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行政總監

報告

Managing Director's Statement

過去一年，香港的社會及政治氣候急劇遽變，是市區重建局（市建局）最具挑戰性的一年。然而，際此困難時刻，我們仍然竭盡所能，在市區更新工作各範疇中，取得豐碩成果。我們在二零零六/零七年度的工作進度已經在業務回顧及重建概覽中詳細闡釋，涵蓋4R策略內重建發展、樓宇復修、文物保育及舊區活化的各項工作。因此，本人不擬在此重覆有關資料，謹藉此機會與大家分享期間市建局面對的幾項主要問題，以及已發生的重大事件。

隨著社會整體環境的不斷轉變，我們的工作亦**按著實際環境需要，作出適當的調校**。眾多例子中，包括就個別項目的規劃大綱，諮詢有關區議會；為個別項目進行空氣流通評估及降低噪音程度，以符合現時的需求；降低樓宇高度和發展密度；提供更多優質的休憩空間和綠化環境等。

二零零六年五月立法會動議辯論市區更新策略和本局的工作，引發起更多有關香港市區更新路向的討論。而社會亦愈來愈關注文物保育和保存集體回憶，二零零六年底發生的天星事件更突顯這個新趨勢。立法會就文物保育政策進行了動議辯論，政府亦於二零零七年初就此課題，進行公眾諮詢。此外，本港的政治氣候不斷變化，為數甚多的利益和關注團體相繼冒起，他們就多項議題，極力爭取社會的認同。在二零零七年三月行政長官選舉期間，各方所提出的種種議題，也在社會上引起廣泛討論。上述的社會及政治氣氛對本局的工作，影響深遠。

年內，我們主要集中處理卑利街/嘉咸街、衙前圍村、洗衣街及觀塘市中心這四個前土地發展公司（土發）遺留下來的**重建發展**項目。由於每一個項目都有其獨特之處，我們需要採取度身定造的方式，配合由下而上的廣泛諮詢，徵詢各有關持份者的意見，及與相關的政府部門及機構，保持緊密溝通。我們亦因而調校工作策略、時間表和資源分配，以實際行動回應日益高漲的社會期望。

雖然年內我們分別在卑利街/嘉咸街、衙前圍村和洗衣街這三個項目投入大量的準備工作，但由於社會情況的改變，令到我們無法如期在二零零六/零七年度開展這三個項目。我們需要較原先估計更充裕的時間，以便處理個別項目的獨特問題，如規劃設計、保育理念及發展主題等，好讓這三個項目在開展時，可以順利推行。

行政總監報告 **Managing Director's Statement**

During 2006/07, URA has made solid progress in all areas of our urban renewal work in what has proved to be a most challenging year of rapid changes in the political and social aspirations of the community. Detailed accounts of our work during 2006/07 are given in the Operating Review and Redevelopment Highlights, which cover all four facets of our holistic 4Rs urban renewal strategy comprising Redevelopment, Rehabilitation, pReservation and Revitalization. I will not, therefore repeat them here. Instead, I would like to highlight a few of the broader issues which we have faced and some of the key events which have occurred.

As the year progressed, the URA has had to **adapt to meet changes in the overall environment** in which we work. Examples include the introduction of the formal requirement to consult District Councils on Planning Briefs (PB), the new administrative requirement to carry out air ventilation assessments, the need to mitigate noise to a greater extent than hitherto required, the trends towards lowering building heights and building densities along with aspirations for greater provision of open space, increased concern in the community about heritage preservation and “collective memories” and the launch by the Government of a public consultation exercise on the same subject. Our work has also attracted much greater public attention as a result of the Legislative Council motion debate, in May 2006, on the work of the URA and the Urban Renewal Strategy (URS).

URA has also been affected by the community's rapidly changing political scene and many of the issues caught up in the campaigning leading up to the Hong Kong Special Administrative Region Chief Executive election on 25 March 2007, as well as the emergence of increasing numbers of sophisticated and vocal concern and interest groups demanding that their views be heard and fully taken into account. A key example is the increased concern, which arose rapidly in the community after being triggered by the Star Ferry incident in late 2006, about heritage preservation and “collective memories”. This resulted in a Legislative Council motion debate on heritage policy and the launch by the Government of a public consultation exercise on the same subject in early 2007.

Generally, this year has been dominated by the need to progress as far as possible the four remaining ex-LDC **Redevelopment** projects, namely Peel Street/Graham Street, Nga Tsin Wai Village, Sai Yee Street and Kwun Tong Town Centre. Each of these four projects have their own unique character and, therefore, require especially tailored approaches together with very extensive “bottom-up” consultation approach with relevant stakeholders and liaison with the relevant Government Departments and regulatory bodies. Moreover, the URA has had to adapt its originally intended approaches,