

環境諮詢委員會的信頭

**Letterhead of ADVISORY COUNCIL ON THE ENVIRONMENT**

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Your Ref.: CB1/BC/9/99

14 April 2000

Clerk to Subcommittee  
Bills Committee on Urban Renewal Authority Bill  
3/F, Citibank Tower  
3 Garden Road  
Hong Kong  
(Attn.: Ms. Becky YU)  
(Fax No.: 2877 8024)

Dear Ms. Yu,

**Bills Committee on Urban Renewal Authority Bill  
Meeting on 14 April 2000**

Thank you for your letter of 20 March 2000 inviting representatives of the Advisory Council on the Environment (ACE) to attend the captioned meeting.

I wish to inform you that there will not be any representative of ACE attending the meeting. Minutes of meeting recording ACE's earlier discussion on the subject is enclosed for information.

I apologise for this late reply.

Yours sincerely,

(Mrs. Philomena Leung)  
Secretary,  
Advisory Council on the Environment

**Extract of Confirmed Minutes of the 68<sup>th</sup> Meeting of  
The Advisory Council on the Environment  
Held on 29 November 1999 at 2:30 p.m.**

**Agenda Item 8 : Public Consultation on the Urban Renewal Authority Bill**  
**(ACE Paper 49/99)**

66. The Chairman welcomed DS(URB)/PELB, PAS(UR)/PELB, Atg. AD(UR)/Plan D and AS(UR)/PELB to the meeting. DS(URB)/PELB briefed Members on the proposed new approach to urban renewal. The Chairman commented that the Chairman and Chief Executive of the URA should not be the same person.

67. A Member asked whether the public would be involved in the formulation of urban renewal proposals. DS(URB)/PELB said that there were several channels for the public to participate in the formulation of the urban renewal strategy and programme. Firstly, members of the public would be invited to provide comments in the regular review exercise of the Urban Renewal Strategy Study. Secondly, there would be a public objection period after the future Urban Renewal Authority (URA) had gazetted a proposed re-development project. The URA would take into account all the views of the public and a report would be submitted to SPEL, who would decide whether the project should be approved. If the project involved amendments to the Outline Zoning Plan (OZP), it would be gazetted under the Town Planning Ordinance and public comments could be directed to the Town Planning Board (TPB), who was the authority for approving OZP amendments. In addition to the above, DS(URB)/PELB added that a team of social workers was proposed to be set up in each urban renewal target area in order to provide assistance to the tenants affected by re-development projects. As such, the public should have ample opportunities to participate in the formulation and the implementation of urban renewal programmes.

[Notes : The Chairman had other commitments and left the meeting at this juncture. Prof. Lam Kin-che took over the Chair.]

68. In response to a Member's query, DS(URB)/PELB explained that sustainable development included developing new towns in a sustainable manner which was part of the strategy covered by the SUSDEV 21 study, and regenerating old urban areas which was proposed under the URA Bill. DS(URB)/PELB said that they would also consider environmentally-sustainable factors in the latter task. DS(E)/PELB supplemented that they had furnished the Buildings Department with comments on environmental-friendly building designs, and the revised standards would apply to new buildings in both urban and new town areas, DS(E)/PELB also noted that Transport Department was working on the idea of developing pedestrianisation as a basic element of environmental-friendly new towns and urban renewal projects.

69. A Member asked whether this Council would be consulted on environmental-friendly building designs in future urban renewal proposals.

DS(URB)/PELB undertook that this Council would be consulted on new proposals in the future.

70. A Member expressed concern about possible industrial-residential land interface problem resulting from the use of under-utilised industrial land. Atg. AD(UR)/Plan D said that a comprehensive redevelopment of the under-utilized industrial areas would be undertaken to avoid potential interface problem. In response to that Member's concern about overloading TPB with urban renewal proposals, Atg. AD(UR)/Plan D said that the Board had already been dealing with re-development projects proposed by the Land Development Corporation all these years.

71. The Chairman said that the Council was generally in support of the Bill and hoped that the urban renewal process could be speeded up and community participation be encouraged.

**Planning, Environment and Lands Bureau**

December 1999