

SD Advocates

Our Planning Challenge: The Quest for Land – The Strive for Quality

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Outline

1. Planning Context
2. The Quest for Land
3. The Strive for Quality
4. Concluding Remarks



1. Planning Context



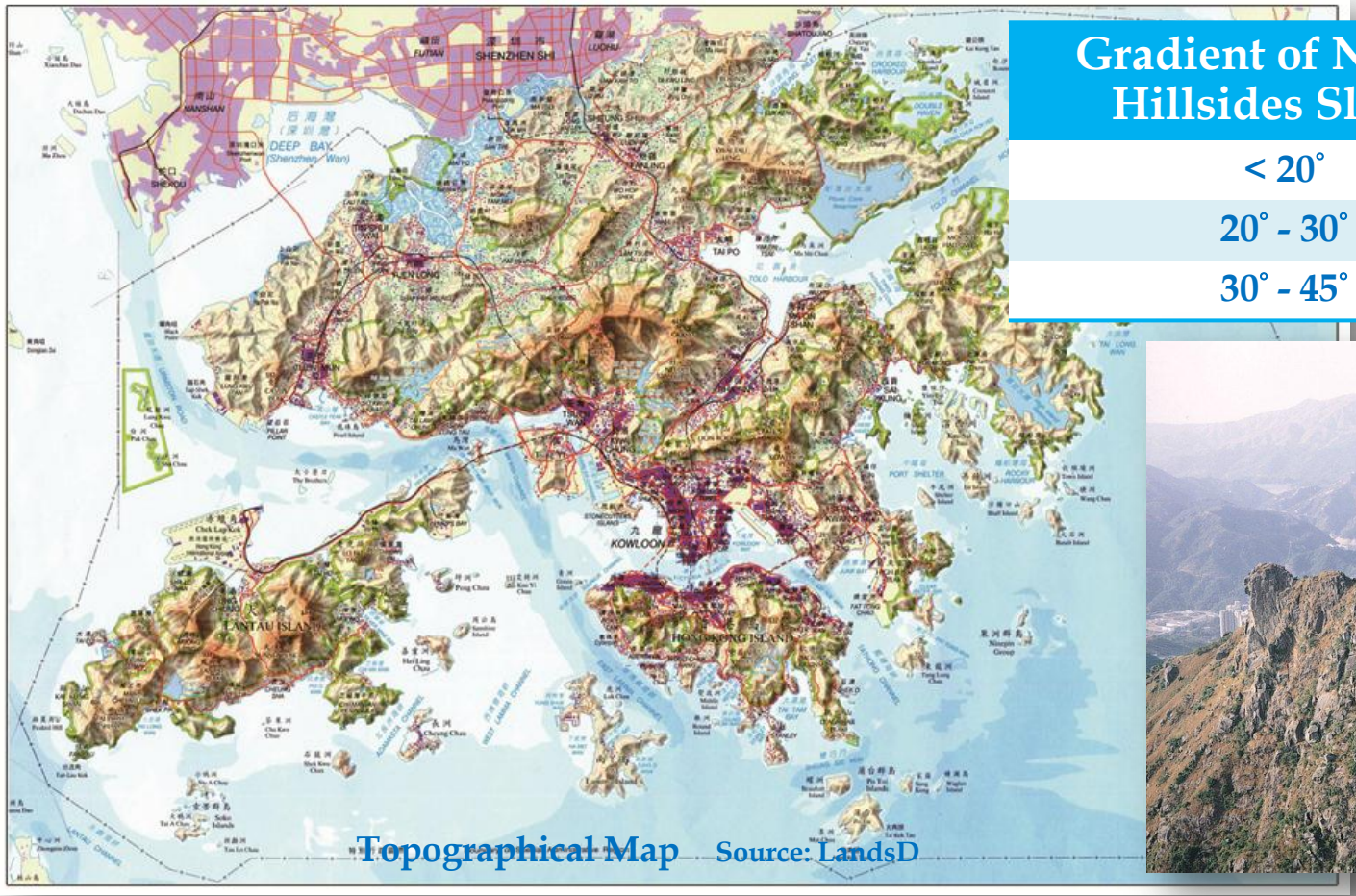
Limited Land Resources

- Mountainous Topography
- Islands and Seas

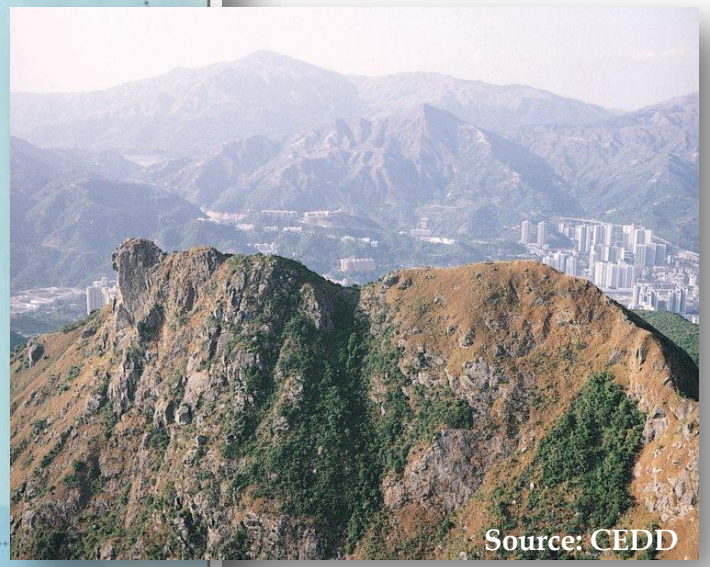
- Total Land Area: ~1,100km²
- Total Sea Area: ~ 1,650km²

Natural Terrain Area: ~ 650km² (~ 60%)

Gradient of Natural Hillsides Slopes	%
< 20°	~ 40%
20° - 30°	~ 40%
30° - 45°	~ 20%



Topographical Map Source: LandsD



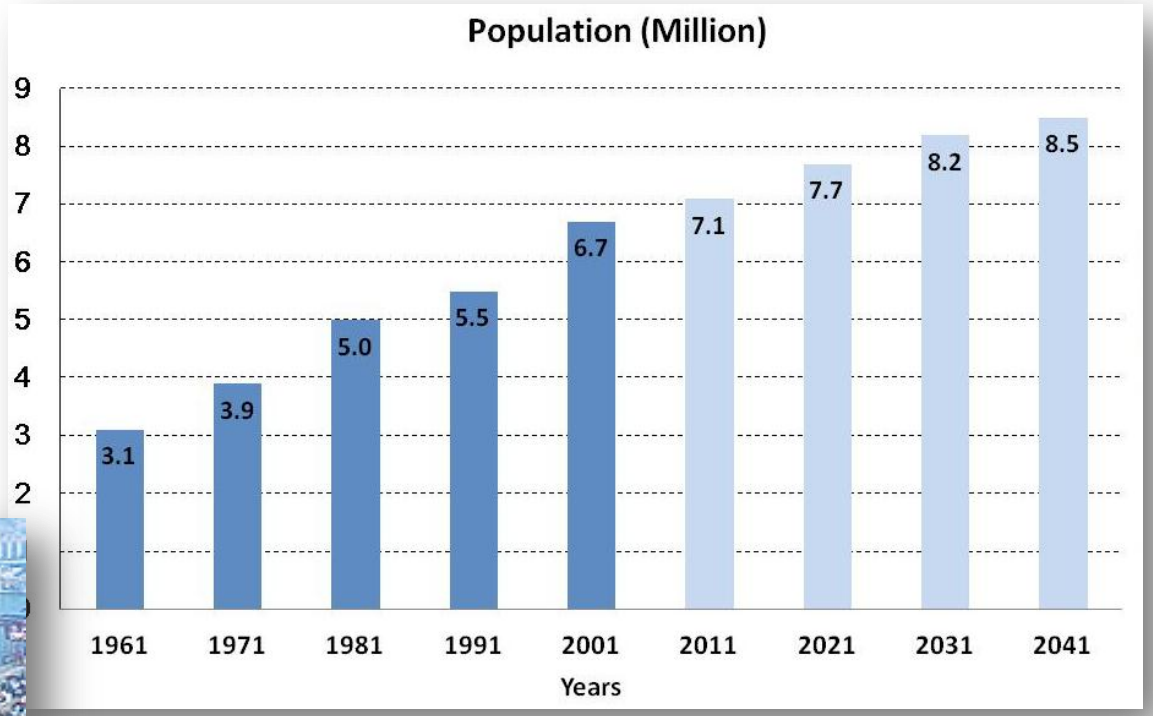
Source: CEDD



Pressing Development Needs

- Population Growth
- Economic Transformation





Quest for Land
has long been the major town planning issue



2. The Quest for Land



Urban Growth

Land Creation

- Reclamation & Hill Leveling
- Consolidating Urban Growth & Recycling Developed Land

+

Integrated Landuse-Transport-Environmental Planning

Rail-based and High Density Development Mode

↓

Compact and Vertical Urban Form

- Sustainability and Attributes of Quality Living
- Challenges

↓

Quest for Land + Quality Development

Land Creation in the Past



Reclamation

Reclaimed Land:	**~6,824 ha**
Accommo-date:	• 27% of Population • 70% of Office Floor Area • New Towns

Hill Leveling





Source: CEDD

Consolidating Urban Growth





Boundary of HKSAR 香港特別行政區界線

N

Fanling/
Sheung Shui

Tai Po

Yuen
Long

Tin Shui Wai

New
Territories

Tuen Mun

Tsuen Wan

Sha Tin

Tseung Kwan O

Kowloon

North Lantau

Hong Kong Island

Urban Core

Central
Business
District

New Town

Development
Area

Designated locations for new town development in the New Territories



Recycling Developed Land

Sustainable Urban Renewal

- **Better utilise development opportunities in urban areas where infrastructure capacities permit**





Tsuen Wan Town Centre Project
Source : URA

Source: CEDD

Recycling Developed Land

Optimising Use of Industrial Land

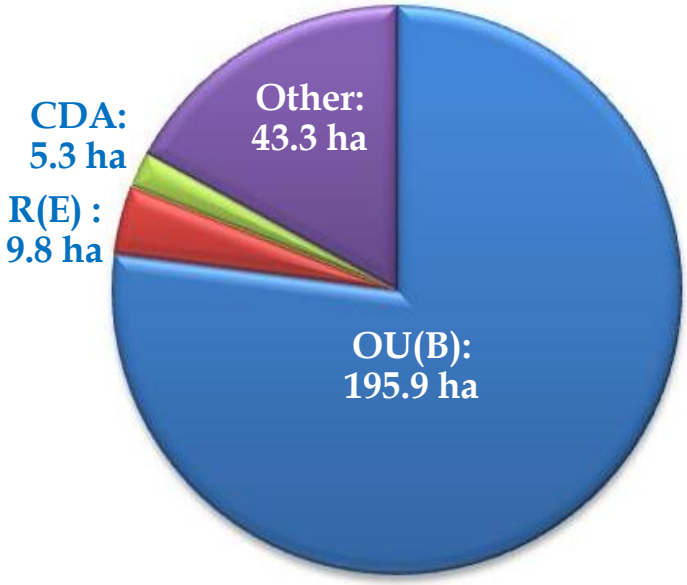
- Comprehensive redevelopment of industrial land
- Broaden the permissible uses in industrial buildings
- Rezone surplus industrial land to other uses



Whampoa Garden
Source: LandsD



Rezoned > 250 ha of surplus industrial land to other uses since 2001





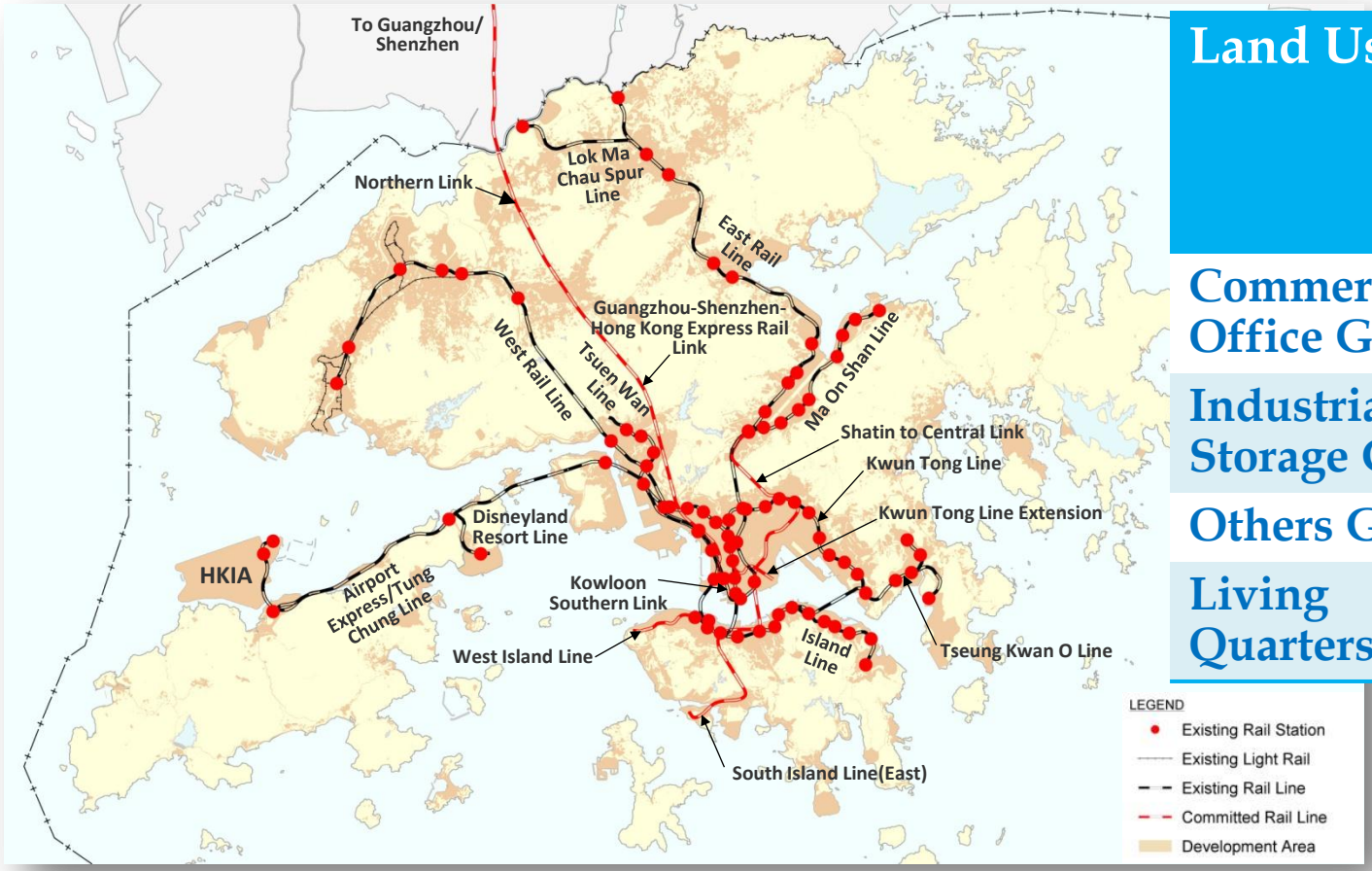
Source: R&VD



Integrated Landuse-Transport-Environmental Planning

Rail-based + High-density Development Mode

- Railway as the backbone of public transport network
- High-density and mixed uses above and around railway stations



Land Uses	% within 500m of a Railway Station
Commercial & Office GFA	75%
Industrial & Storage GFA	46%
Others GFA	47%
Living Quarters	42%

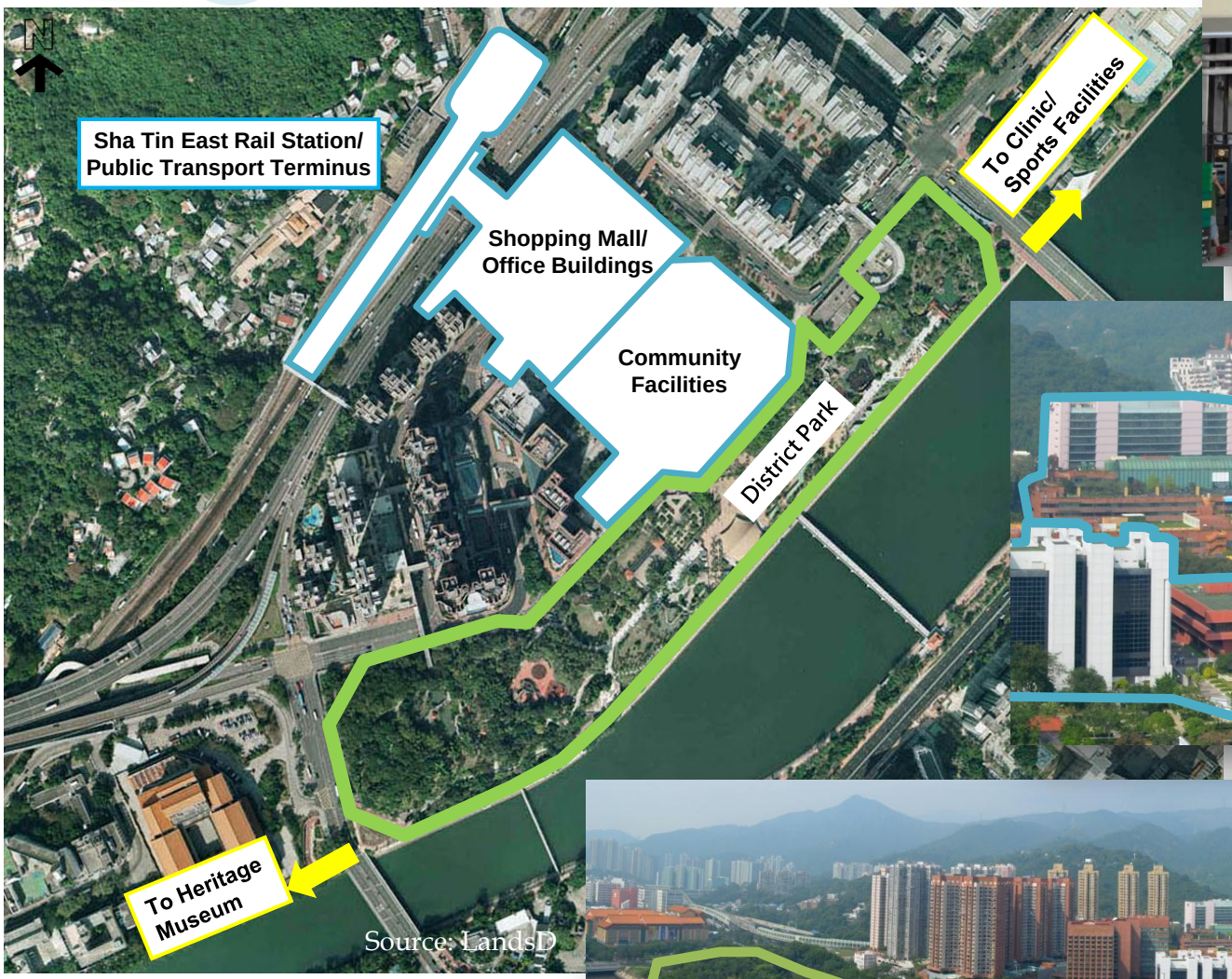


Compact and Vertical Urban Form

Sustainability	Attributes of Quality Living
Efficiency in Land Utilisation: • Only ~ 24% urban or built-up land • Only ~ 5.7% of land area for transportation and utilities	**Mobility & Accessibility**
Efficiency in Infrastructure Provision • Public transport accounts for ~ 90% of average daily trips • 63 private cars per 1,000 persons	**Proximity & Convenience**
Per capita Carbon Dioxide Emissions • 5.5 tonnes	**Diversity & Vibrancy**

Quest for Land + Quality Development

Sha Tin New Town







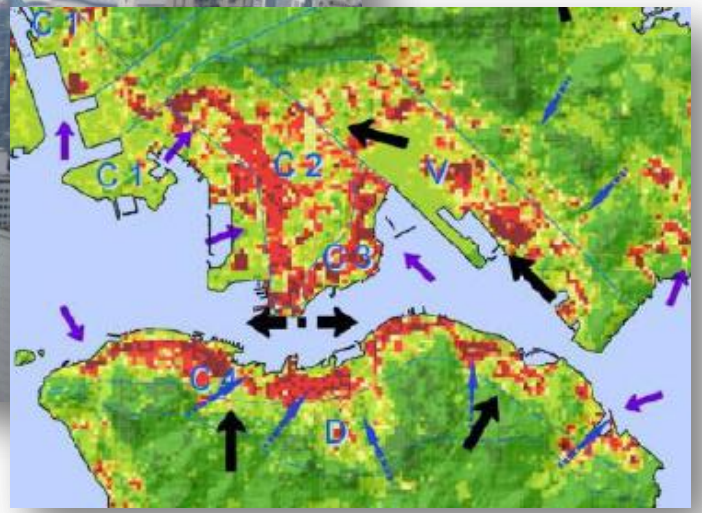




Challenges

- High-density Living Environment
- Urban Heat Island Effects
- Preserve Natural Landscapes and Greenery
- Harbour Protection and Enhancement





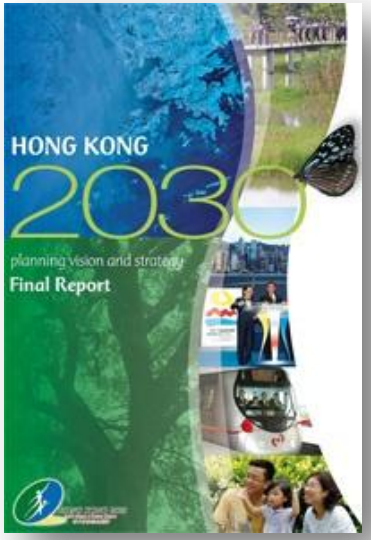


3. The Strive for Quality

Hong Kong 2030: Planning Vision and Strategy

Planning Framework:

- To take HK towards a more sustainable form of development
- To ensure better quality of life for everyone



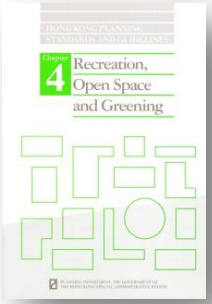
Planning Efforts:

- Enhancing Built Environment
- Preserving City Character
- Nature Conservation
- Smart Growth



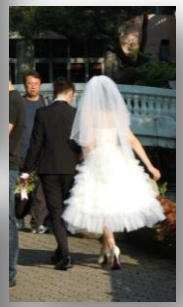
Urban Oasis and Outdoor Living Space

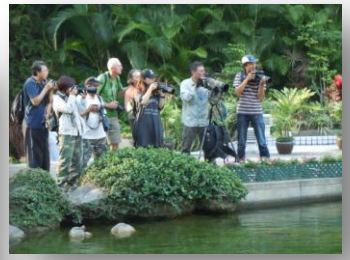
Planning standards and guidelines for provision of accessible and quality open space



Currently 95% of the Population living within 400m Distance from District Park/Open Space



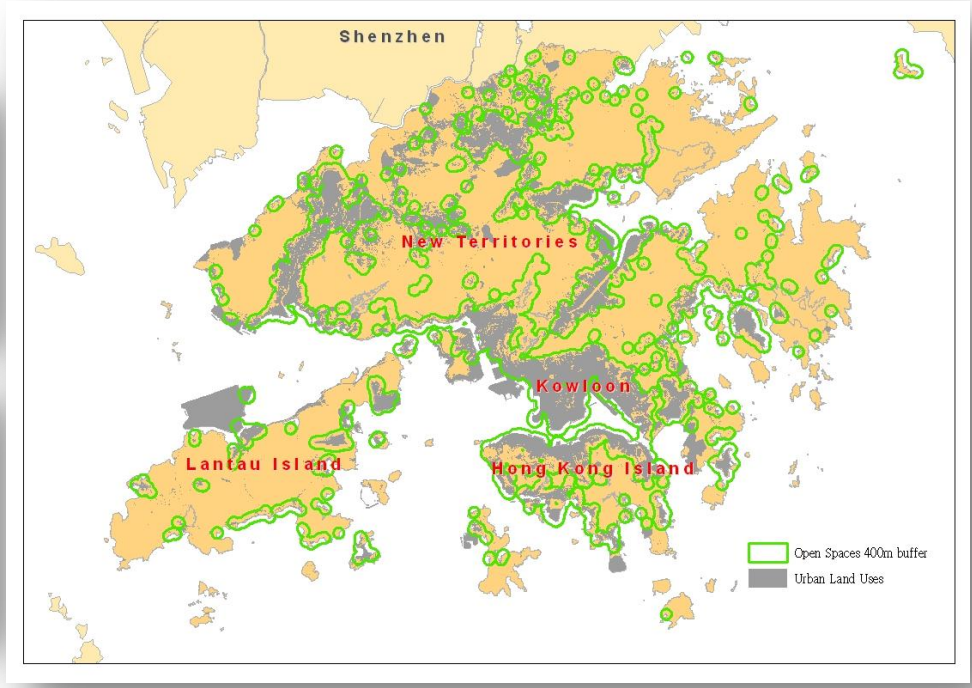






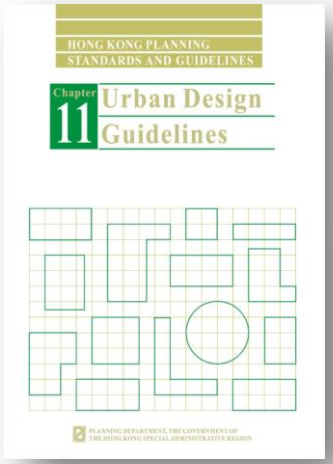


Source: LCSD

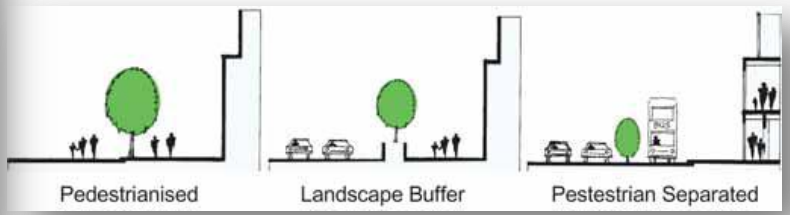


Urban Design and Air Ventilation Considerations

To shape a better physical environment in aesthetic and functional terms and at macro and micro levels:



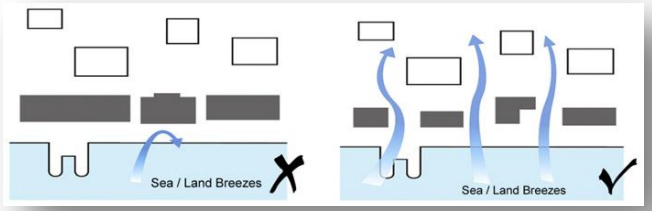
- Control of building height, massing, disposition with urban design reasons and air ventilation considerations



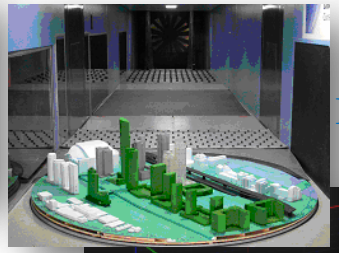
Safe, Clean and Accessible Pedestrian Environment

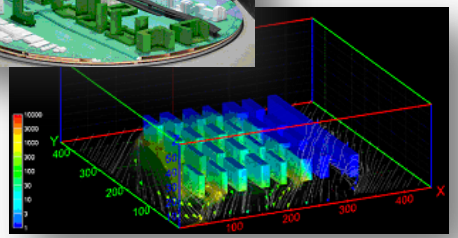


Diversity in Building Height/ Massing in Developments in Different Localities

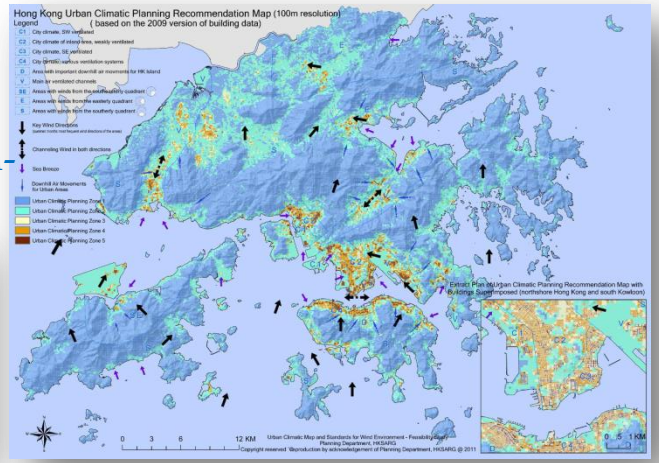


Waterfront Buildings should avoid Wind Blockage





Urban Climatic Planning Recommendation Map



Preservation of Views to Ridgelines/Peaks

To protect and enhance the relationship of the city and its natural landscape context with recognised importance:

Identification of Strategic Viewing Points to protect views to the ridgelines/peaks and the harbour

- **Stipulation of building height control in statutory plans**
- **Reference for Visual Impact Assessment of development proposals**





Harbour Protection and Enhancement

To enhance Victoria Harbour and harbourfront areas to become an attractive, vibrant, accessible and sustainable world-class asset:

- **Harbour Planning Principles and Guidelines**



- **Harbourfront Enhancement Proposals/Projects**

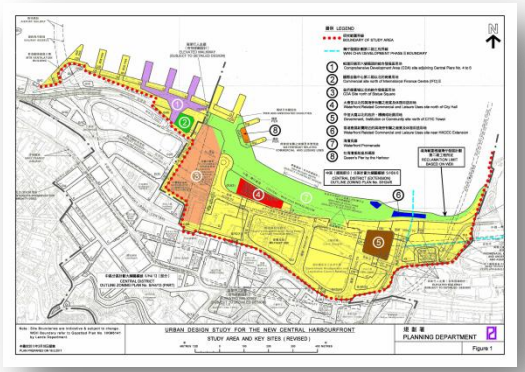


West Kowloon Waterfront Promenade (Temporary)



Kwun Tong Promenade Stage 1

- **Major Planning Studies**





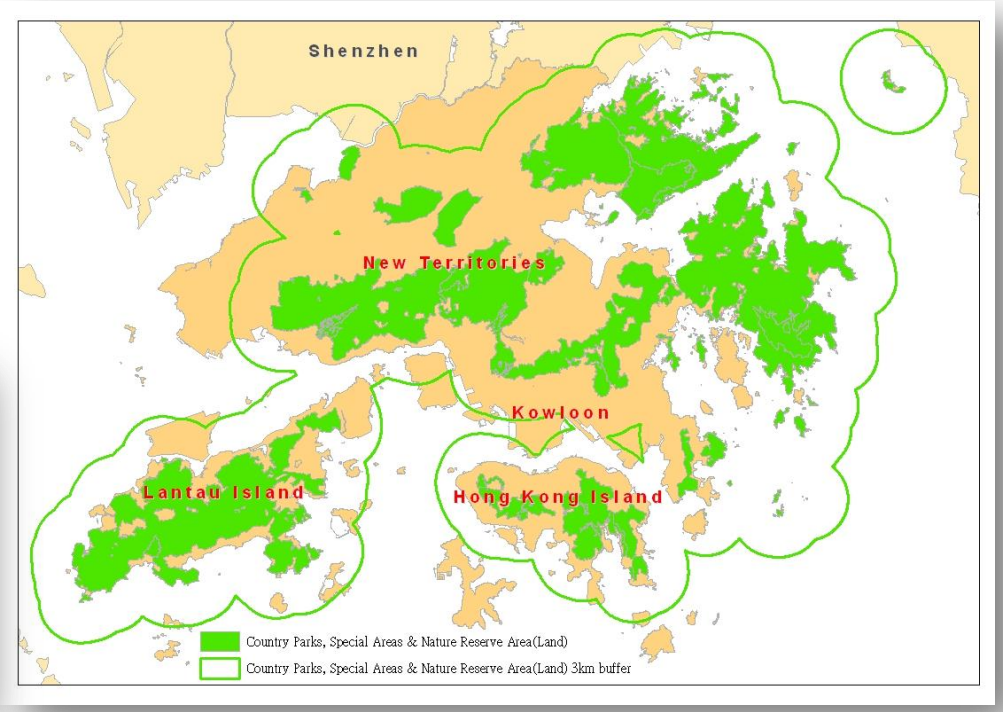
New Central Harbourfront

Nature in Proximity

- Currently 90% of the Population living within 3km from Country Parks



Source: AFCD





- Conserve nature
- Countryside recreation, outdoor education and research
- Mitigate climate change

Smart Growth

Actual Context

- City Growth
- Increasing Difficulties of Quest for Land

Prepare for the Future

- Fast Changes and Uncertainties
- Long Lead Time for Land Production

Continuous Quest for Land

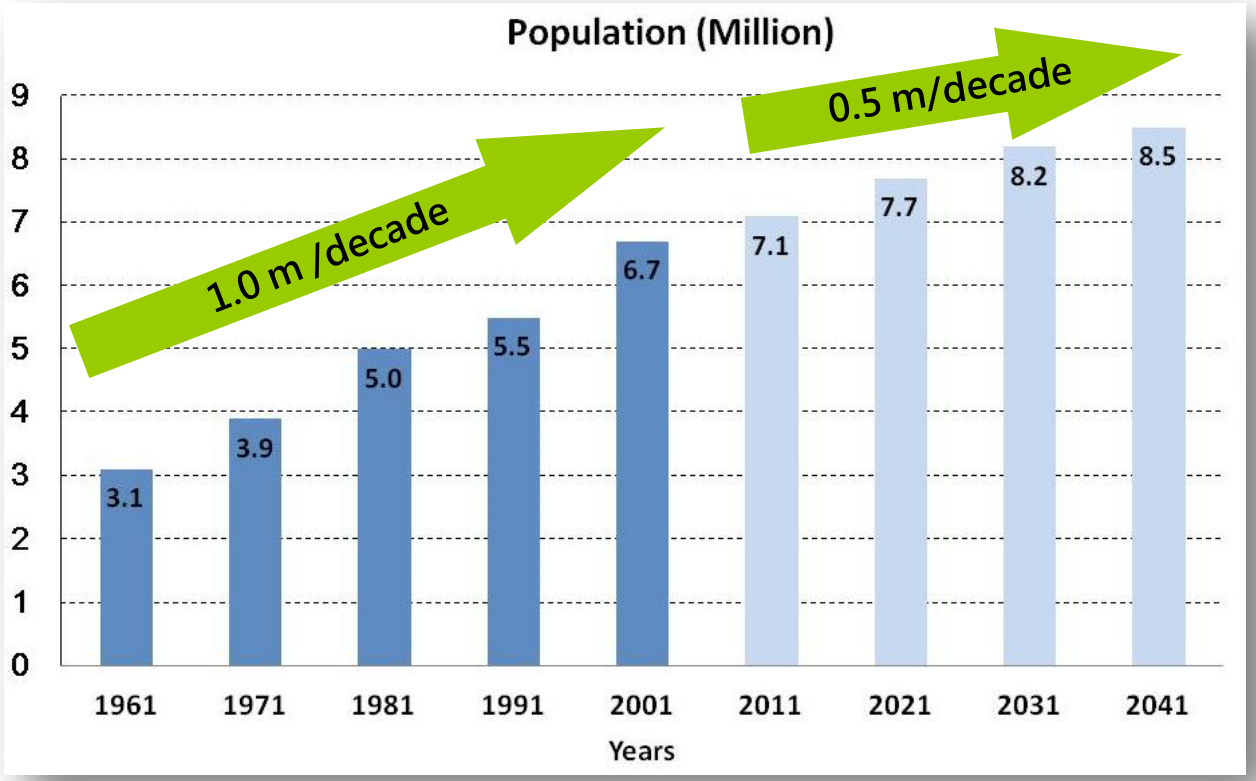
Planning for Land Reserve

Smart Growth

Diversified Land Sources and Wise Use of Land



City Growth



- **Slower Population Growth**
  (but still around 400,000 to 500,000 population growth per decade)
- **Enhancing Economic Competitiveness**
- **Rising Public Aspirations**

Land Implications



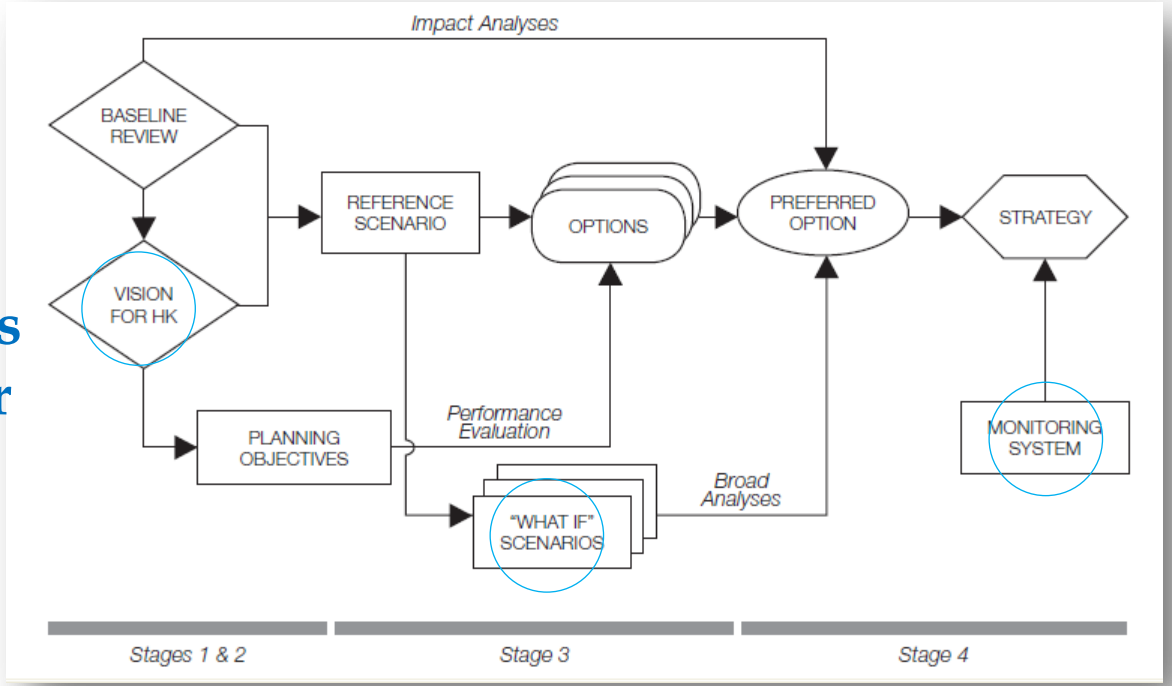
Strategic Planning with Population Projection

Population Projection:

- Official statistics based on systematic method with constant updating

Strategic Planning:

- Making reference to official statistics
- Robust strategy with different future scenarios
- Response mechanism for monitoring and review
- Continuous process to respond to the dynamic future



Flowchart of the HK2030 Study

Concerns on Reclamation and Greenfield Development

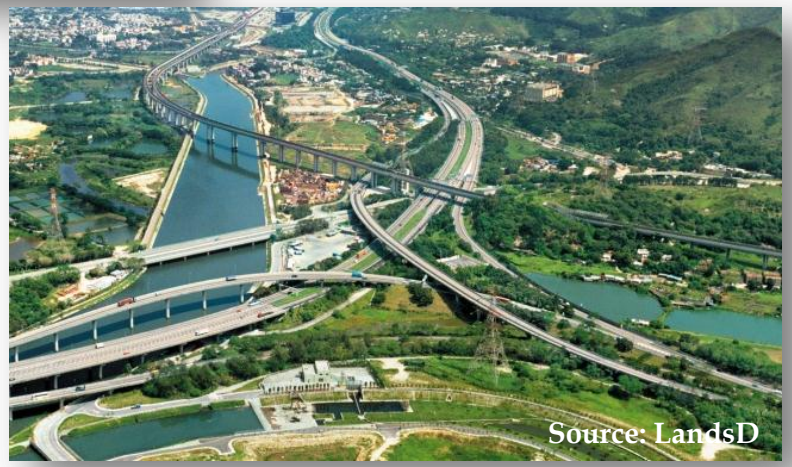
- Harbour Protection/ Nature Conservation







- Infrastructure Provision

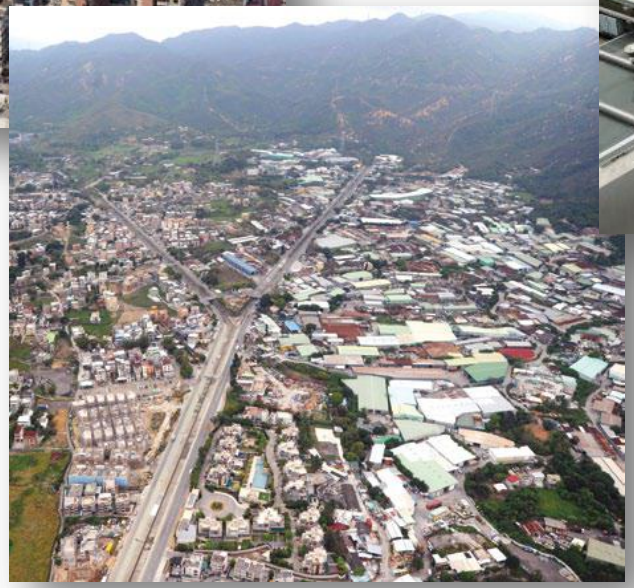


Concerns on Redeveloping Brownfield Sites

- Land



Source: LandsD



- Heritage Preservation



Source: URA



Development Dilemmas

Land Resumption

- Involves considerable time and resources
- Social conflict and local resentment



Forum on The North East New Territories New Development Areas Planning and Engineering Study



Protest against Lee Tung Street/ McGregor Street Project in Wan Chai

Diversified Land Sources

A Flexible and Resilient Mix

- Better utilise brownfield sites
- Integrated planning and shared use of resources with existing built-up areas and new towns
- Capitalise on transport infrastructure

Short to Medium Term

Review of GIC & Other Government Sites

Review of Green Belt Areas (devegetated, deserted or formed)

Review of Industrial Land



Other Land Use Reviews

Quarries/Mine/ Squatter Areas

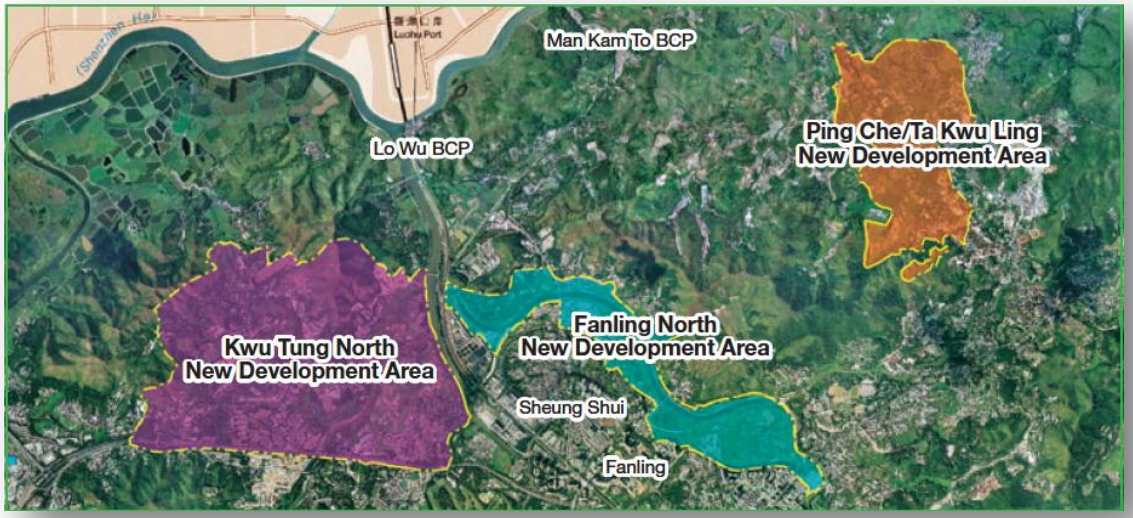
Urban Renewal

West Rail Kam Sheung Road Station and Pat Heung Maintenance Depot Sites and Adjoining Areas

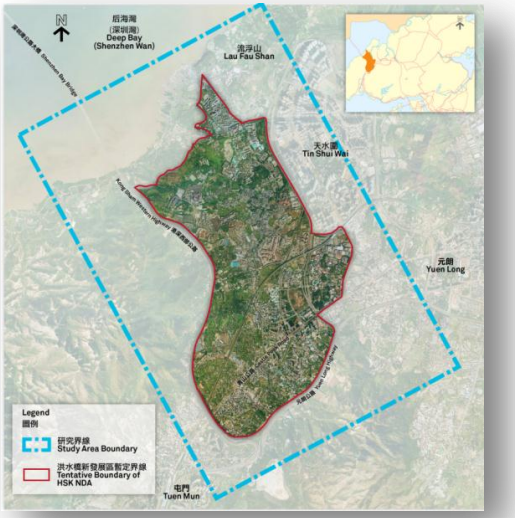
Diversified Land Sources

Long Term

- North East New Territories New Development Areas



- Hung Shui Kiu New Development Area



- New Territories North
- Review of Deserted Agricultural Land in North District & Yuen Long
- Development of Lantau Island

Diversified Land Sources

Land Reserve

- To timely meet changing and unforeseeable needs
- To stabilise land supply
- Studying the uses of land zoned "Undetermined"



- Reclamation outside Victoria Harbour

- Rock Cavern Development

Wise Use of Land

Wiser Land Use Approaches

- Above ground ➔ Inter-spatial
- Single use ➔ Share and adaptive use
- Zoning ➔ Place-making

Inter-spatial Use of Land

Enhanced Use of Underground Space and Rock Cavern Development



Additional Use

Ho Man Tin East Playground (above a Service Reservoir)



Share and Adaptive Use of Land

Share Use



Po Kong Village Road School Village

Adaptive Use



Jordan Valley Park
(formerly a landfill site)

Place-making

Energising Kowloon East



An important industrial base

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Facilitate the transformation into another Premier CBD

CBD² Strategy:

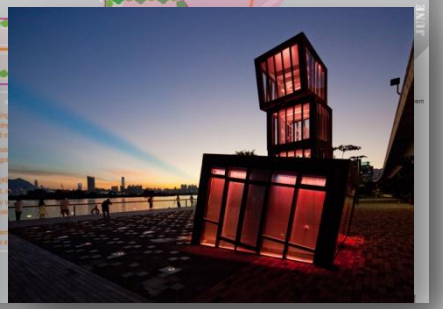
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4. Concluding Remarks



Town Planning in HK:

Overarching principle of sustainable development

- ✘ urban sprawl
- ✘ chaotic development

Town Planning is:

Instrumental to navigating the right development at the right place



“Let our advance worrying become advance thinking and planning.”

– Winston Churchill



Thank You!