

**For discussion
on 26 November 2019**

**PANEL ON DEVELOPMENT AND
PANEL ON HOME AFFAIRS**

**JOINT SUBCOMMITTEE TO FOLLOW UP ISSUES
RELATING TO THE REDEVELOPMENT,
MAINTENANCE AND MANAGEMENT
OF AGED BUILDINGS**

**The District Study for Yau Ma Tei and Mong Kok of
the Urban Renewal Authority - Findings of the baseline review**

PURPOSE

This paper is to report on the latest progress of the District Study for Yau Ma Tei and Mong Kok (“the Study”) undertaken by the Urban Renewal Authority (URA), as well as the findings of the baseline review of the Study.

BACKGROUND AND SCOPE OF THE STUDY

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 immense 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 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 recommend practical and feasible modus operandi in urban renewal which may be adopted in other districts. The Study will also examine the effectiveness of various measures under the Urban Renewal Strategy promulgated in 2011.

3. The 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 mechanisms and development measures; and the third part is the formulation of the Master Urban Renewal Concept Plan (“MRCP”) which contains various options.

BASELINE REVIEW FINDINGS

4. URA has completed the first and second parts of the Yau Mong District Study. The baseline review indicates that of the 3,000 or so existing buildings within the Study area (**Annex 1**), over 90% are aged over 30 years. Of these, more than 40% are dilapidated or “Three-Nil Buildings”¹ and the median building age is more than 50 years. Having taken into account the pace of redevelopment of existing old buildings in the Study area, it is projected that the production of new residential unit lags far behind the mass aging of existing building blocks.

5. The current residual floor area of the districts within the Study area under the permissible planning parameter limit of the Outline Zoning Plan (OZP) is only about 10% (about 800,000 m² of Gross Floor Area) which scatters among numerous small sites of existing old residential buildings (more than half are less than 200 m² in site area). Since the increase in floor area would be very limited upon redevelopment of these sites, it would be difficult to rely on the current mechanisms (see **Annex 2**) to carry out site assembly and undertake district renewal effectively.

6. Moreover, the population and density within the Study area are the highest amongst the 18 districts, whilst roads occupy more than 40% of the land area causing traffic congestion and illegal parking problems in the old districts lack of car parks. The traffic network within the districts is busy, with seven of the 37 major road junctions within the Study area being overloaded at present. If the permitted density under the OZP is reached, there will be 14 more major road junctions exceeding their traffic capacity. Busy roads criss-crossing the area also brings about noise and pollution problems and there is an obvious shortfall of public open space compared to the current planning standards. The Study hence suggests improving the situation through measures such as site amalgamation, utilization of

¹ “Three-Nil Buildings” refer to buildings which do not have owners’ corporations or any form of residents’ organisations, or do not engage property management companies in managing their buildings.

underground spaces for sizable car parks and improvement of walkability, as well as providing more public open space.

7. The Study team has also conducted a baseline review on the policy and legal framework and implementation mechanisms, which encompassed the existing planning, building and land aspects (including the maximum limits allowed for plot ratio and gross floor area etc.), as well as requirements and relevant procedures for land resumption and roadworks gazettal, etc.

THE WORK AHEAD

8. Based on the findings of the baseline review, and taking into account the condition of existing buildings, pace of urban decay in Yau Mong Districts, development density and transport and infrastructure capacities, URA will develop three development density options of "+", "-" and "0" which will form the basis to formulate three MRCs based on different maximum permitted Gross Floor Area (GFA) (i.e. the third part of the Study).

9. The "+" option adopts the current population of 213,000 of Yau Mong Districts as the basis for planning to maximize the development potential of the district within the limits of infrastructure and environmental capacity, with provision of more community space. The "-" option is to maintain the existing total GFA in the districts whilst reducing the population by about 30% with provision of more open space. The "0" option is to adopt the total GFA as permitted under the current OZP for restructuring, with the population reduced by about 15%. URA, in light of the different characteristics of the three options, would propose corresponding policy frameworks, implementation mechanisms and the necessary financial arrangement. Possible implementation measures under consideration include the offer of planning incentives such as the Transfer of Development Rights and amalgamation of sites. As these new concepts straddle different aspects under existing laws, URA needs more time to carry out an in-depth study.

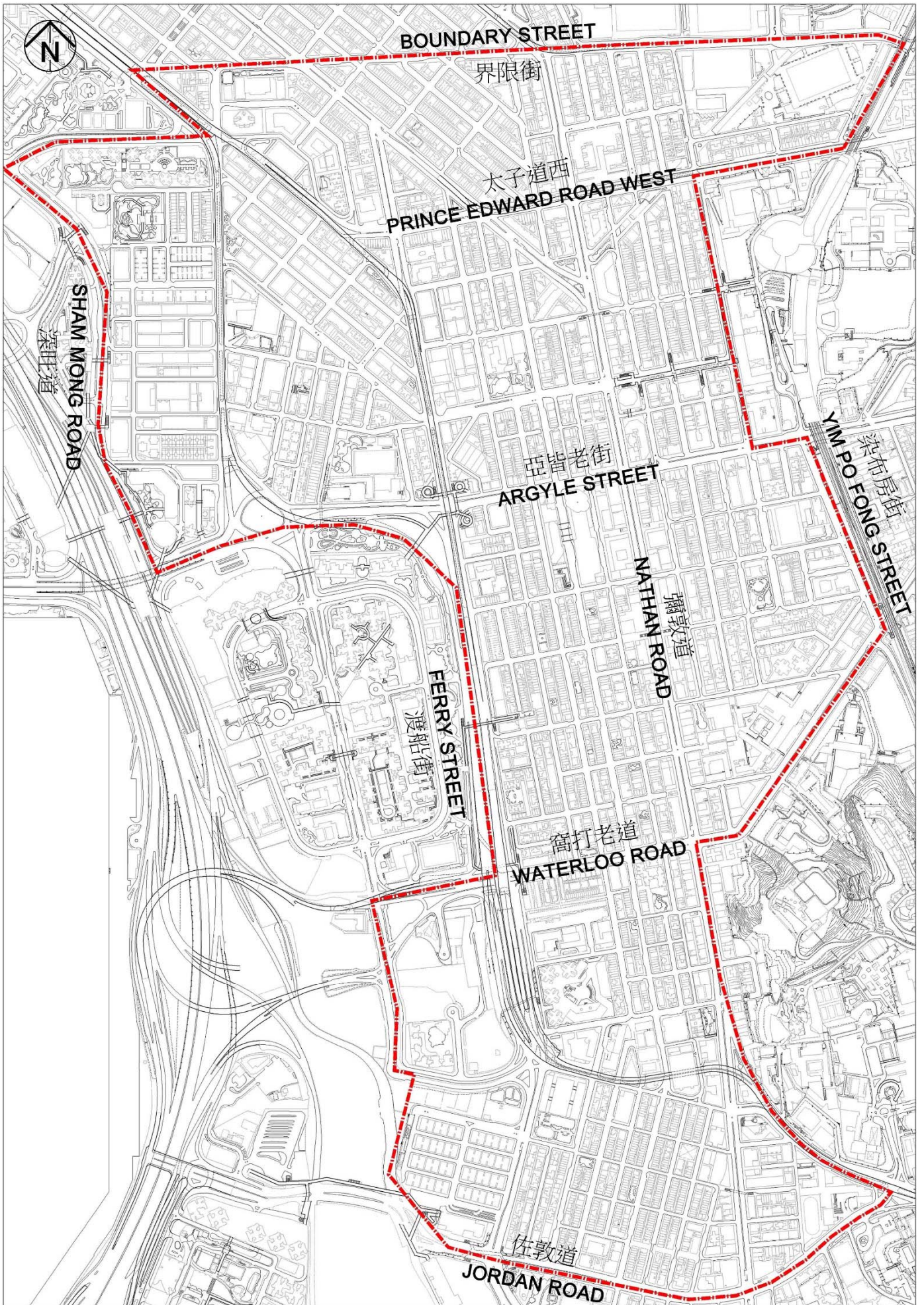
10. URA will identify several potential areas for urban renewal under the MRCs. URA will also look for locations with local and special characteristics to be established as "Development Nodes" for further study in the MRCs. As the Study progresses, URA will identify projects within the Development Nodes to integrate the 5R renewal strategy (i.e.

Redevelopment, Rehabilitation and Retrofitting, Preservation and Revitalisation) for formulating MRCP options.

PUBLIC CONSULTATION

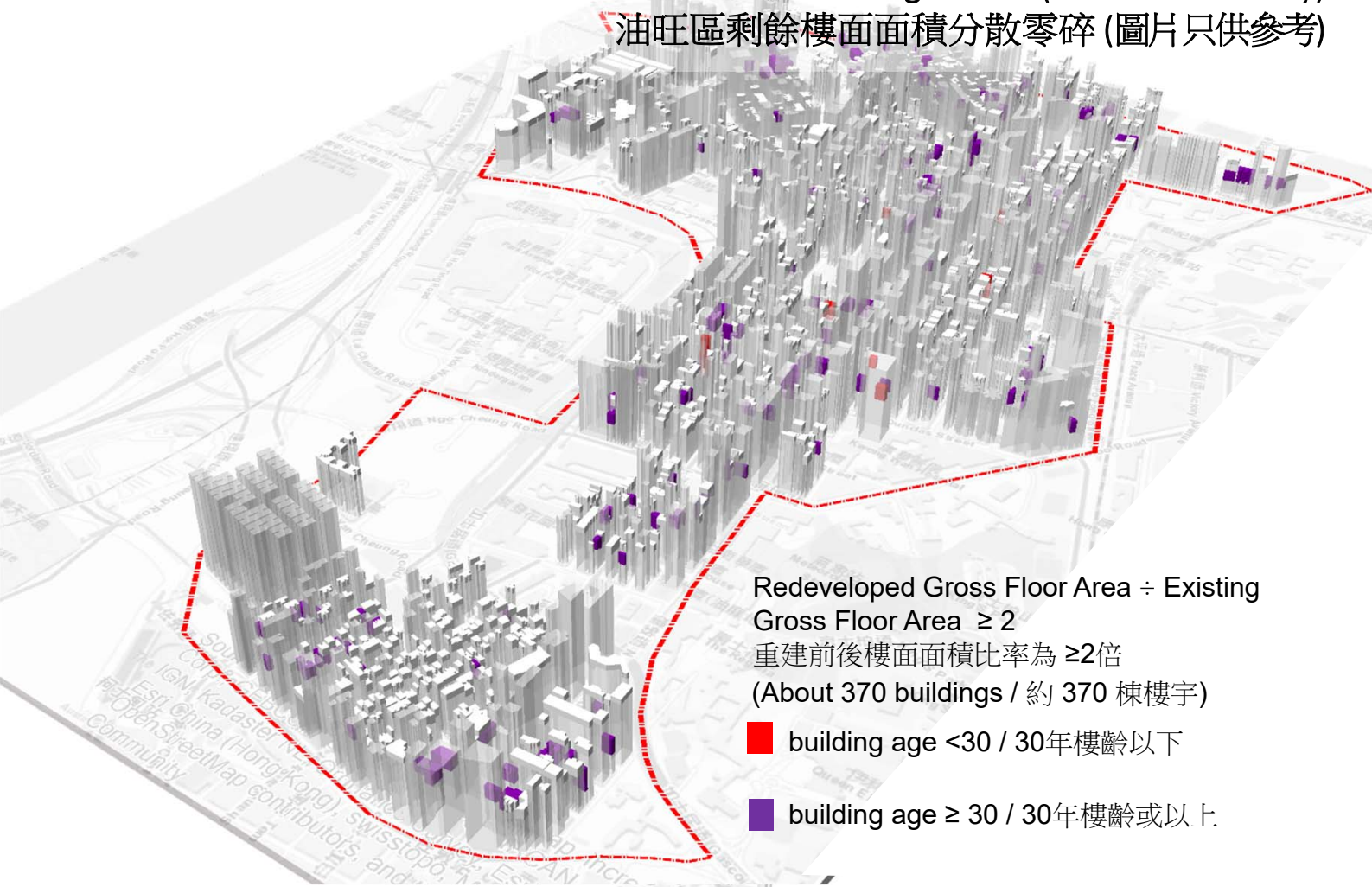
11. Upon finalisation of the three options under the MRCP and the proposals on corresponding policies and implementation mechanisms, the URA expects to submit the results of the Study to the Development Bureau (DEVB) in early 2020, and will, in conjunction with DEVB, consider the mode of public consultation in order to gauge public views on the proposals and policy options arising from the Study.

Urban Renewal Authority
November 2019



Piecemeal and scattered residual PR in Yau Mong District (For reference only)

油旺區剩餘樓面面積分散零碎 (圖片只供參考)



Site area distribution 地盤面積分佈：

55% < 200m² 平方米

45% 200-400m² 平方米

