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**ACE Paper 21/2007**

*For information*

**Hong Kong 2030: Planning Vision and Strategy – Final Report**

**PURPOSE**

This paper seeks to brief Members on the key recommendations of the Study on Hong Kong 2030: Planning Vision and Strategy (HK2030 Study) as contained in the Final Report and Executive Summary at **Annexes A and B**. Major findings and recommendations of the strategic environmental assessment, which forms an integral part of the Study and provides strategic environmental information and suggestions to the Study, are also included (**Annex C**).

**BACKGROUND**

2. The HK2030 Study is a review of the Territorial Development Strategy, which aims at providing broad planning directions to guide land development and provision of major infrastructure. The Study has recently been completed and its Final Report and Executive Summary were released to the public on 11 October 2007.

3. The Study was divided into four stages. We consulted Members on the planning objectives and key study areas established under Stage 1 of the Study on 27 February 2001. On 21 January 2002, we consulted Members on the key planning issues and evaluation criteria put forward in Stage 2 of the Study. On 8 December 2003, Members were consulted again on the key assumptions used in drawing up the Reference Scenario, planning choices, spatial development patterns and the alternative “what if” scenarios.

**KEY RECOMMENDATIONS**

4. Key recommendations of the Study are summarized below.

## Overall Concepts

5. The HK2030 Study has adopted sustainable development as its over-arching goal. The recommended strategy, focusing on the three broad directions of providing a quality living environment, enhancing economic competitiveness and strengthening links with the Mainland, will help Hong Kong achieve its vision as “Asia’s world city”.

6. The slower population growth allows room for a shift in emphasis from quantity to quality and a “do more with less” approach to accord with sustainability principles. The Study assumes a population of 8.4 million by 2030, increasing at a rate of about 0.5 million per decade, as opposed to the rate of one million per decade in the latter half of the last century. However, we recognize that the population growth is fluid and have therefore adopted a scenario approach, looking at how we should cope with alternative situations.

7. Uncertainty of the future also necessitates that strategy recommended under the HK2030 Study be as robust as possible. The Study therefore sets out to recommend broad concepts, which will serve as a basis for making strategic-level decisions on development and is not intended to prescribe a rigid blueprint.

8. Our assessments find that the majority of our future population growth could be accommodated within the currently built-up areas (including the existing new towns). However, we would recommend that about 30% of the additional population would be accommodated in the new development areas and the rural parts of the New Territories, allowing thinning out of the congested parts of the urban areas and a more balanced development pattern.

9. It recommends that future development should follow a “rail-based pattern”, confining major development to areas which are well served by the rail network. At present, about one-fifth of Hong Kong’s land is urbanized. Under this prudent approach for opening up greenfield land for development, future urbanized areas will take up no more than a quarter of our total land area, enabling continuous preservation of as much of our country areas as possible.

### Urban Townscape and Development Densities

10. By accommodating about one-third of our population growth in the New Territories, we can allow room for lower development intensity at the congested urban areas and distinctive locations such as the harbourfront. Outline zoning plans are progressively being reviewed. The prevalent development intensities at other locations will broadly be maintained. In planning for infill developments in the urban areas, care will be given to urban design considerations and heritage preservation objectives.

### New Development Areas

11. New development areas (NDAs) of a nodal form located at Kwu Tung North, Fanling North and Ping Che/Ta Kwu Ling (the Three-in-One Scheme) and at Hung Shui Kiu are recommended for implementation.

12. Other than providing housing land, NDAs could also serve to meet other land use requirements such as high value-added, special, non-polluting industries and higher educational uses. Besides, while each NDA will accommodate about 100,000 to 200,000 population, infrastructure and community facilities will be provided flexibly. Proximity to existing new towns also allows the sharing of such facilities and job opportunities. Planning and engineering studies will be carried out shortly to review the previous proposals of the two schemes, taking into account latest circumstances.

### Rural Area Improvement

13. As we will only open up a small portion of land for NDAs, a large part of the rural areas will be retained. There needs to be a comprehensive strategy to manage and where necessary improve the rural environment. The Study recommends a rehabilitation approach by introducing beneficial uses to these areas, e.g. facilities associated with eco-tourism and organic farming.

### Urban Area Improvement

14. The Study also recommends that further schemes on area improvement should be carried out, not only to improve the pedestrian

environment and the townscape, but also to revitalize degenerated urban areas and enhance the local economy.

### Prime Offices

15. To support the continued growth of Hong Kong's economy, additional accommodation will be required. We believe that most of the accommodation needs could be addressed by the market. However, the private sector may not be able to deliver sites at the right location and of the right size, which can be developed for offices of the highest grade demanded by the finance and business sectors as well as corporate headquarters. To ensure a steady supply of such sites, proactive measures may be needed.

16. Our strategy for prime office development will involve identification of further sites at the existing Central Business District (CBD) (including undeveloped sites at West Kowloon and sites currently occupied by government uses) as well as planning for office nodes outside the CBD (e.g. strengthening the existing Quarry Bay cluster through rezoning and area improvement, and reserving land at Kai Tak for longer-term development).

### Cross-boundary Infrastructure and Development at the Closed Area

17. To effectively leverage on our ties with the Mainland and for better integration with the Greater Pearl River Delta city-region, we need to speed up the development of our cross-boundary infrastructure (including land-, water- and air-based infrastructure) to ensure unimpeded flows of people, goods and vehicles.

18. Other than improving cross-boundary transport infrastructure, development in the boundary areas could also help to strengthen our links with the Mainland, especially Shenzhen. To capitalize on the strategic locational advantages of the boundary areas, studies are being conducted on the Lok Ma Chau Loop and the Liantang/Heung Yuen Wai Control Point. Another major planning study on the use of land to be released by the reduction of the Closed Area has also commenced. Development of measures to foster closer partnership and co-operation between Hong Kong and Shenzhen on the institutional front to the mutual benefits of the two sides is in the meantime under active consideration.

## **IMPLEMENTATION**

19. On 10 October 2007, the Development Bureau issued an Action Agenda (**Annex D**) outlining ongoing and new initiatives under the Bureau in line with the Study's directions. We will work with relevant bureaux and departments to further develop recommendations of the HK2030 Study in a well-coordinated manner and will also take stock of progress at regular intervals.

## **CONCLUSION**

20. Members are invited to note the recommendations of the Study.

## **ATTACHMENTS**

Annex A	Final Report
Annex B	Executive Summary
Annex C	Major Findings of the Strategic Environmental Assessment undertaken under the HK2030 Study
Annex D	Development Bureau's Action Agenda
Annex E	Executive Summary of HK2030 SEA <sup>1</sup>

**Planning Department**  
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<sup>1</sup> Final Report of the HK2030 SEA is available at its Study website at [www.hk2030.gov.hk/eng/finalreport/pdf/Final\\_SEA.pdf](http://www.hk2030.gov.hk/eng/finalreport/pdf/Final_SEA.pdf).