

CONTROLLING OFFICER'S REPLY

DEVB(PL)154

(Question Serial No. 3312)

Head: (118) Planning Department

Subhead (No. & title): (-) Not Specified

Programme: (2) District Planning

Controlling Officer: Director of Planning (Tom YIP)

Director of Bureau: Secretary for Development

Question:

The Development Bureau has been facilitating Hong Kong's continual development through promotion of urban renewal. The Government has indicated that in the face of the problem of ageing building stock, one of the future development directions is to conduct a study on the designation of "White Zone" along the principle of sustainable development without compromising the building safety standards, so as to allow more flexibility of land use. In this regard, what are the relevant details of the study? When is the study expected to be completed? What are the manpower and expenditure involved?

Asked by: Hon NG Wing-ka, Jimmy (LegCo internal reference no.: 247)

Reply:

The Planning Department (PlanD) has been proactively assisting the Development Bureau (DEVB) and the Urban Renewal Authority (URA) in promoting urban renewal. The URA is conducting planning studies for Tsuen Wan and Sham Shui Po to holistically review the existing land use and potential in the two districts, formulate renewal and restructuring plans for old districts and explore new planning tools such as more flexibility in land use to encourage private participation in the redevelopment of old and dilapidated buildings. The URA will submit renewal master plans in the second half of 2025.

In addition, the DEVB has embarked on a study to explore feasible measures and mechanisms for using newly developed land to create more favourable conditions for future URA and private redevelopment projects in old districts. Among other things, the DEVB will consider allocating land in new development areas (NDAs) for the construction of rehousing estates to provide decanting space for redevelopment of old districts. The DEVB will also study the feasibility of cross-district transfer of plot ratios, with the objective of transferring the residual plot ratios of redevelopment projects in old districts for use in NDAs. The DEVB's target is to formulate preliminary proposals in the first half of 2025. The PlanD will, having regard to the recommendations of the above studies, examine what facilitating measures can be adopted in the planning system accordingly.

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