HKIE Engineering Forum Seminar 2014

PLANNING FOR LAND SUPPLY: DOING MORE WITH LESS

Phyllis C M Li
Deputy Director of Planning/Territorial Planning Department
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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

“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.
WHERE DO WE STAND?
Efficient Land Utilisation

1,108 km² Total Land Area:
- ~24% urban or built-up land
- ~76% countryside (including 42% as Country Parks, Special Areas, Geoparks, Ramsar Site, SSSIs, etc)

24% (265 km²) Urban or built-up area

66.6% (738 km²) Woodland/Shrubland/Grassland/Wetland

0.6% (7 km²) Barren land

2.7% (30 km²) Water Bodies

6.1% (68 km²) Agriculture
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

### Land Uses % within 500m of a Railway Station

<table>
<thead>
<tr>
<th>Land Uses</th>
<th>% within 500m of a Railway Station</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial &amp; Office GFA</td>
<td>75%</td>
</tr>
<tr>
<td>Industrial &amp; Storage GFA</td>
<td>46%</td>
</tr>
<tr>
<td>Others GFA</td>
<td>47%</td>
</tr>
<tr>
<td>Living Quarters</td>
<td>42%</td>
</tr>
</tbody>
</table>
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
• 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

- Maintain economic competitiveness
- Support local economy
- Provide land for strategic infrastructure
- Create jobs
- Promote emerging industries
- Strengthen four pillar industries

Economic Development
Shortfall of Land for Major Economic Land Uses

Private Office Stocks and Vacancy Rate (From 1982 to 2013)

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

Private Flattened 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

- Appropriate development intensity
- Livable environment
- Sustainable building design
- More community facilities & open spaces
- Conserve natural environment
- Preserve cultural heritage

Preserve cultural heritage

Conserve natural environment

More community facilities & open spaces

Appropriate development intensity

Livable environment

Sustainable building design
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 Former 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

Commercial/Office Redevelopments in Kwun Tong

Conceptual Master Plan for Energizing Kowloon East

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)

- 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)

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

- Rationalising and optimising land uses

**Urban Renewal & Redevelopment**

- Revitalising neighbourhood and optimising development

**NDAs / New Town Extension**

- Comprehensive development
- Provide solution space

**Opportunities**

- 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

• No land resumption
• More certain development timeframe

Cavern Development

• Optimising underground space
• Provide solution space for NIMBY facilities

Development of Ex-Quarry Sites

• Quarry rehabilitation
• Optimising land uses

Opportunities

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
Thank You