roundtable with C-Suites	05/10/2018 - 6/10/2018
14. DND Fund Limited 豆井基金主辦：流浪貓家貓「動人一刻」攝影比賽 2018 攝影展覽暨頒獎典禮	12/10/2018-14/10/2018
15. Jessie To Research Masterclass	19/10/2018
16. Russian Club In Hong Kong White Russians emigre in China and Hong Kong: faces and destinies, historic photo exhibition	26/10/2018-29/10/2018

舉辦活動及舉辦團體 Activity conducted and organisers	活動日期 Event Date
17. Biotherapy Asia Limited Biotherapy	2/11/2018-11/11/2018
18. My Fair Lady Hong Kong My Fair Lady x Fashion Revolution Taiwan : Shape Fashion	9-11/11/2018
19. 置暉影片製作有限公司 電影《小Q》	15-17/11/2018
20. 鄰舍輔導會 灣仔「沖」滿分	18/11/2018
21. Mary & Mary (Mary 棟篤笑) 兒童都宜棟篤笑	18/11/2018
22. Hong Kong Branch of the Sogetsu Teachers' Association Sogetsu Ikebana	22/11/2018-25/11/2018
23. Getty Images iStock iStockalypse Hong Kong	23/11/2018
24. Bubble air TO BE PROUD;BE YOURSELF	24/11/2018-25/11/2018
25. 香港基督教女青年會 - 婦女事工部 Beauty in C.H.A.R.M. 作品展	24/11/2018-25/11/2018
26. Hong Kong Design Centre BODW City Programme Partner City's Anchor Site Festival	26/11/2018-12/12/2018
27. 紅葉動漫同人會 "澳門原創動漫作品大展"	13/12/2018-16/12/2018
28. Osage Art Foundation Limited PARACHUTE	14/12/2018-17/12/2018
29. Lee Sin Wa Cince BE A LADY WINTER WONDERLAND	14/12/2018-16/12/2018
30. Art Ateliers de la little Masterhand Masterpiece by Little Masterhand	15/12/2018
31. Perfect Master Films Production Ltd. 電影《小Q》	17/12/2018
32. Be A Star Enlighten & Fish Charity Action Limited x Dustykid	18-28/12/2018
33. 鄰舍輔導會 優質服務計劃展示會 2018	19/12/2018
34. Hong Kong International Laugh Festival 2018 香港爆笑節 2018	23/12/2018
35. 德思戲劇教育工作室 Merit Minds Workshop 灣仔區議會 2018/19 年度灣仔區藝術文化活動專項 《阿群帶路遊下環》－立體書 x 講故劇場	29/12/2018
36. SHINE KIDS 海洋大探險 - 繪畫比賽優秀作品展	6/1/2019
37. Popaart Ltd 《從一到...》十週年緣聚展	12/01/2019 - 13/01/2019
38. UNESCO Hong Kong Association 《藝薈茂蘿 - 承先啟後迎新春》暨和平書畫藝術展	12/1/2019 - 13/1/2019

舉辦活動及舉辦團體 Activity conducted and organisers	活動日期 Event Date
39. Multidisciplinary International Association of Musculoskeletal Pain A Dietitian's journey from cognitive restraint to compassionate self-care and social justice: Well Now!	14/1/2019
40. 鄰舍輔導會 表達藝術治療工作坊	15/1/2019
41. Biotherapy Asia Limited Biotherapy (Health Education Seminar)	01/03/2019 - 10/03/2019
42. Greenomarket G.O. Market 送狗迎豬年宵市集	19/01/2019 - 20/01/2019
43. 香港聾人福利促進會 e-Connect 就業連網 聘用殘疾人士意見調查 2019 新聞發佈會 暨 敢拼.日常 - 共融攝影展	23/01/2019 - 24/01/2019
44. Lam Yuen Yi CNY Creative Flower Arrangement	1/2/2019
45. Mary & Mary (Mary 棟篤笑) 兒童都宜棟篤笑	3/2/2019
46. Hong Kong International Laugh Festival 2018 香港爆笑節 2018	7/2/2019
47. HKPPN "The Portfolios 15" "名品十五" 會員年度作品集暨 852gallery.com 相片展	11/02/2019 - 01/03/2019 Opening: 22/2/2019
48. Hong Kong International Laugh Festival 2018 香港爆笑節 2018	14/2/2019
49. 內功養生文化有限公司 內功養生課堂	17/2/2019
50. Greenomarket G.O. Market 藝薈茂蘿	2/3/2019 - 3/3/2019
51. Charles Taylor Adjusting Charles Taylor Adjusting (Internal Meeting)	14/3/2019 - 15/3/2019
52. Hong Kong Institute of Architects 共建活力築蹟 Co-Vitalize Our Heritage	16/3/2019
53. ISS HOPE Centre Youth Got Talent 2019 Show	17/3/2019
54. Farland Productions Limited Chow Tai Fook X Marvel Campaign 2019- Product Promotion (TVC Shooting)	23/3/2019
55. 內功養生文化有限公司 內功養生課堂	24/3/2019
56. Ching Lai Shan 粵劇化妝示範錄影	28/3/2019
57. Getty Images iStock Getty Images Regional Shoot Weekend	30/3/2019
58. 亞洲髮型藝術家協會 根 . 新發現藝術展	31/3/2019 - 5/4/2019

舉辦活動及舉辦團體 Activity conducted and organisers	活動日期 Event Date
59. Greenomarket G.O. Market 藝蘿茂薈 藝術市集	6/4/2019 - 7/4/2019
60. 香港園境師學會 HKILA-YLAG Landscape Academic Exhibition	8/4/2019 - 14/4/2019
61. 香港園境師學會 HKILA-YLAG Annual General Meeting	12/4/2019
62. GRANDIOSE WORLD COMPANY LIMITED 賞心悅「睦」，少數族裔畫展	13/04/2019 - 14/04/2019
63. 鄰舍輔導會 玩轉動物園- 裝置藝術展覽	13/4/2019 - 15/4/2019
64. 香港復康會 勁揪互助診療所	19/4/2019 - 30/4/2019
65. One Bite Social Limited Never Alone (Project Launch + Dog Adoption Day)	20/4/2019
66. Biotherapy Asia Limited Biotherapy (Health Education Seminar)	26/04/2019 - 05/05/2019
67. ACP Consultant Company Limited 學在港求職面試技巧實踐工作坊	27/4/2019
68. 內功養生文化有限公司 內功養生課程	28/4/2019
69. 鄰舍輔導會 星空下的光影 X 藝文青年電影節	4/5/2019
70. Greenomarket G.O. Market by Greenomarket (May)	5/5/2019
71. Dreams Lab Beyond Sight : 活在末日前	6/5/2019 - 7/5/2019
72. Excellent Team Holdings Limited Wellness.Live French May for Mothers	11/5/2019
73. 騰龍青年商會 Teens Can Code 2019: Build Our Smart City	11/5/2019
74. 陳文俊 《有一天》十一人聯展	11/05/2019 - 27/05/2019
75. 爆笑館有限公司 爆笑館棟篤笑母親節專場	12/5/2019
76. Gaelle Schoebel, Sophie Tunik and Monica Hemrajani So Far, Yet So Near	17/05/2019 - 20/05/2019
77. Brother System Studio 香港視藝智能大獎頒獎禮及作品展	19/5/2019
78. 北區青年商會有限公司 「共創耆職」2019 啟動禮暨夏日市集	25/5/2019
79. 香港繪本文化事業有限公司 繪情·繪本 - 《想起》新書發布會	26/5/2019
80. CHAN NGAR LING Art Bubbles	31/5 - 2/6/2019
81. Greenomarket G.O. Market 「藝薈茂蘿」(六月)	1/6/2019 - 2/6/2019

舉辦活動及舉辦團體 Activity conducted and organisers	活動日期 Event Date
82. 內功養生文化有限公司 內功養生課程	2/6/2019
83. Hong Kong Design Institute Off-site HKDI Communication Design 2019	14/6/2019 - 23/6/2019
84. HKU Space Community College 2019 Graduation show 《嶄露頭角》“Budding”	14/6 - 16/6/2019
85. Hong Kong Design Centre DFA Awards - Design Dialogue	20/6/2019
86. Biotherapy Asia Limited Biotherapy (Health Education Seminar)	21/06/2019 - 30/06/2019
87. 內功養生文化有限公司 內功養生課程	23/6/2019
88. Luk Wan Shun 迴響	29/6/2019 - 1/7/2019
89. 香港善導會 賽馬會「挑戰你·想」計劃年度活動	13/7/2019
90. 爆笑館棟篤笑 Hall of Laughs Ltd. 《暑假返黎喇》棟篤笑	14/7/2019
91. Hong Kong Design Centre Design Thinking Workshop	19/7/2019
92. Hong Kong Design Centre Designer Sharing	19/7/2019
93. Hong Kong Design Centre The Opening Ceremony of Exhibition "二讀 Reading: Beauty in the Details. Space is not Empty."	19/7/2019
94. Hong Kong Design Centre Sun Tanning Design Workshop	20/7/2019
95. Hong Kong Design Centre Designer Sharing	25/7/2019
96. Kenneth Tang Kwok Kwan Floral Jamming	27/7/2019
97. FoodyFree Athletics Club 市民運動體驗日 (2)	28/7/2019
98. 內功養生文化有限公司 內功養生課程	28/7/2019
99. Flower Music Company Limited 2019 社區文化大使：爵士音樂冇冇怕 - 巡迴音樂會 (for rain plan)	3/8/2019
100. Mary & Mary (Mary 棟篤笑) 兒童都宜棟篤笑	4/8/2019
101. Archkid Studio Limited 兒童建築工作坊 - 迷你社區	4/8/2019
102. Hong Kong Design Centre 設計思維工作坊：壹物佰川 Design Thinking Workshop: Materials Inspired by Nature	10/8/2019