



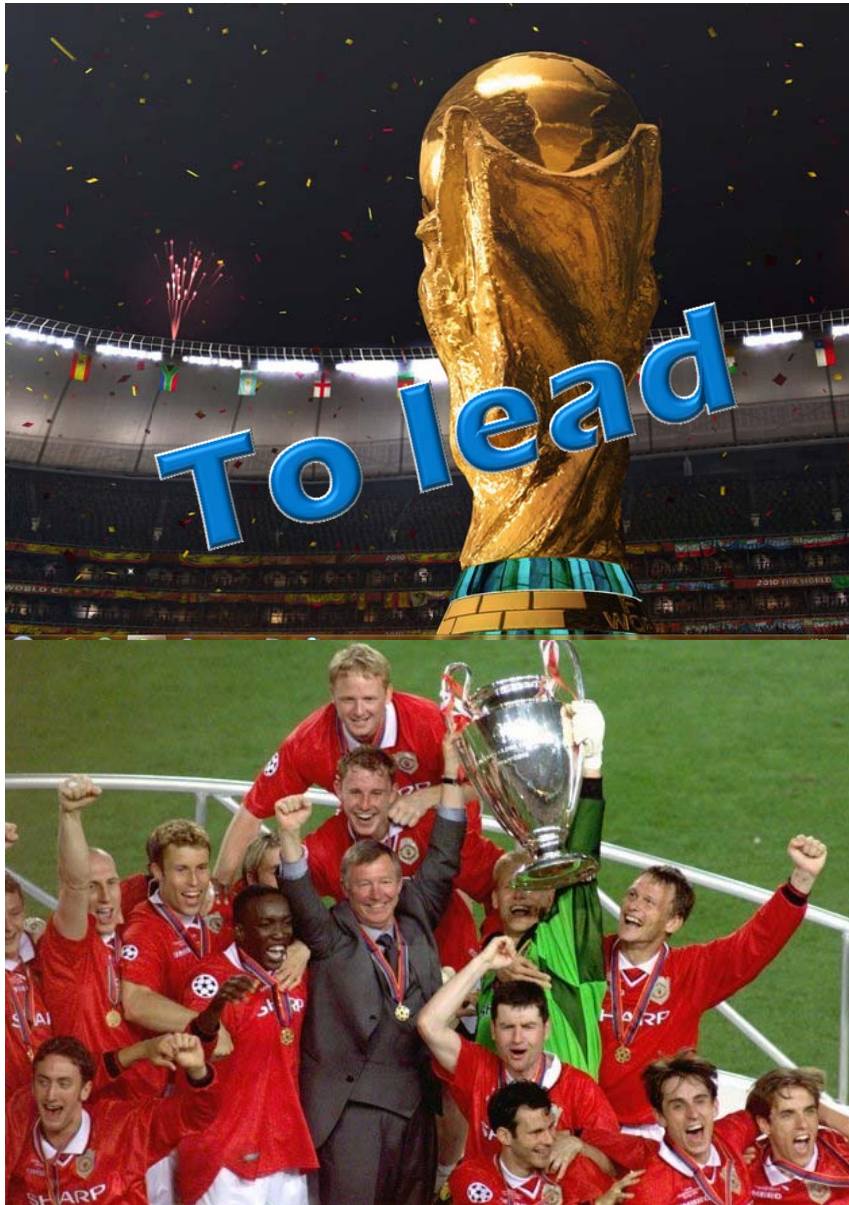
Land Supply – To meet or to lead

Seminar on Engineering Hong Kong Land Supply – Past, Present, Future

**Engineering Forum
13 June 2014**

**Ir WAI Chi Sing, JP
Permanent Secretary for Development (Works)**

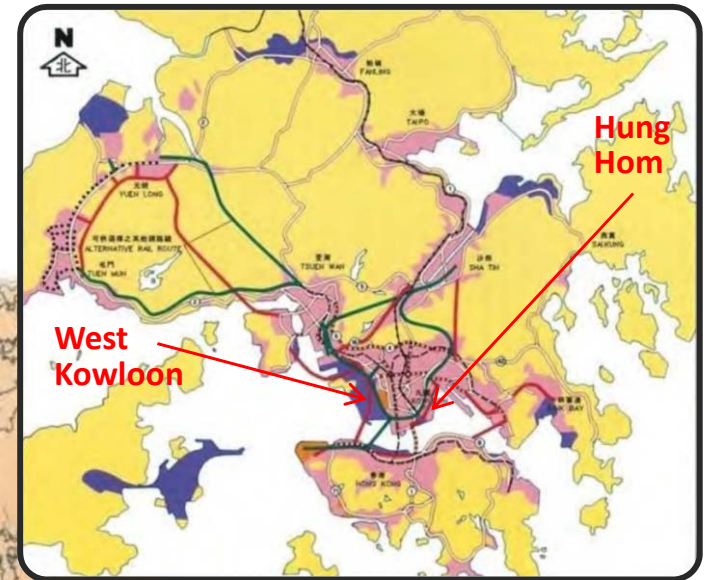
A good coach – Right Vision and Strategy



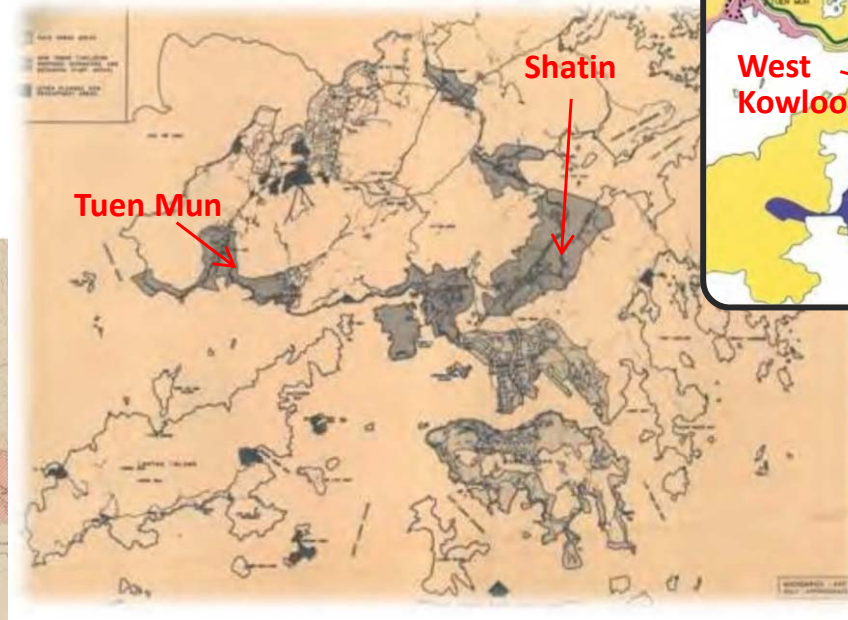
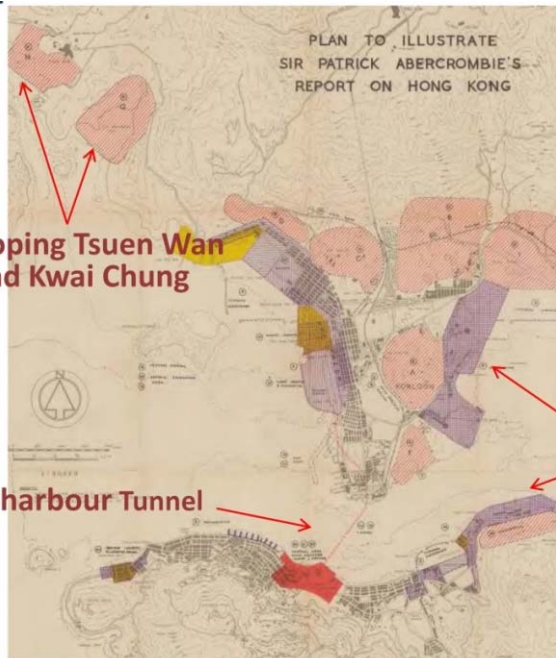
Vision-Led Approach in the Past

Territory Development Strategy (1984)

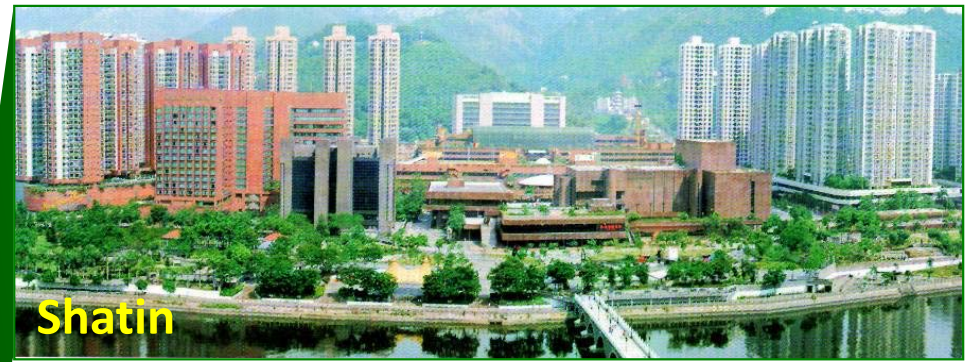
Hong Kong Outline Plan (1979)



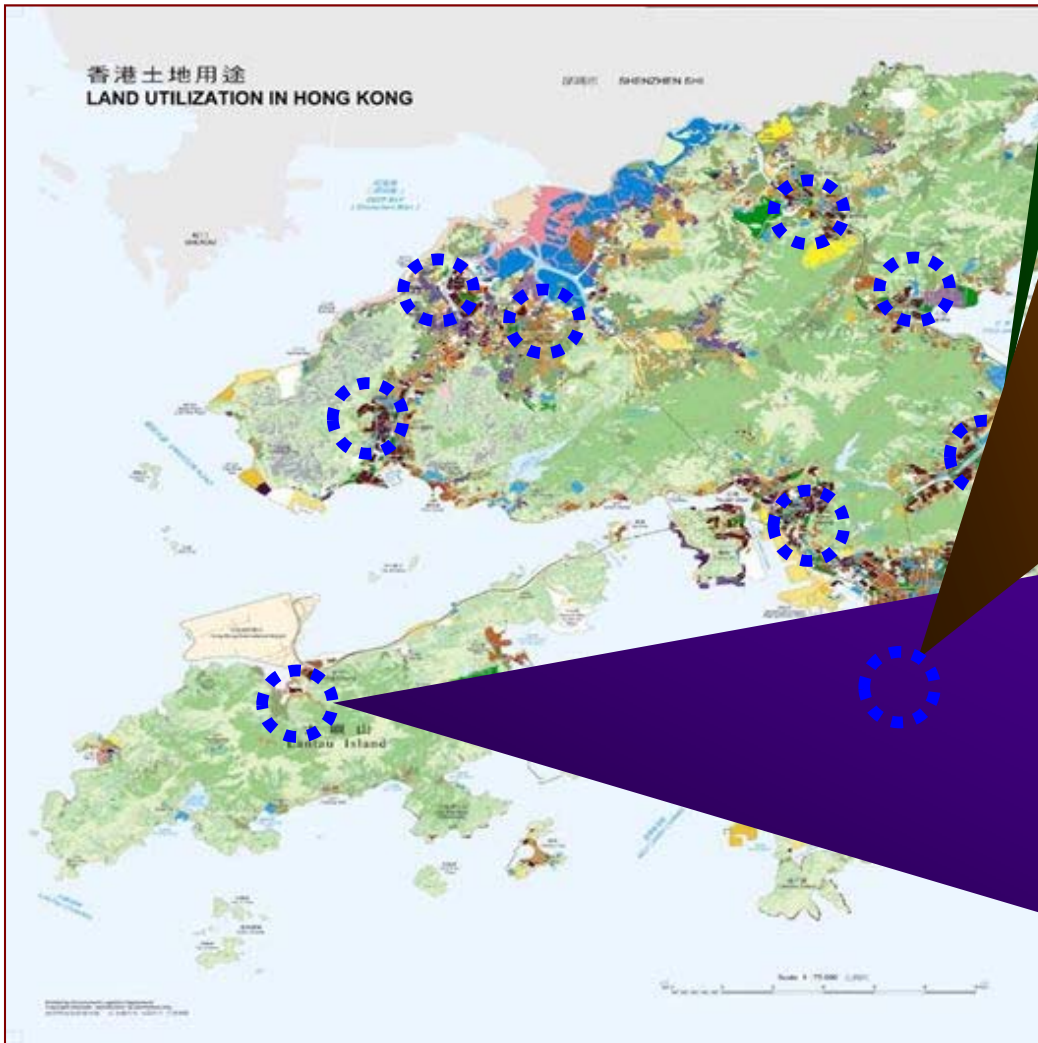
Abercrombie Plan (1948)



New Towns & CBD



Shatin



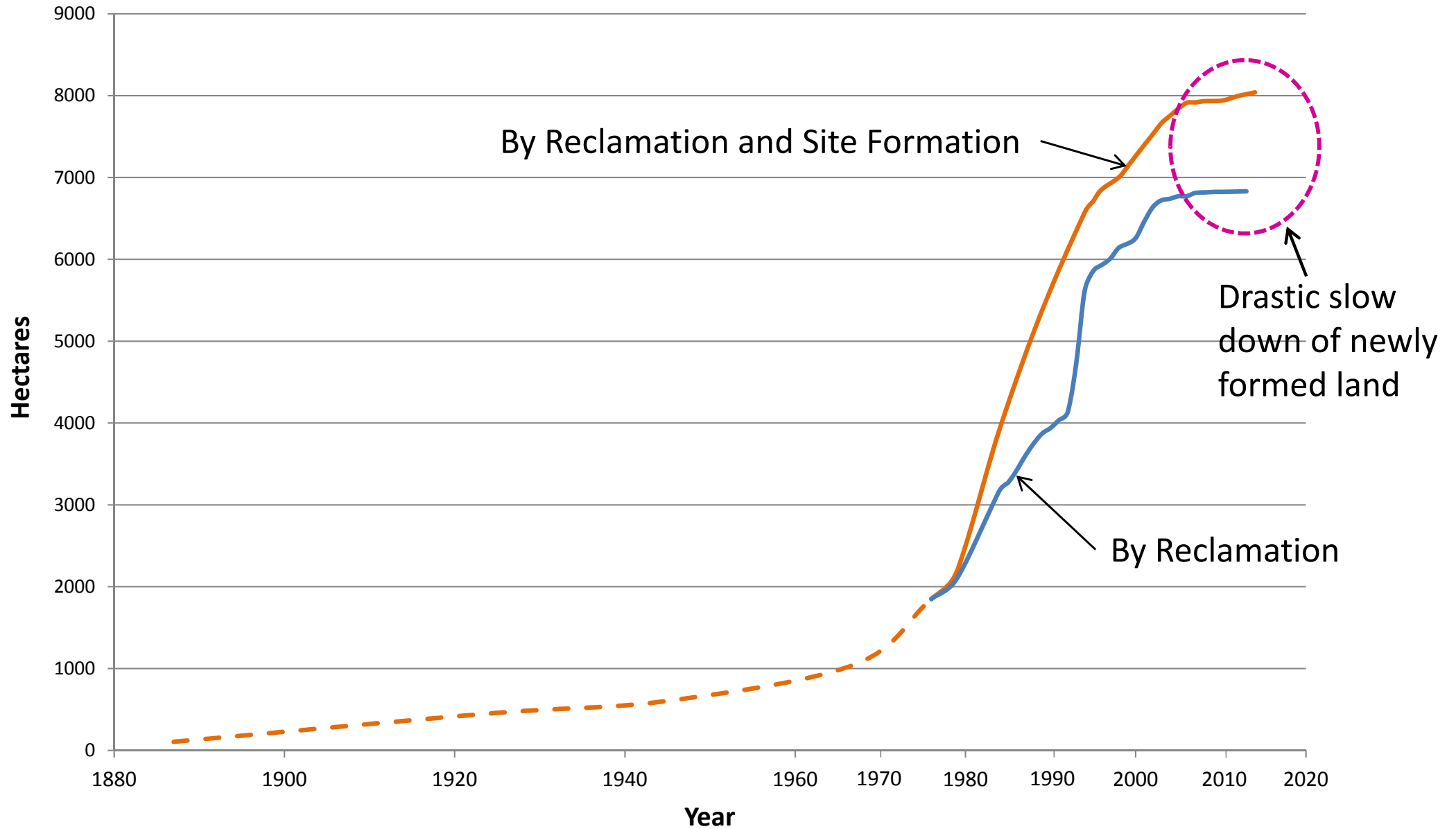
CBD

<http://www.upperhouse.com/tc/Inside-and-Out/In-the-Area/Central.aspx>



Tung Chung

Land Formed by Reclamation and Site Formation

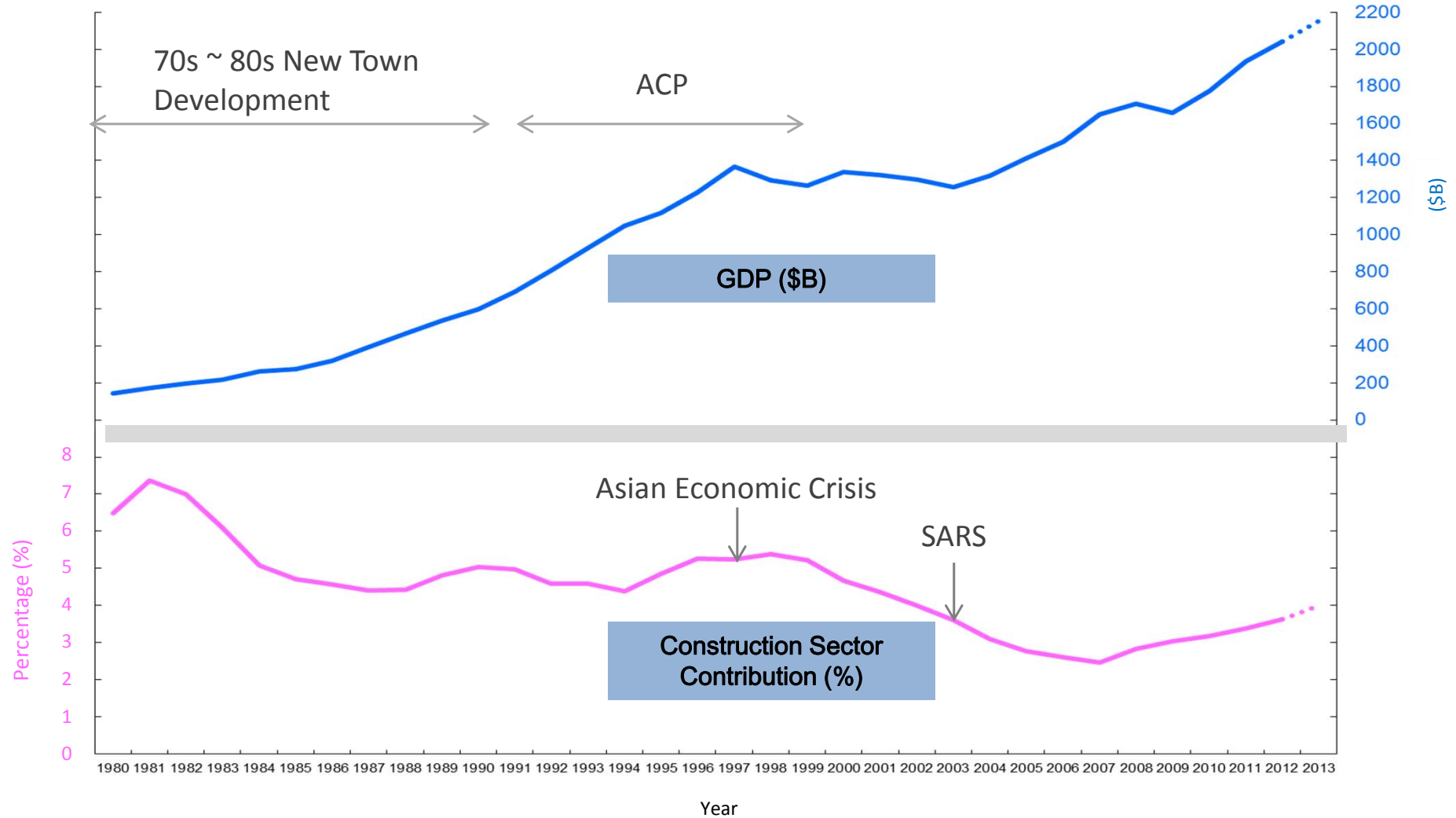


Diverse Views on Development Projects

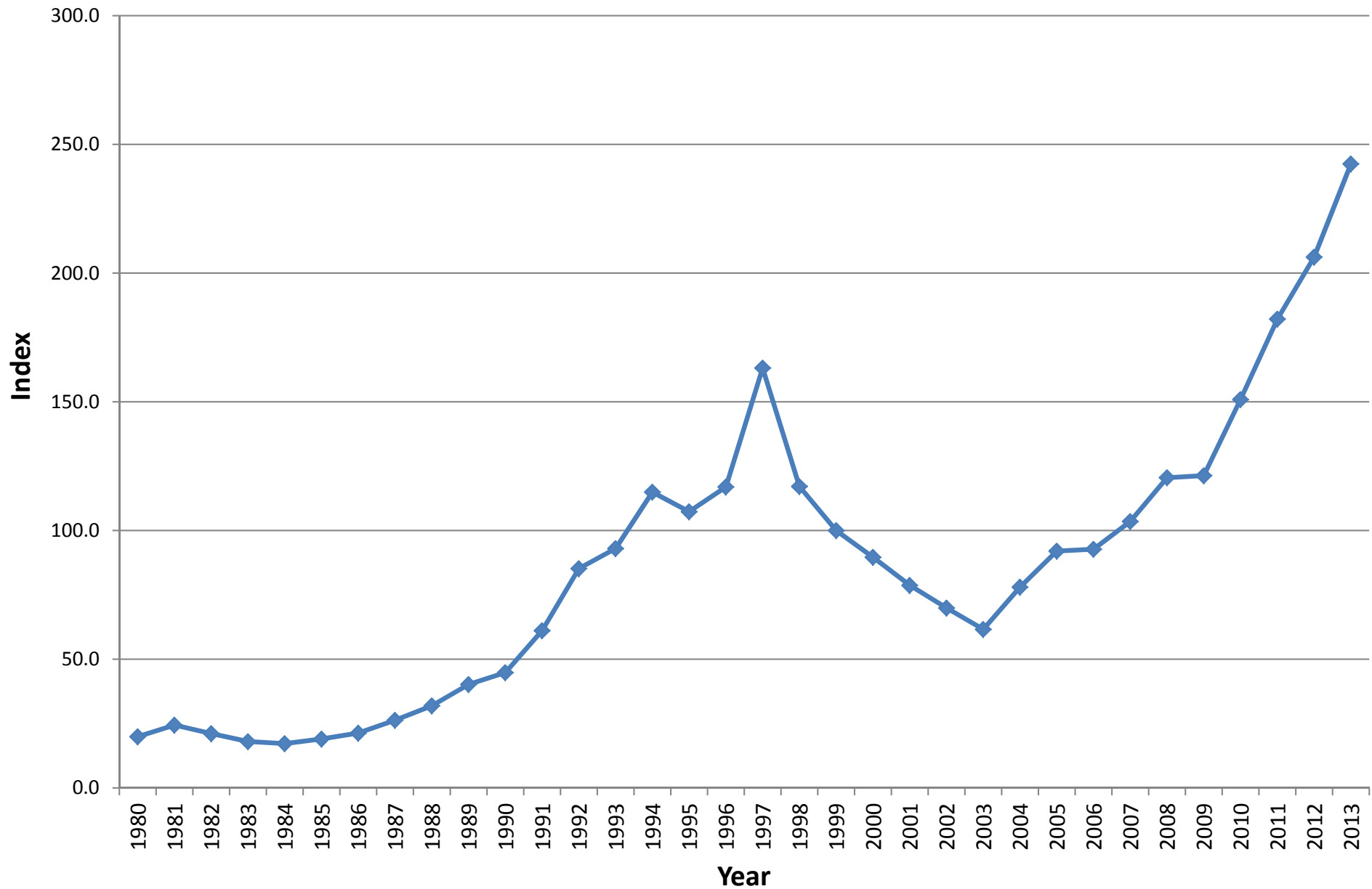


Hong Kong Infrastructure Investment

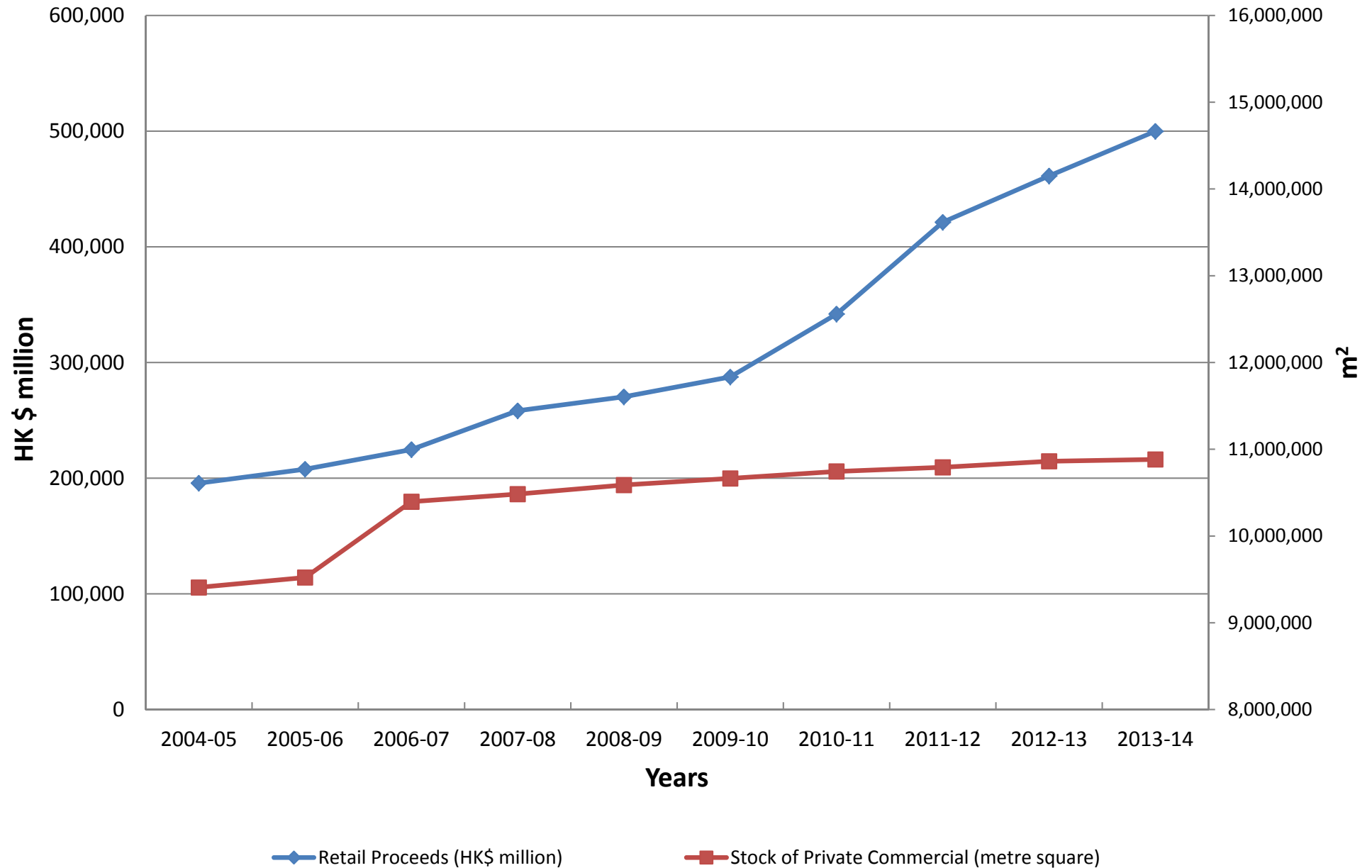
Construction Sector's Contribution to GDP



Price Indices for Hong Kong Property Market (Domestic)



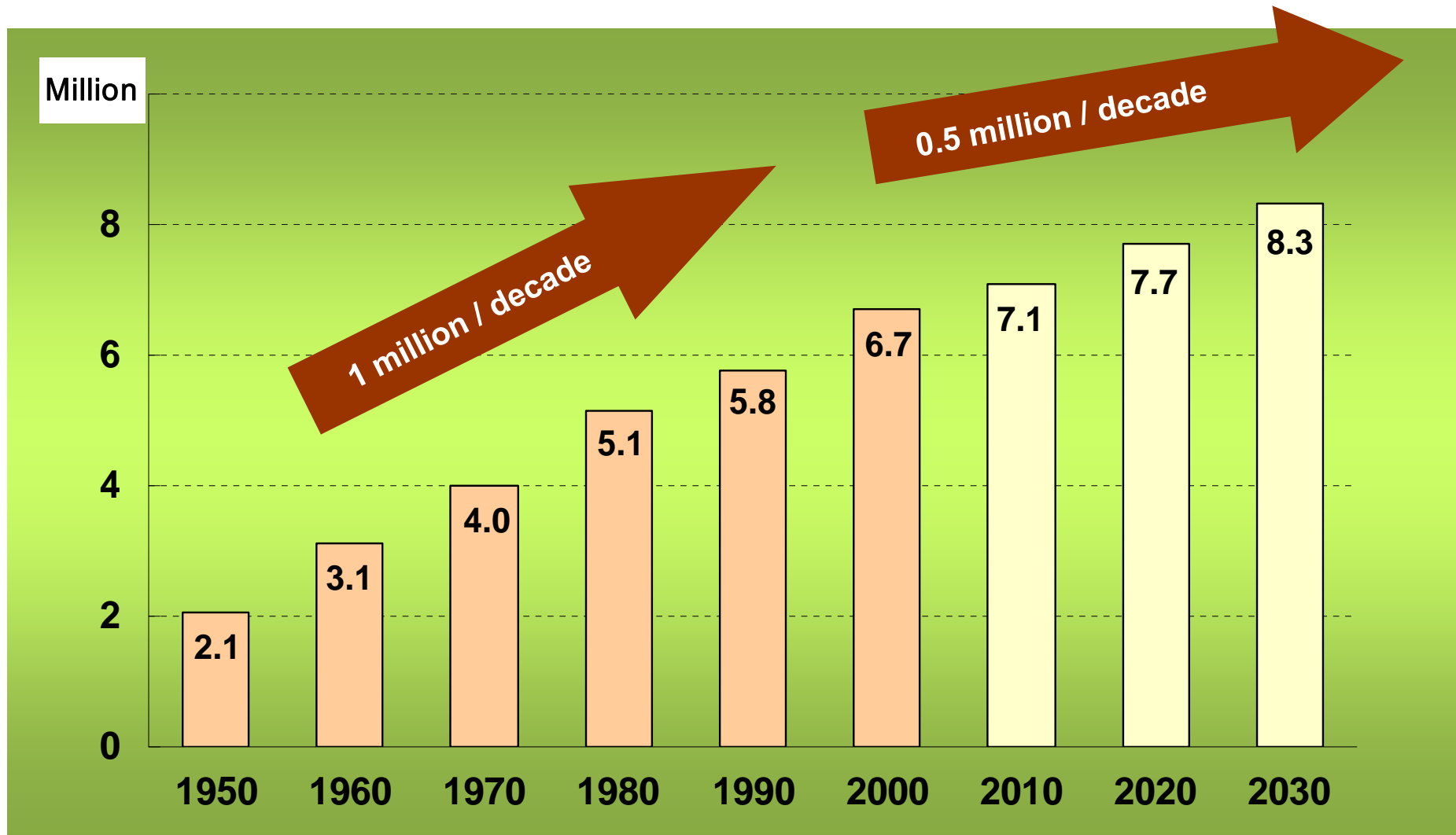
Trend of Retail Proceeds and Floor Areas of Private Commercial



Overcrowded Shopping Areas and MTR



Hong Kong Population on Rising Trend



Establish Land Reserve in three forms



Land is formed first.

- To develop readily when needs arise
- Short-term needs in 3 to 4 years



Potential sites are identified with the necessary studies and design work completed.

- Works to commence when needs arise
- Medium-term needs in 6 to 7 years

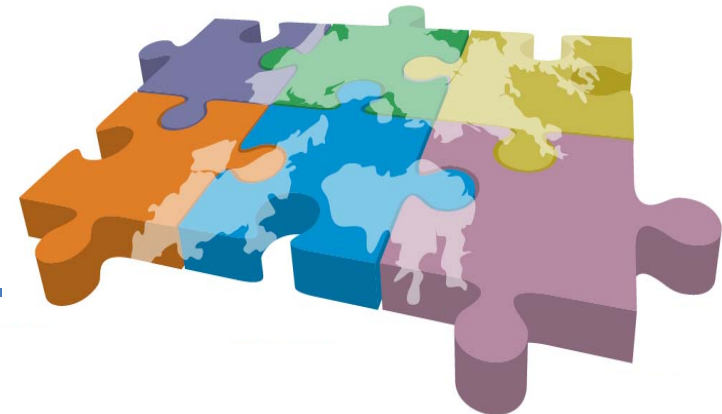


Potential sites that fulfill site selection criteria are reserved.

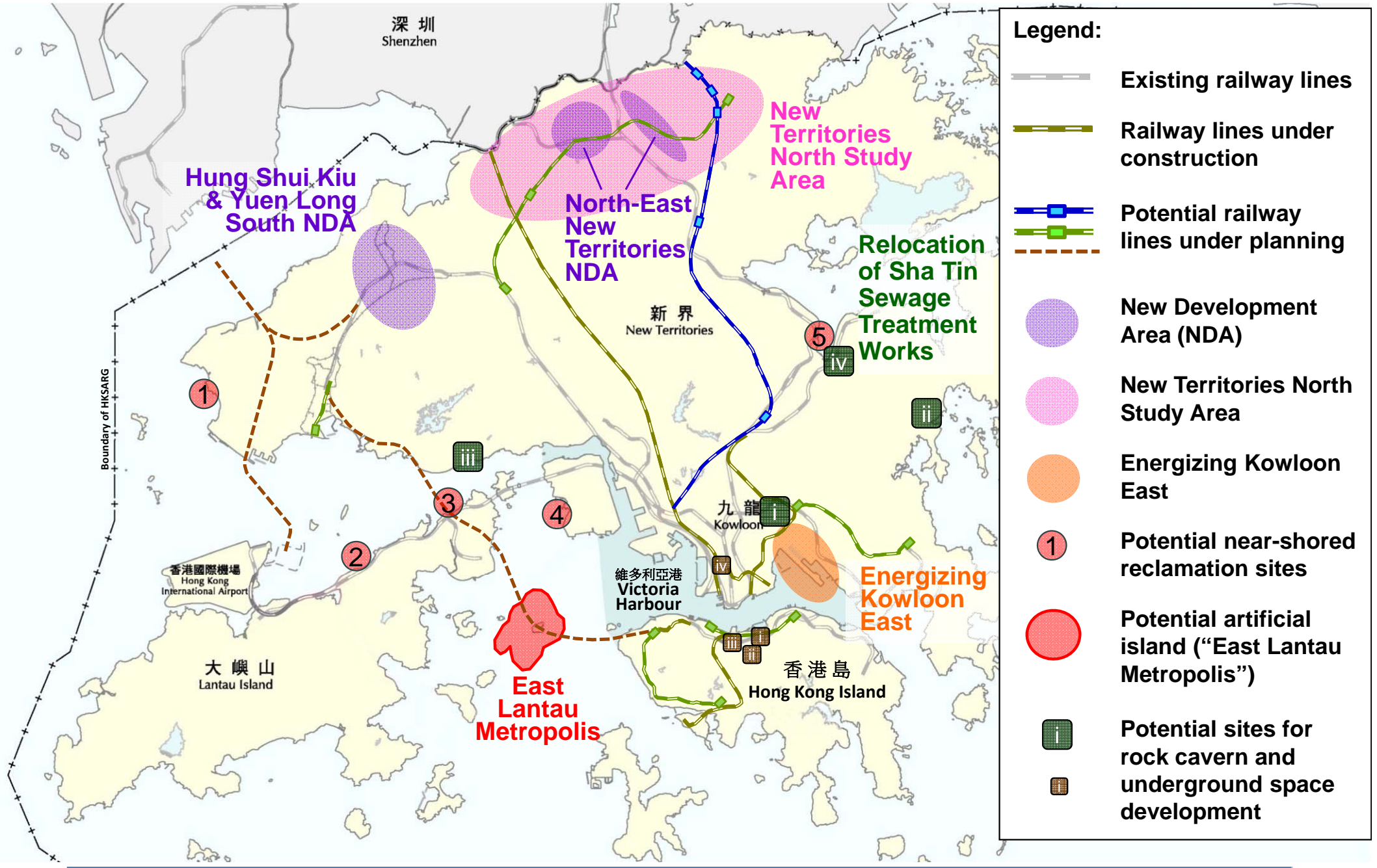
- Studies to commence when needs arise
- Long-term needs in 9 to 10 years

Enhancing Land Supply Strategy: Multi-pronged Approach

1. Land use review
2. New Development Areas
3. Urban renewal / re-development
4. Reclamation outside the Victoria Harbour
5. Rock cavern and underground development
6. Increasing development densities



Some Strategic Development Plans: "Solution Space"



2011 Population and Employment Ratio

NWNT	Population	Employment
P:E Ratio	4.3:1	

NENT	Population	Employment
P:E Ratio	3.3:1	

Metro	Population	Employment
P:E Ratio	1.5:1	

SENT	Population	Employment
P:E Ratio	4.6:1	

SWNT	Population	Employment
P:E Ratio	1.6:1	

Average P:E Ratio

2011: **2 : 1**

Post 2036 Population and Employment Ratio

NWNT	Population	Employment
P:E Ratio	3.9:1 (4.3:1 in 2011)	

NENT	Population	Employment
P:E Ratio	3.6:1 (3.3:1 in 2011)	



Metro	Population	Employment
P:E Ratio	1.7:1 (1.5:1 in 2011)	

SENT	Population	Employment
P:E Ratio	5:1 (4.6:1 in 2011)	

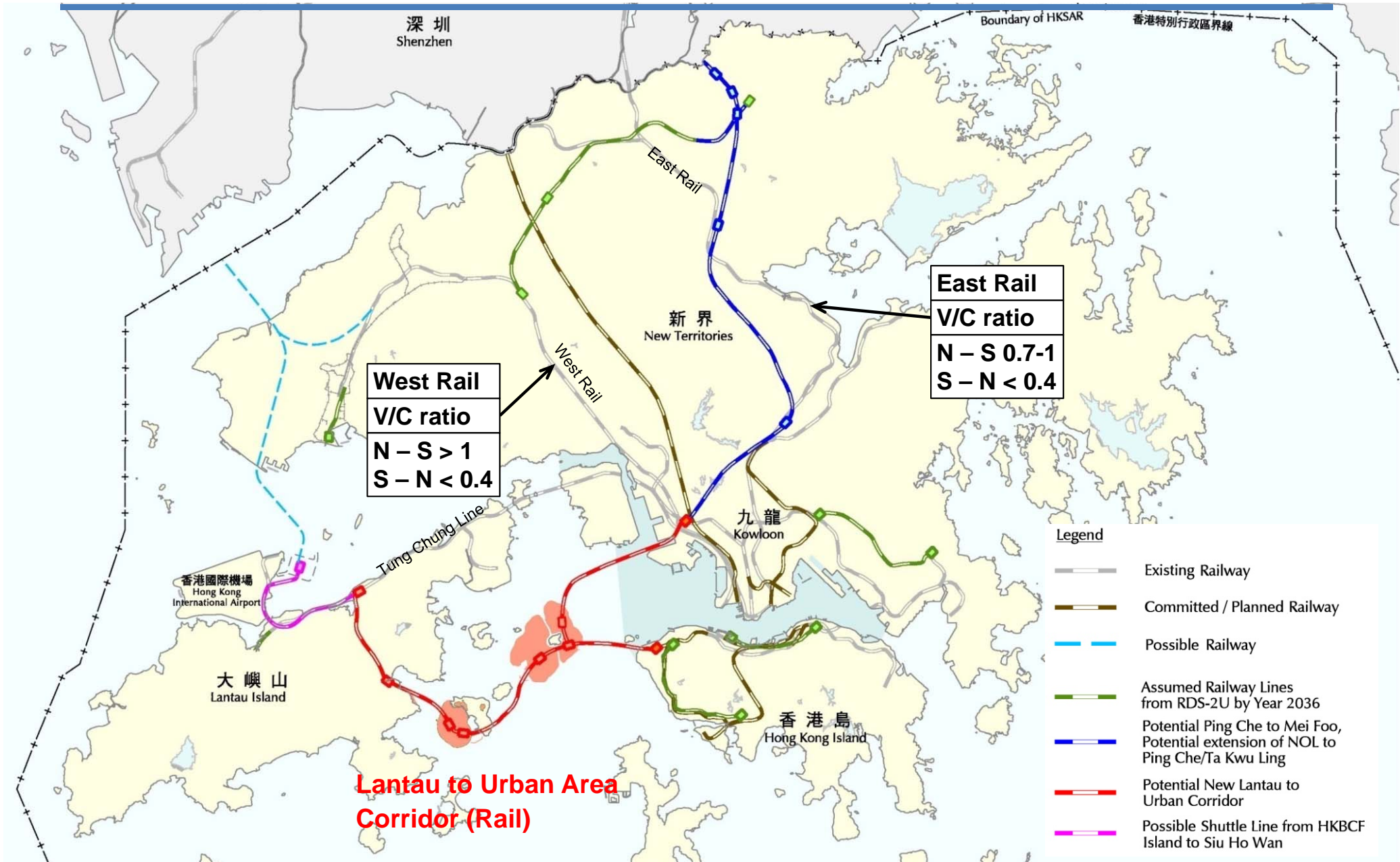
SWNT	Population	Employment
P:E Ratio	2.2:1 (1.6:1 in 2011)	

Average P:E Ratio
 2011 2:1
 Post 2036 : **2.3:1**

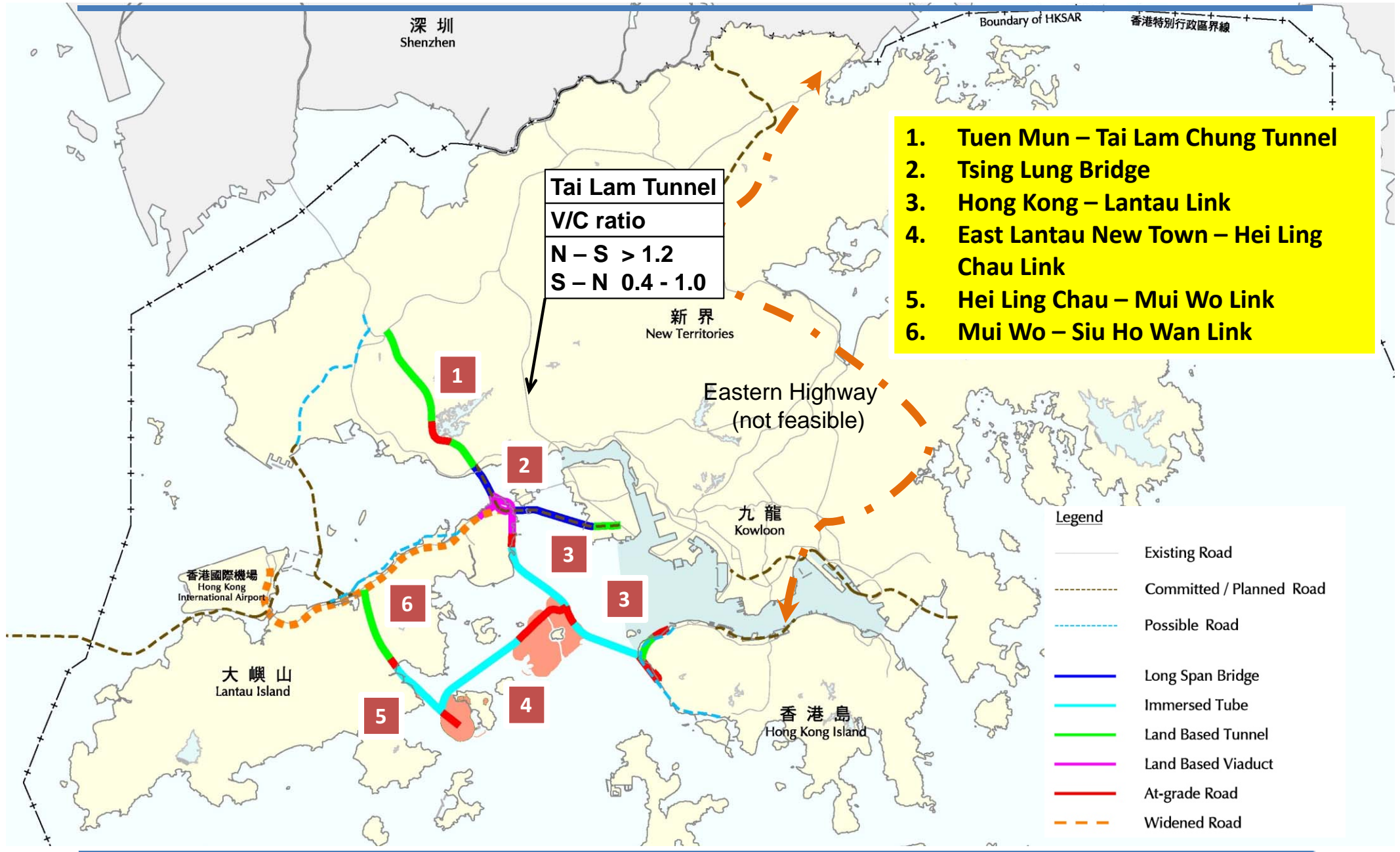
Morning Peak Traffic Pattern



Conceptual Railway Network



Conceptual Road Network



1. Tuen Mun – Tai Lam Chung Tunnel
2. Tsing Lung Bridge
3. Hong Kong – Lantau Link
4. East Lantau New Town – Hei Ling Chau Link
5. Hei Ling Chau – Mui Wo Link
6. Mui Wo – Siu Ho Wan Link

Tai Lam Tunnel
V/C ratio
N – S > 1.2
S – N 0.4 - 1.0

Eastern Highway
(not feasible)

- Legend**
- Existing Road
 - Committed / Planned Road
 - Possible Road
 - Long Span Bridge
 - Immersed Tube
 - Land Based Tunnel
 - Land Based Viaduct
 - At-grade Road
 - Widened Road

Intelligent City:

A Sustainable and Liveable Model for Hong Kong

High Density

Walkable

Low Carbon

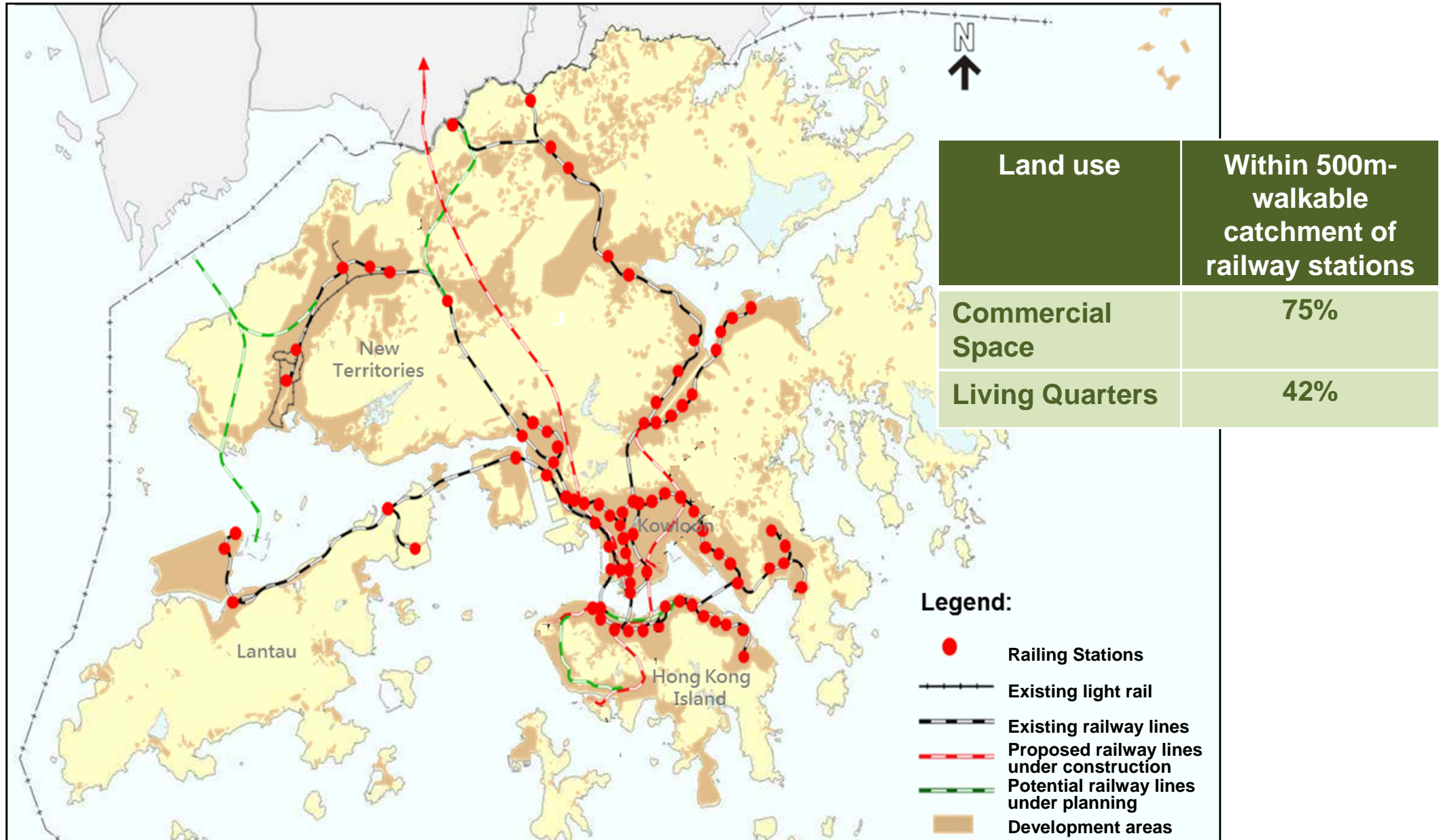
Smart



Engineering Hong Kong Land Supply

High Density

Rail-based development model: High efficiency



High Density & Walkable

Mixed land uses: **Balanced population distribution /
employment opportunities**

**Horizontal Integration
connected with Pedestrian Friendly Environment**



Low Carbon

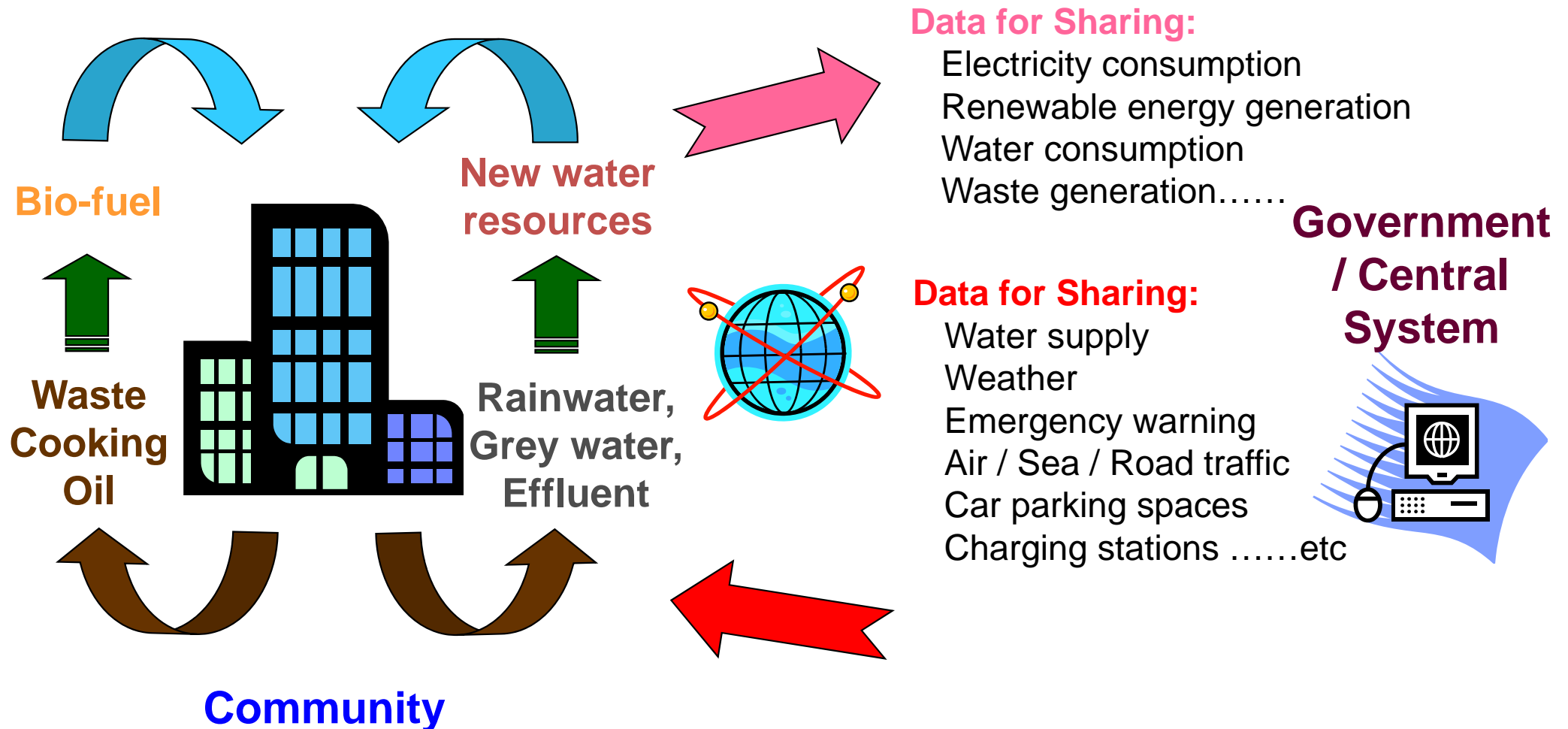
Carbon emission: A further planning parameter
Green spaces



Smart

Innovative applications:

- Closed-loop “wastes-to-resources” systems
- IT platforms for Data sharing - facilitate city management, optimize efficiency & provide high quality public services



Intelligent City:

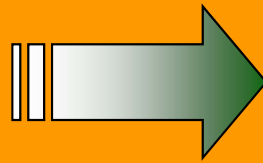
A Sustainable and Liveable Model for Hong Kong

High Density

Walkable

Low carbon

Smart



Less commuting demands

Less carbon emission

More efficient

More environmentally friendly

More pleasant

More affordable

More sustainable

Do More with Less

Engineering Hong Kong Land Supply



Engineer people's mind-set



Consensus



Helen Keller

“The only thing worse than being blind is having sight but no **vision**”

