

立法會
Legislative Council

LC Paper No. CB(2)404/19-20
(These minutes have been
seen by the Administration)

Ref : CB2/PS/4/16

Panel on Development and Panel on Home Affairs

**Joint Subcommittee to Follow Up Issues Relating to the
Redevelopment, Maintenance and Management of Aged Buildings**

**Minutes of the fourth meeting
held on Tuesday, 26 November 2019, at 10:45 am
in Conference Room 2 of the Legislative Council Complex**

- Members present** : Hon LAU Kwok-fan, MH (Chairman)
Hon KWOK Wai-keung, JP (Deputy Chairman)
Hon Paul TSE Wai-chun, JP
Hon CHAN Han-pan, BBS, JP
Hon Andrew WAN Siu-kin
Hon LAM Cheuk-ting
Hon Wilson OR Chong-shing, MH
Hon Jeremy TAM Man-ho
- Members absent** : Hon Abraham SHEK Lai-him, GBS, JP
Ir Dr Hon LO Wai-kwok, SBS, MH, JP
Hon CHU Hoi-dick
Hon Junius HO Kwan-yiu, JP
Hon CHEUNG Kwok-kwan, JP
Hon Vincent CHENG Wing-shun, MH, JP
- Public Officers attending** : Mr Maurice LOO Kam-wah, JP
Deputy Secretary (Planning and Lands) 2
Development Bureau
- Ms Jenny CHOI Mui-fun
Principal Assistant Secretary (Planning and Lands) 4
Development Bureau

Ir WAI Chi-shing, GBS, JP, FHKEng
Managing Director
Urban Renewal Authority

Mr Michael MA Chiu-tsee
Executive Director (Commercial)
Urban Renewal Authority

Mr Lawrence MAK Chung-kit
General Manager (Planning and Design)
Urban Renewal Authority

Clerk in attendance : Ms Wendy JAN
Chief Council Secretary (2) 4

Staff in attendance : Mr Roger CHUNG
Council Secretary (2) 4

Miss Alison HUI
Legislative Assistant (2) 4

Action

I. Election of Chairman and Deputy Chairman (if required)

Members considered it not necessary to re-elect the Chairman and Deputy Chairman of the Joint Subcommittee in the 2019-2020 session.

II. The District Study for Yau Ma Tei and Mong Kok of the Urban Renewal Authority – Findings of the baseline review
(LC Paper Nos. CB(2)267/19-20(01) to (02))

2. The Joint Subcommittee deliberated (index of proceedings attached at **Annex**).

III. Any other business

3. There being no other business, the meeting ended at 11:44 am.

Council Business Division 2
Legislative Council Secretariat
16 December 2019

**Proceedings of the fourth meeting of the
Joint Subcommittee to Follow Up Issues Relating to the
Redevelopment, Maintenance and Management of Aged Buildings
on Tuesday, 26 November 2019, at 10:45 am
in Conference Room 2 of the Legislative Council Complex**

Time marker	Speaker(s)	Subject(s)	Action required
<i>Agenda item I – Election of Chairman and Deputy Chairman (if required)</i>			
104944-105011	Chairman	Members considered it not necessary to re-elect the Chairman and Deputy Chairman.	
<i>Agenda item II – The District Study for Yau Ma Tei and Mong Kok of the Urban Renewal Authority – Findings of the baseline review</i>			
105012-112346	Chairman Urban Renewal Authority ("URA")	Briefing and powerpoint presentation by URA on the latest progress of the District Study for Yau Ma Tei and Mong Kok ("YMDS") undertaken by URA, as well as the findings of the baseline review of YMDS (LC Paper Nos. CB(2)267/19-20(01) and CB(2)298/19-20(01)).	
112347-112701	Chairman URA	<p>The Chairman's enquiries regarding:</p> <p>(a) whether URA would set aside land for public housing development when planning the redevelopment of Yau Ma Tei and Mong Kok districts ("Yau Mong Districts") under YMDS;</p> <p>(b) whether URA would seek financial support from the Government for redeveloping Yau Mong Districts;</p> <p>(c) whether URA would consult the public and the Legislative Council on the Master Urban Renewal Concept Plan ("MRCP") options under YMDS; and</p> <p>(d) the completion time of YMDS.</p> <p>URA's advice that:</p> <p>(a) public housing units currently only constituted less than 1% of the housing units in the study area of YMDS. URA would take into consideration the development of public housing when investigating the redevelopment of Yau Mong Districts under YMDS. URA needed more time to carry out an in-depth study in this regard;</p> <p>(b) the redevelopment projects in Yau Mong Districts would first be financed through loans and URA's internal resources. URA would seek financial and/or non-financial support from the Government only after other means had been exhausted and when necessary;</p>	

Time marker	Speaker(s)	Subject(s)	Action required
		<p>(c) URA had from time to time consulted Yau Tsim Mong District Council and URA's Yau Tsim Mong District Advisory Committee, and had taken into consideration their views and concerns in the process of conducting YMDS; and</p> <p>(d) it was expected that the three MRCP options would be finalized in early 2020. URA would then liaise with the Government on the mode and timing of public engagement. URA would also explore the implementation of early projects under YMDS.</p>	
112702-113202	Chairman Mr Andrew WAN URA	<p>Mr Andrew WAN's view that YMDS should also cover the development of underground space for the provision of pedestrian and commercial facilities in Yau Mong Districts, with a view to enhancing land use efficiency. His enquiry regarding whether the maximum plot ratio of the redevelopment sites under YMDS would be increased.</p> <p>URA's advice that:</p> <p>(a) in the light of the high development density of the study area, URA had adopted a holistic planning approach from multi-level perspectives in planning urban renewal, with a view to fully utilizing underground and above ground space. However, it would be difficult to develop underground space in old districts due to the high density of underground utilities in these districts. In this connection, URA had adopted a district-based approach in urban renewal in recent years, so that it could carry out large-scale urban restructuring projects and reorganize underground utilities to facilitate underground space development; and</p> <p>(b) maximum plot ratio was determined by law. URA would consider possible measures, such as plot ratio transfer, site amalgamation and restructuring, so as to fully utilize the allowed development potential of the district. Consideration should also be given to the adequacy of infrastructure capacity to cope with the development of Yau Mong Districts when contemplating possible increase in the maximum plot ratio. In this connection, URA would work in the direction of promoting park-and-walk and the use of public transport in Yau Mong Districts.</p>	
113203-113806	Chairman Mr LAM Cheuk-ting URA	<p>Mr LAM Cheuk-ting's views that:</p> <p>(a) URA should endeavour to develop underground space in Yau Mong Districts in order to provide more space and promote walkability. Besides, the use of underground space for commercial purpose would help cover the costs of the redevelopment projects under YMDS;</p> <p>(b) URA should take into consideration the usage of footbridges in planning the redevelopment of Yau Mong</p>	

Time marker	Speaker(s)	Subject(s)	Action required
		<p>Districts, thereby reducing pedestrian congestion on the ground; and</p> <p>(c) a high-level task force comprising representatives from various government departments and URA should be set up to take forward the development of underground space in Yau Mong Districts with a view to strengthening collaboration among government departments and URA.</p> <p>URA's advice that:</p> <p>(a) URA was working in the direction of fully utilizing above ground and underground space in Yau Mong Districts;</p> <p>(b) YMDS would also cover the feasibility of developing underground space in Yau Mong Districts. Further details would be available after the completion of YMDS; and</p> <p>(c) URA had set up a study steering committee comprising representatives from various government bureaux/departments to oversee the process of conducting YMDS.</p>	
113807-114146	Chairman Mr Andrew WAN URA	<p>Mr Andrew WAN's view that URA had made a good choice to study Yau Mong Districts. His concern that the information on underground utilities might not be accurate and complete, thus posing difficulties in developing underground space. His enquiries regarding:</p> <p>(a) whether URA would consider developing underground space at a level beneath underground utilities; and</p> <p>(b) specific details on three-dimensional town planning under YMDS.</p> <p>URA's response that:</p> <p>(a) in view of the congested underground utilities in old districts, large-scale urban restructuring projects could allow URA to reorganize underground utilities to facilitate underground space development;</p> <p>(b) underground space could only be developed at a level beneath the underground MTR network in Yau Mong Districts. Consideration should also be given to fire safety and pedestrian access to underground space in determining the depth of underground space development; and</p> <p>(c) the design of "Development Nodes" under YMDS would be based on the three-dimensional planning concept. Further details would be available at a later stage of YMDS.</p>	

Time marker	Speaker(s)	Subject(s)	Action required
114147- 114428	Chairman Mr LAM Cheuk-ting URA	Mr LAM Cheuk-ting's view that a cycle track should be constructed in Yau Mong Districts for short-distance commuting, with a view to improving the traffic and pedestrian flow in the area. URA's advice that given the high population and development density in Yau Mong Districts, it would be difficult to construct a cycle track in the area and it might not be efficient in terms of land usage compared to other forms of public transport. Nevertheless, URA would examine the feasibility of providing a cycle track for recreational and leisure purposes in the negative development density option under MRCP.	
<i>Agenda item III - Any other business</i>			
114429- 114435	Chairman	Closing remarks	

Council Business Division 2
Legislative Council Secretariat
16 December 2019