



HKIE Engineering Forum Seminar 2014

PLANNING FOR LAND SUPPLY: DOING MORE WITH LESS



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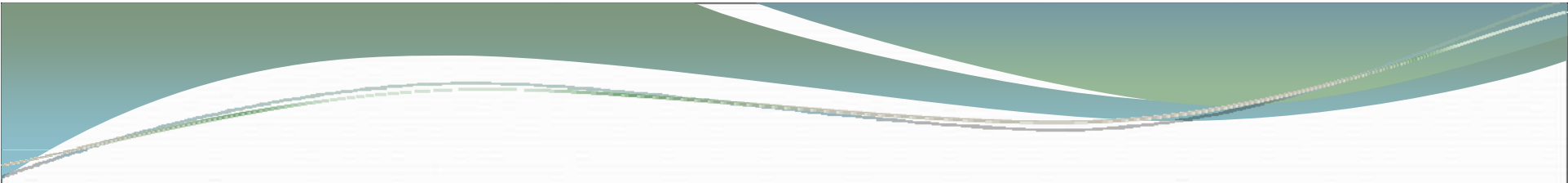
2. Where Do We Stand?

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1 INTRODUCTION



“Engineering” Land Supply

- **“Engineering” is a term derived from Latin word “ingenium” which means “cleverness”**
- **Its dictionary meaning is “to design or build something using scientific principles”**
- **Can we truly “engineer” land supply scientifically?**

Land supply is on the top priority of the Government agenda



Address by the Chief Executive
The Honourable CY Leung

at the Legislative Council meeting
on 15 January 2014

The Hong Kong Special Administrative Region
of the People's Republic of China



“It is a difficult challenge for the Government and the community to find adequate land This will involve making choices and accepting trade-offs.”

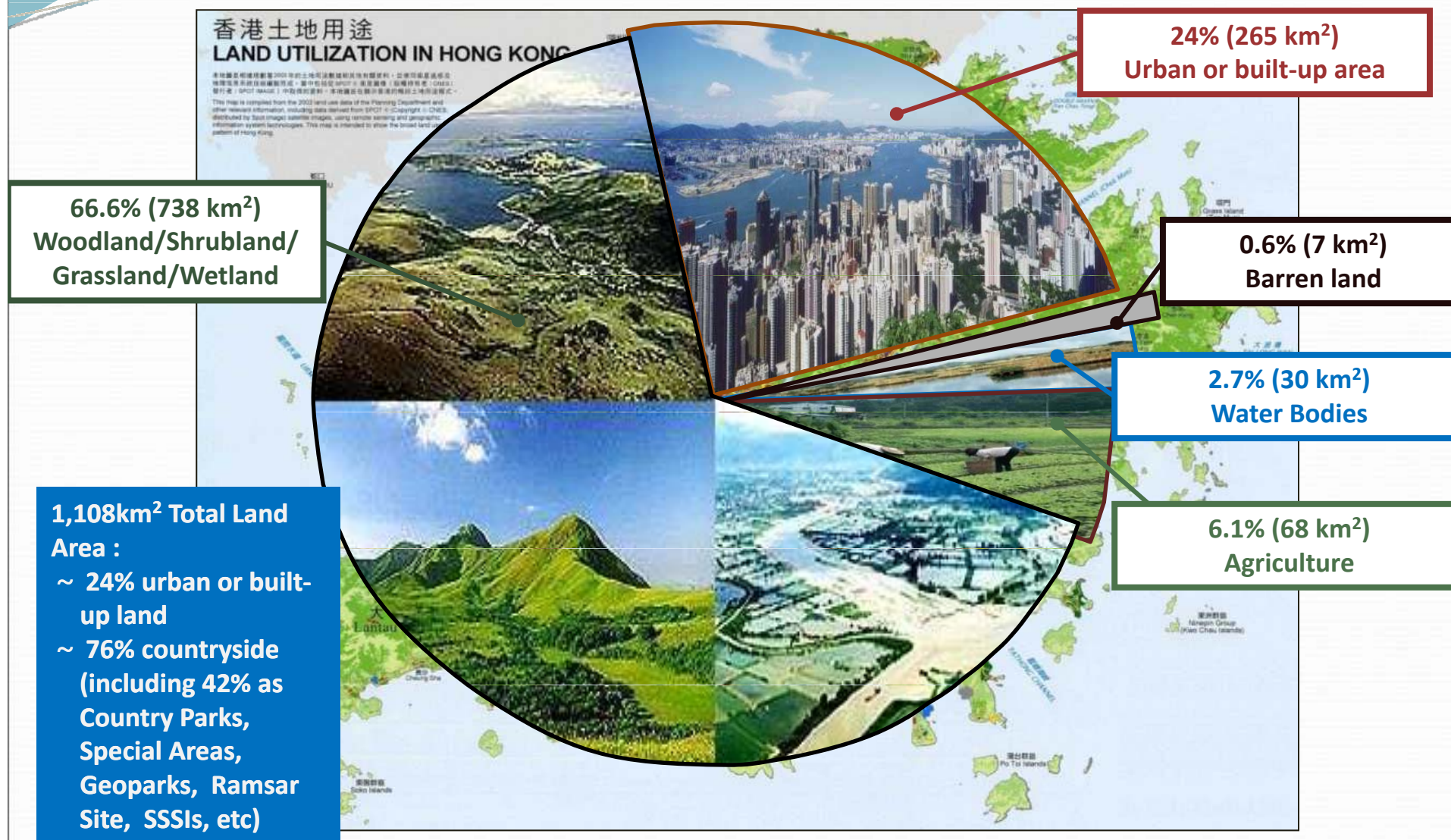
Government Policy on Land Supply

To increase land supply to meet the social and economic development needs of Hong Kong, the Government has continued to step up efforts to boost land supply in the short, medium and long terms.



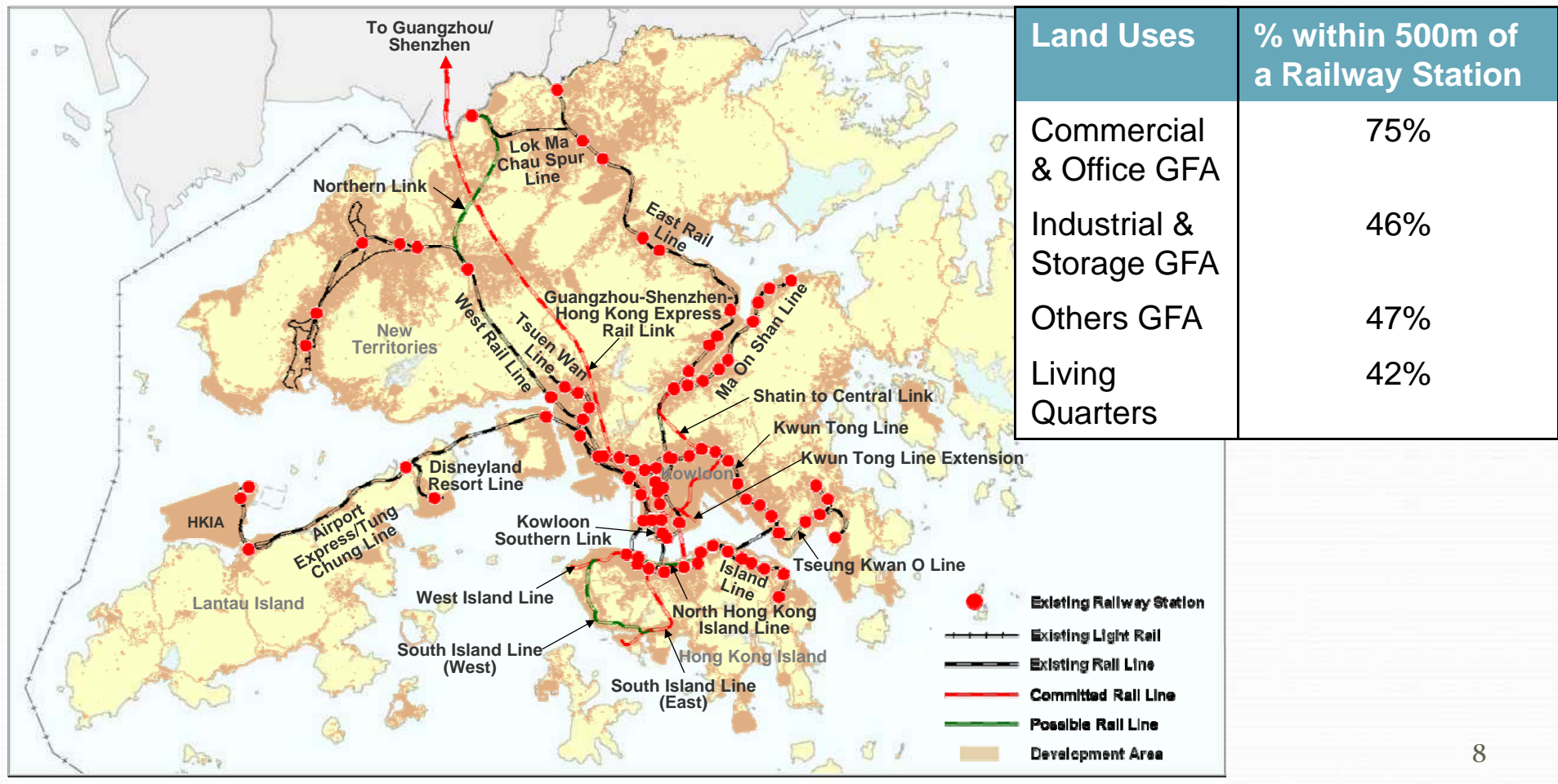
2 WHERE DO WE STAND?

Efficient Land Utilisation



Compact Urban Form

- Achieved through integrated land use-transport-environmental planning
- Railway as the backbone of public transport network
- High-density and mixed uses above and around railway stations
- Efficiency, vibrancy and lower carbon footprint



Balance of Development and Conservation

A city of diversity and vibrancy

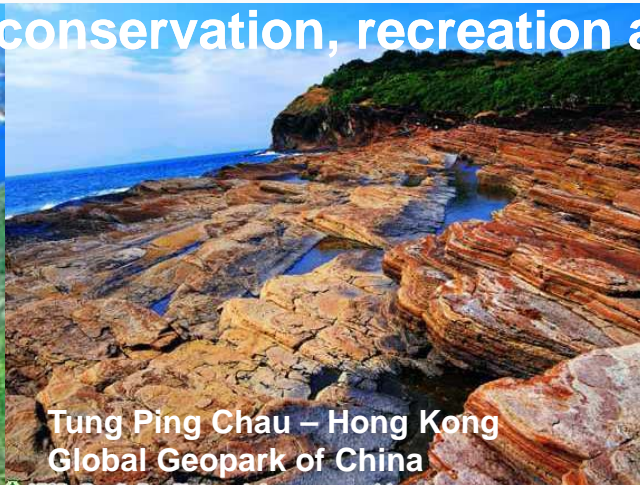


Compact Urban Fabric

Countryside for nature conservation, recreation and education



Sai Kung East Country Park



Tung Ping Chau – Hong Kong
Global Geopark of China



Mai Po Ramsar Site - Wetland of
International Importance

Our Major Challenge: Sustainable Land Supply



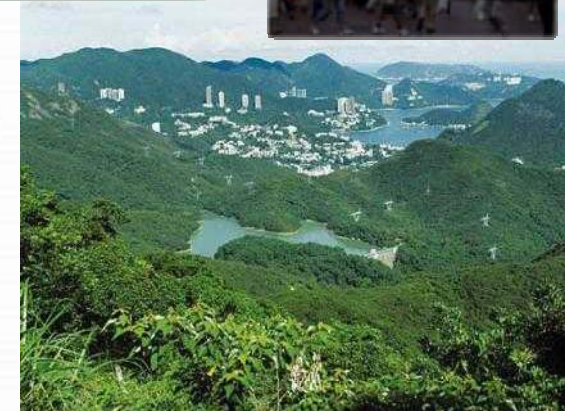
**Population
Growth**



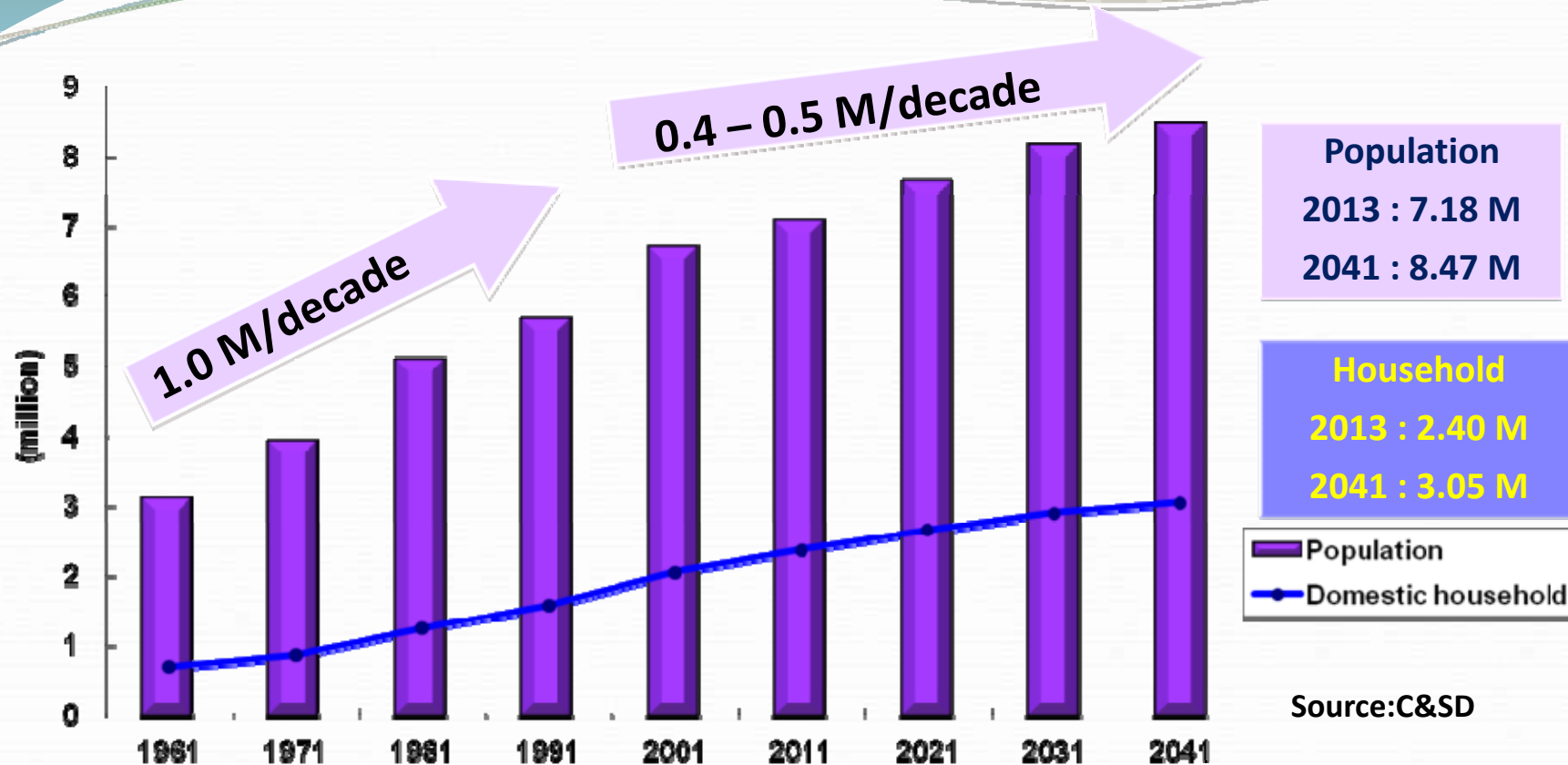
**Economic
Development**



**Quality of
Living**



Land Demand – Population and Household Growth



- Slower growth but scale is still huge
- Population at 8.47 million by 2041 is not a population target, just a projection



We need a Shatin New Town every 10 years



*We also need quality homes, quality working places
and building a thriving community*

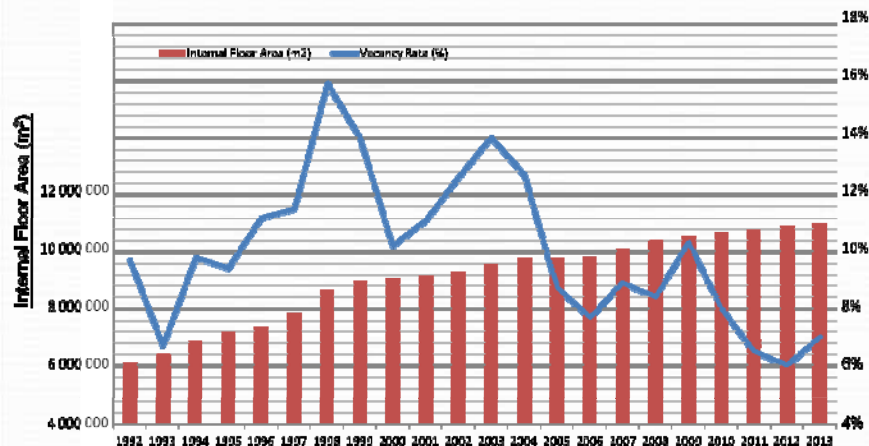
Land Demand – Economic Development

Sustaining growth of different sectors



Shortfall of Land for Major Economic Land Uses

**Private Office Stocks and Vacancy Rate
(From 1992 to 2013)**



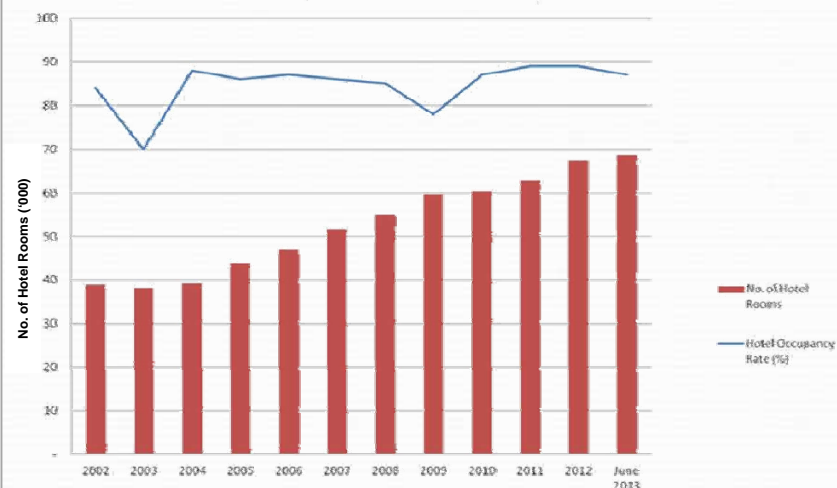
**Private Commercial Stocks and Vacancy Rate
(From 1992 to 2013)**



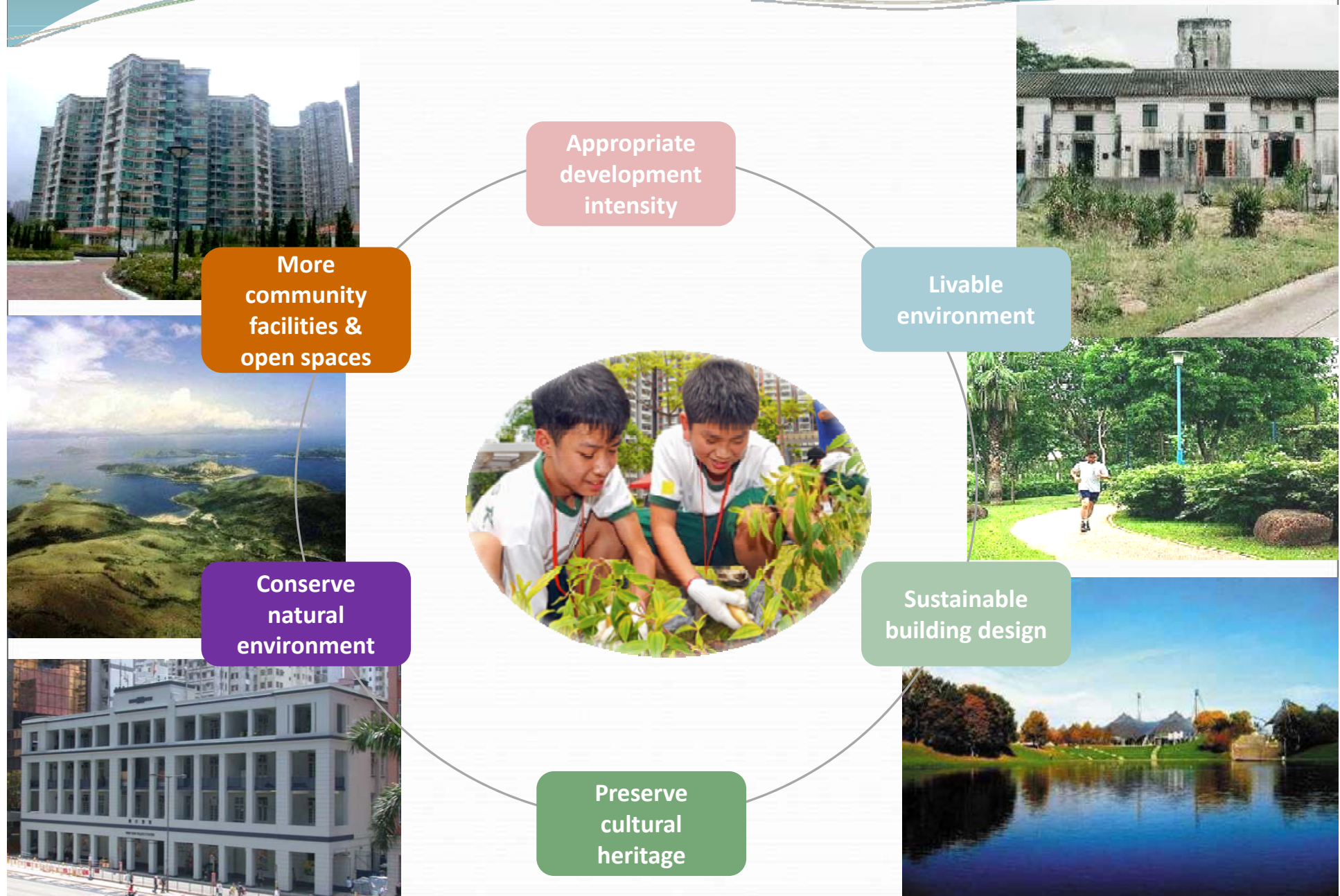
**Private Flatted Factories Stocks and Vacancy Rate
(From 1992 to 2013)**



**Number of Hotel Rooms and Hotel Occupancy Rate
(From 2002 to June 2013)**



Land Demand – Quality Living and Choices





3 PLANNING FOR LAND SUPPLY IN HONG KONG

Overall Strategy

- To develop land resources in a holistic manner to meet outstanding and future demand
- To meet more needs by using less resources
- To build up a land reserve
- Need to do more with less



Optimise Use of Developed Land – Land Use Reviews

Industrial Land Use Review to release developed and not yet developed industrial sites



Review of GIC and Government Sites to release obsolete, underutilised, surplus or undesignated sites



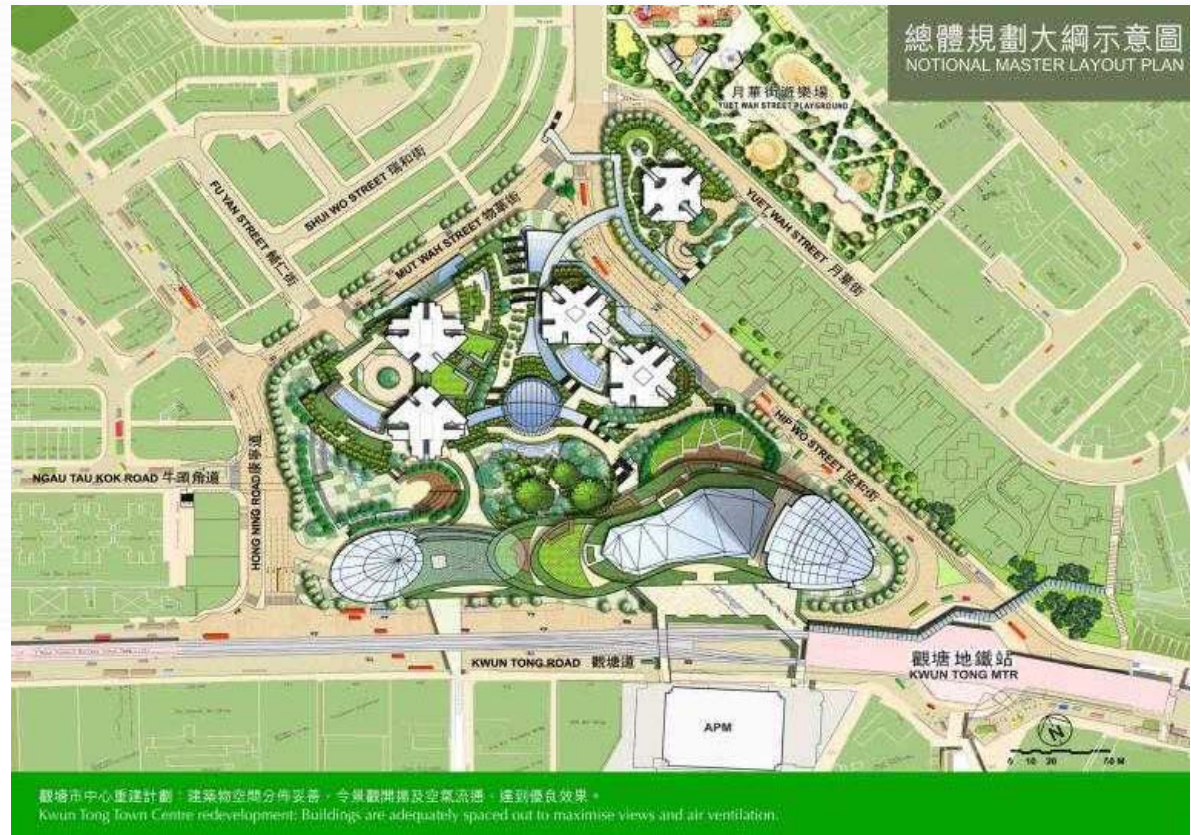
Review of Devegetated, Deserted or Formed Green Belt Sites



Optimise Use of Developed Land – Urban Renewal

Kwun Tong Town Centre Urban Renewal Project (about 5 ha)

Residential, hotel, office, retail, GIC and public open space uses



Optimise Use of Developed Land – Recycling of Existing Industrial Land / Buildings

- Redevelopment or revitalisation of industrial buildings that are obsolete and under-utilised
- Transformation of industrial area e.g. Energising Kowloon East



Conceptual Master Plan for Energising Kowloon East



Source : LandsD

Commercial/Office Redevelopments in Kwun Tong



Jockey Club Creative Arts Centre in Shek Kei Mei:
converted from a decommissioned **flatted factory building**

Optimise Use of Developed Land – Comprehensive Redevelopment of Kai Tak



Re-use of ex-Quarry Sites

Anderson Road Quarry



Former Lamma Quarry

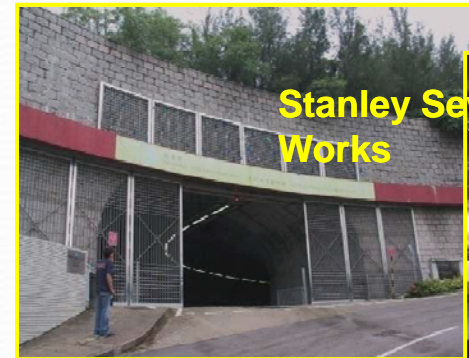


Former Cha Kwo Ling Kaolin Mine

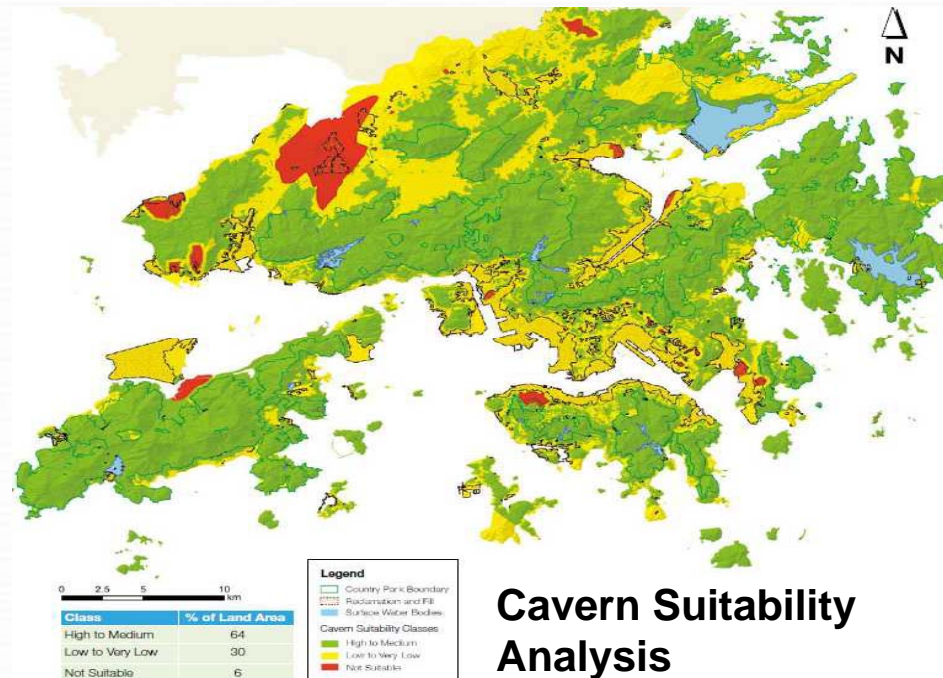
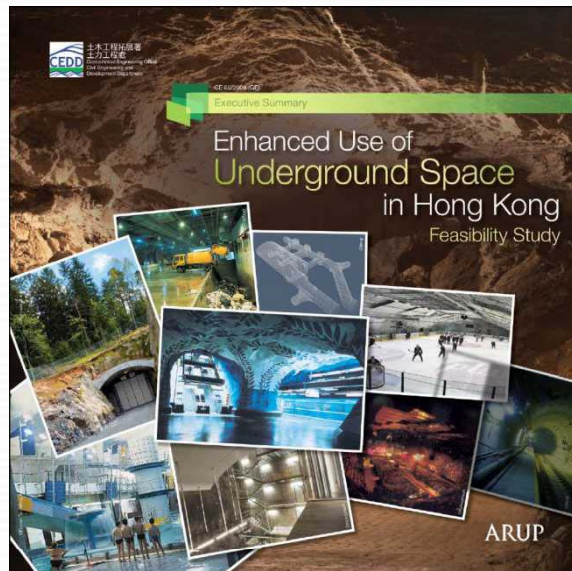
Wider Application of Underground Space and Rock Cavern Development



Island West Transfer Station



Stanley Sewage Treatment Works



Cavern Suitability Analysis

Optimise Development in Existing New Towns

- Infill or optimised developments e.g. optimising development of Tseung Kwan O South to cater for about 37,000 population and 14,000 flats



Focus on Strategic Growth Areas

1st Generation (early 1970s) - e.g. Sha Tin



2nd Generation (late 1970s) - e.g. Yuen Long



3rd Generation (1980s and early 1990s) - e.g. Tin Shui Wai



**Three Generations of New Towns:
Homes for 3.5 million population
Manufacturing and special industries employment**

Focus on Strategic Growth Areas

The changing planning context



Global Financial
Centre

Regional Business and
Producer
Services Hub

International/Regional
Transport Hub

Liveable City for
Investors, Talents and
Hong Kong people

Multiple needs other than providing for accommodations

Focus on Strategic Growth Areas

Meeting New Needs and Demand

- Strengthen external connectivity with the world and the region and capture opportunities arising from new infrastructure
- Provide for economic land uses at appropriate quantities and right locations
- Redress imbalance of territorial distribution of employment and population, and pressure on infrastructure



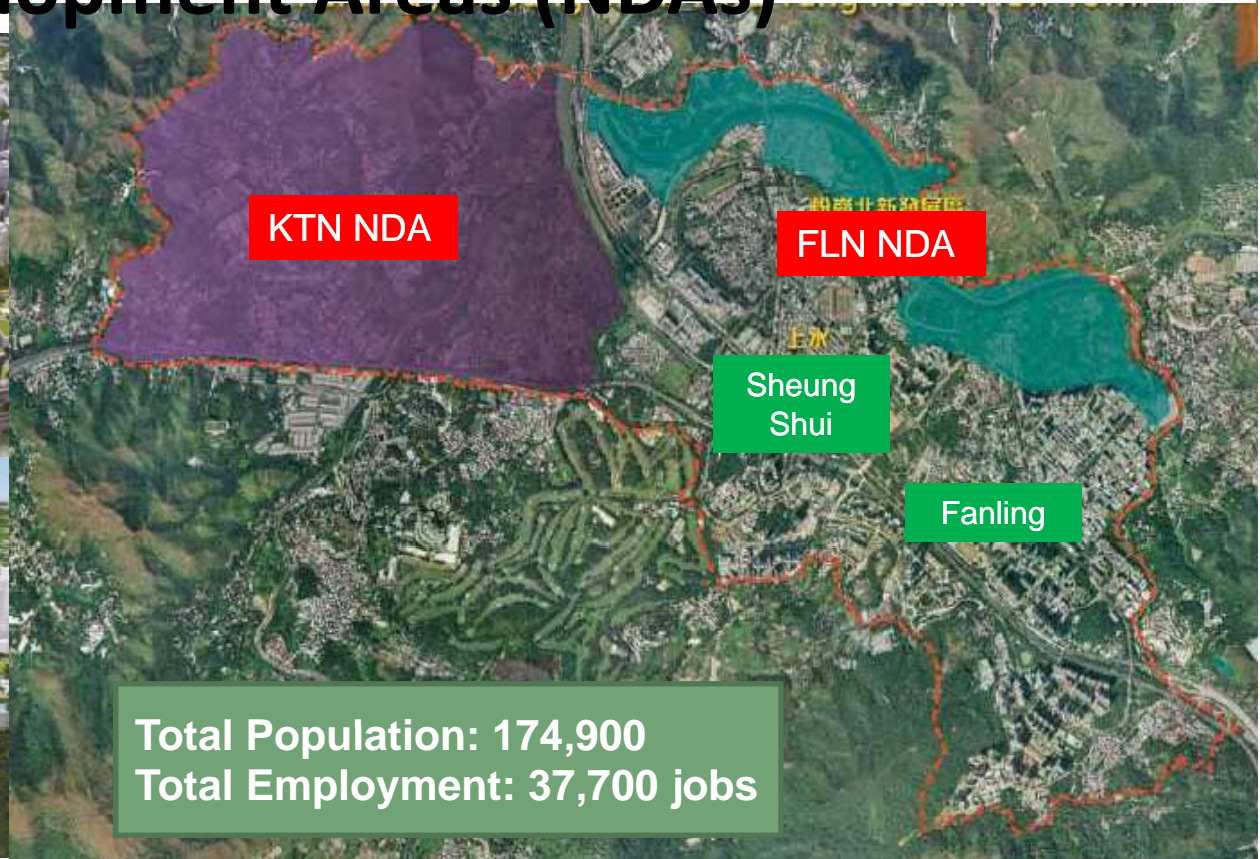
Focus on Strategic Growth Areas – NENT New Development Areas (NDAs)



Kwu Tung North NDA – A Mixed Development Node



Fanling North NDA – A Riverside Community



Total Population: 174,900
Total Employment: 37,700 jobs

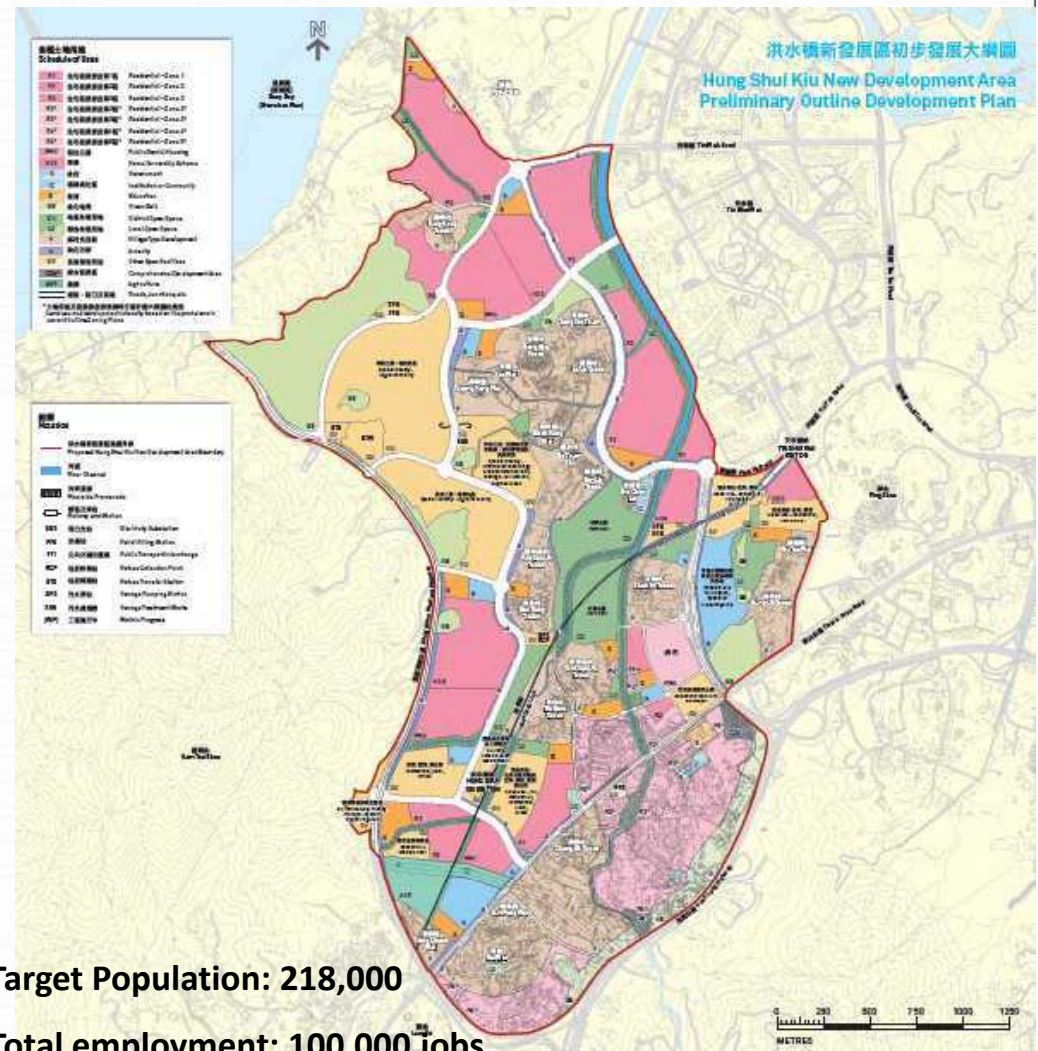
- The NDAs will be an integral part of Fanling/Sheung Shui/ Kwu Tung New Town for efficient and shared use of infrastructure and facilities
- New land for business and technology park
- Nature conservation as part of NDA development (e.g. Long Valley Nature Park)



Focus on Strategic Growth Areas – Hung Shui Kiu NDA

- Gateway from Shenzhen West and proximity to airport
- Capitalising on 'ABC' opportunity for logistics development
- New land for emerging industries
- Regional commercial centre of NWNT
- Consolidation of brownfield sites and improvement of the environment

“It will not be just a residential and employment hub, but a regional centre to foster future economic growth of Hong Kong” (Stage 2 PE Digest)



Target Population: 218,000

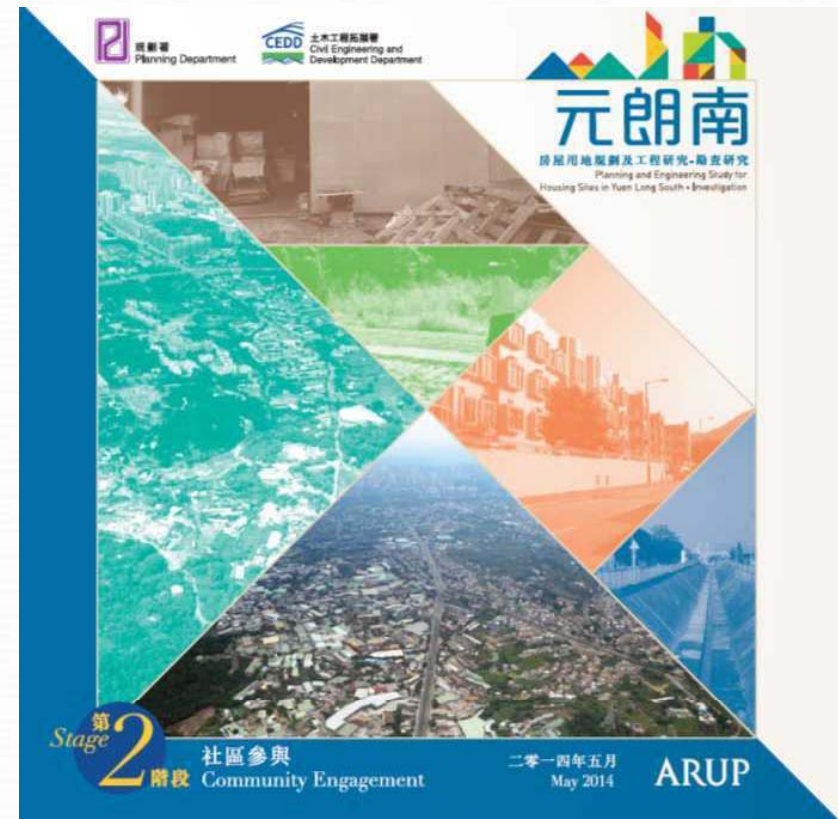
Total employment: 100,000 jobs

Focus on Strategic Growth Areas – Yuen Long South

- Extension of Yuen Long New Town
- Scope for alternative style of living e.g. LOHAS living
- Consolidation of brownfield sites and improvement of the environment

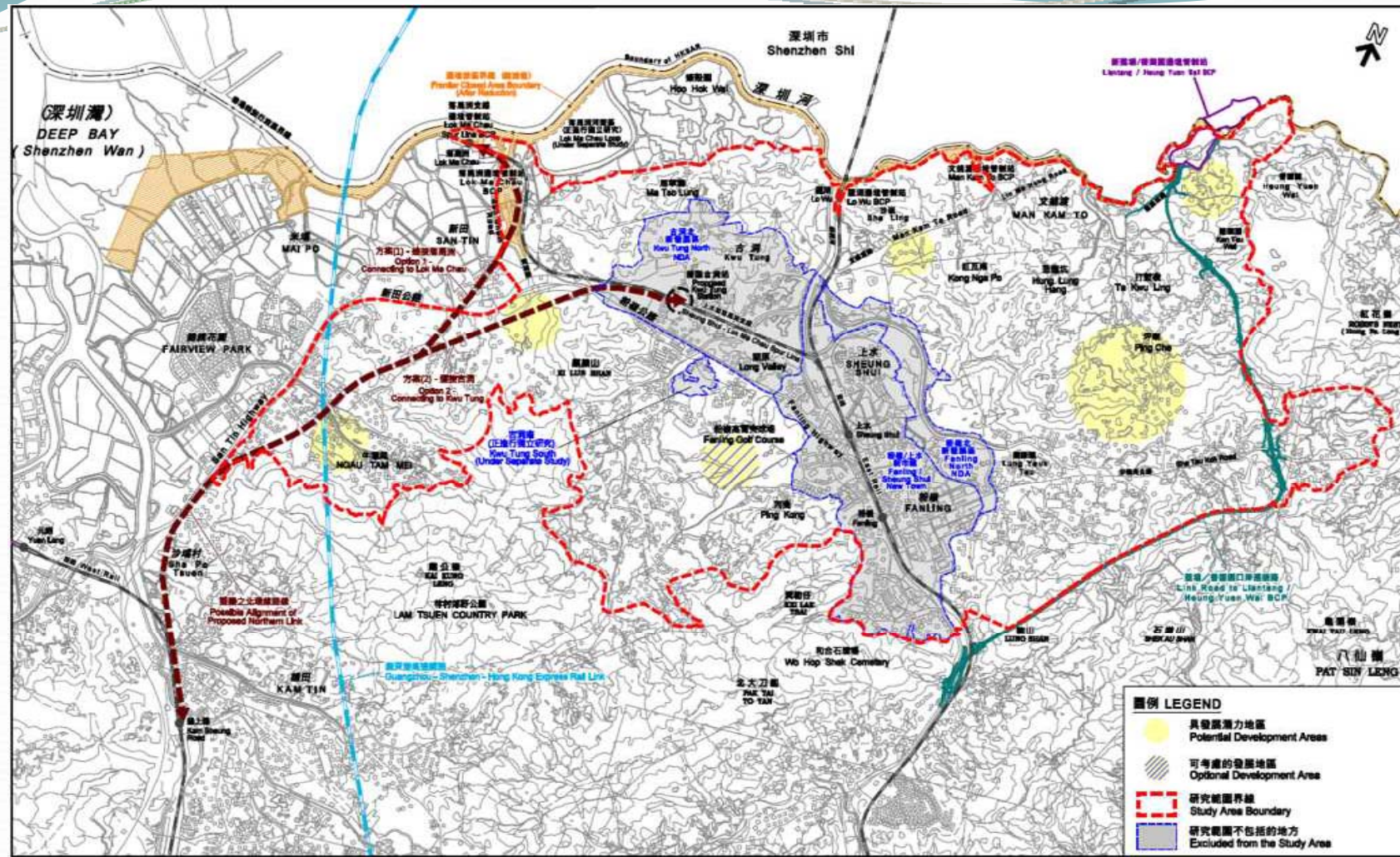


*‘Scattered throughout the New Territories, many "brownfield sites" are being used for port backup, container vehicle parking and open storage purposes, etc. Although such services are in demand, the potential of these sites has not been maximised... ..’
(2014-2015 Budget)*



- Total population: 80,200
- Total employment: 10,900 jobs

Focus on Strategic Growth Areas – NT North



- Strategic growth based on new strategic transport infrastructure (Northern Link and possible extension)
- Capitalising on boundary location to create opportunities for people and economic sectors/ industries
- Urban-rural-nature integration
- Integrated green infrastructure system
- Smart and green city concept

Focus on Strategic Growth Areas – Lantau including East Lantau Metropolis

- Optimising opportunities arising from strategic infrastructure including Hong Kong-Zhuhai-Macao Bridge and airport expansion
- Topside commercial development at Boundary Crossing Facilities Island, Sunny Bay development and Tung Chung New Town extension
- The East Lantau Metropolis, to be well fitted with transport and infrastructure, could accommodate a population of several hundred thousand and a new core business district in addition to Central and Kowloon East
- To achieve more balanced territorial spatial development pattern and infrastructure provision





4 CONCLUSION

No Problem Free Solutions for Land Supply

Land Use Reviews



Urban Renewal & Redevelopment



NDA's / New Town Extension



Opportunities

- Rationalising and optimising land uses

- Revitalising neighbourhood and optimising development

- Comprehensive development
- Provide solution space

Challenges

- Unpredictable supply
- Objections from existing occupants, owners and/or residents in the vicinity

- Multiple, fragmented, absentee ownership
- Difficulties in property resumption
- Market driven
- Limited supply

- Stakeholder and local objection
- May require solution space for rehousing affected people and businesses

No Problem Free Solutions for Land Supply

Reclamation



Cavern Development



Development of Ex-Quarry Sites



Opportunities

- No land resumption
- More certain development timeframe

- Optimising underground space
- Provide solution space for NIMBY facilities

- Quarry rehabilitation
- Optimising land uses

Challenges

- Impacts on the environmental, marine ecology and fishery aspects, etc
- Public objections

- Long lead time for cavern construction and relocation of specific facilities
- Expensive excavation costs
- Geological constraints

- Limited supply
- Geological constraints

Key Question : How to Use Land Resources More Efficiently and Effectively “Doing More with Less”

Compact city – high density, mixed use, reliance on mass transit

Optimise readily available sites and revitalise buildings – rezoning, redevelopment and revitalisation

Capitalise on infrastructures and scale of existing new towns to explore further development opportunities

Better use of transport infrastructure and brownfield to produce sizable land for comprehensive planning

Reclamation outside Victoria Harbour to produce sizable flat land for diversified and comprehensively planned community development

Wider application of underground space and rock cavern development

- **Nature and heritage conservation**
- **More balanced population and employment distribution and spatial development**
- **More cost effective development**
- **Sustainable development**

Planning for Land Supply follows Guiding Principle of Town Planning in Hong Kong

Under the overarching principle of sustainable development, to utilise land resources and infrastructure effectively and efficiently



- **Doing More With Less to achieve multiple objectives and competing needs**

