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Panel on Development and Panel on Home Affairs

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

**Background brief prepared by the Legislative Council Secretariat for
the meeting on 26 November 2019**

**The District Study for Yau Ma Tei and Mong Kok
conducted by the Urban Renewal Authority**

Purpose

This paper gives a brief account of past discussions of the Panel on Development on the District Study for Yau Ma Tei and Mong Kok ("YMDS") conducted by the Urban Renewal Authority ("URA").

Background

2. According to the Administration, URA commenced YMDS in May 2017 to explore ways of enhancing the efficiency of existing land use and the redevelopment potential in Yau Ma Tei and Mong Kok districts. The findings will also serve as the basis for URA to identify more effective and efficient ways for urban renewal as well as practical and feasible ideas and modus operandi for adoption in the work strategy of urban renewal in future. The efficacy of various initiatives under the 2011 Urban Renewal Strategy will also be examined in the context of the study.

3. URA is taking forward YMDS in a progressive manner, and has completed the baseline review of the physical attributes of the study area. Based on the findings on the scale of urban decay, development density,

transport and infrastructure capacity, and environmental issues of the study area, URA will identify opportunities and constraints to address the key issues and problem areas. In addition, a selection framework for identification of "Potential Urban Renewal Opportunity Areas" will be developed. Selected opportunity areas will be consolidated into options of "Master Renewal Concept Plans" ("MRCP") in subsequent stages, after which public engagement will be carried out to solicit views on the options. URA has also been reviewing the existing institutional framework and implementation mechanisms, and will incorporate the proposed implementation strategies into the MRCP options for testing. YMDS is expected to be completed in early 2020.

Deliberations by members since 2017-2018 session

Merits of the District Study for Yau Ma Tei and Mong Kok

4. Some members urged the Administration to clearly articulate the merits of YMDS, including how the new district-based approach being studied could expedite the urban renewal process and bring benefits to the residents of the old districts.

5. The Administration advised that YMDS would form the basis of urban renewal works in Yau Ma Tei and Mong Kok districts, enabling URA to coordinate future urban renewal efforts in the two districts in a comprehensive and effective manner. URA might consider extending any new policies and practical and feasible modus operandi to other districts. If the recommendations in YMDS were implemented based on a comprehensive planning-led and district-based urban renewal approach, it was expected that more public and open space could be provided to the residents and the public, the living environment could be improved, and long-standing problems in the urban areas, such as traffic congestion could be resolved. In addition, YMDS would introduce the application of "smart city" elements and further take forward "place making" concepts, which would inject new life in areas where urban renewal took place, and bring greater benefits to the residents and the community and highlight the identity of the district.

Public engagement exercises of the District Study for Yau Ma Tei and Mong Kok

6. Some members enquired whether URA had consulted the District Council ("DC") and stakeholders in the process of conducting YMDS, and about the details of the public consultation exercises on the MRCP options.

7. The Administration advised that URA updated Yau Tsim Mong DC at its meeting on 24 January 2019 on the findings of the baseline review on the physical attributes of the study area. URA had also reported the progress of YMDS at three meetings of its Yau Tsim Mong District Advisory Committee, which comprised DC members, academia and leaders of local community organizations. URA would continue to report such progress to the relevant DC, stakeholders and government departments in a timely manner. After completion of the study and the formulation of the MRCP options, URA would consider the mode of public engagement exercises for gauging public views.

Rehousing arrangements for urban renewal projects

8. Noting that there would be a number of large-scale urban renewal projects in Yau Ma Tei and Mong Kok districts and some other old districts, members expressed concern as to whether there would be sufficient rehousing units provided for the affected tenants. They suggested that URA should collaborate with Hong Kong Housing Society ("HKHS") in implementing redevelopment projects to provide rehousing units to resettle the affected tenants in the current locality. The Administration advised that the role of various urban renewal agents, the compensation, decanting and rehousing policies/arrangements would be examined under YMDS. In addition, URA and HKHS had entered into a long-term strategic partnership in the rehousing arrangements for urban renewal projects.

9. Given that URA would formulate MRCP on the basis of the positive (increasing the development density), negative (decreasing the development density) and zero (maintaining the development density) scenarios, members expressed concern that in the zero and negative scenarios, some residents might be required to move out of their own districts due to a lack of space for rehousing them in Yau Ma Tei and Mong Kok.

10. The Administration advised that after completing YMDS, URA would advise and make recommendations to the Administration about the scenario(s) to be adopted in launching the urban renewal projects in the two districts. Given the scarcity of land resources, it was very likely for URA to adopt the positive scenario in the first stage of the urban renewal projects to fully utilize the development potential of the land plots.

11. In response to members' enquiry about the inter-relationship between the urban renewal at Yau Ma Tei and Mong Kok and the implementation of the Lantau Tomorrow Vision, the Administration advised that the Lantau Tomorrow Vision offered an opportunity for providing housing units for rehousing those affected households in urban renewal projects, including those in Yau Ma Tei and Mong Kok, and hence facilitating urban renewal.

Relevant papers

12. A list of relevant papers on the Legislative Council website is in the **Appendix**.

Council Business Division 2
Legislative Council Secretariat
20 November 2019

**Relevant papers on
the District Study for Yau Ma Tei and Mong Kok
conducted by the Urban Renewal Authority**

Meeting	Date of meeting	Paper/Minutes of meeting
Panel on Development	31 October 2017 (Item II)	Agenda Minutes LC Paper No. CB(1)304/17-18(01) LC Paper No. CB(1)306/17-18(01)
	26 June 2018 (Item III)	Agenda Minutes LC Paper No. CB(1)1329/17-18(01)
Finance Committee	11 April 2019	Administration's replies to members' written questions in examining the Estimates of Expenditure 2019-2020 (Pages 34-36, 51-52, 160-161, 710-711, 728-729 and 759-760)
Legislative Council	29 May 2019	Official Record of Proceedings (Pages 86-90)
Panel on Development	25 June 2019 (Item III)	Agenda Minutes LC Paper No. CB(1)1317/18-19(01)
		LC Paper No. CB(1)1352/18-19(01)