

**Hong Kong 2030: Planning Vision and Strategy (HK2030 Study)
Stage Three Public Consultation –
Planning Choices for our Future**

Purpose

This paper seeks Members' views on the various issues covered in the Stage Three Public Consultation of the HK2030 Study, which include key assumptions used in deriving the reference scenario, possible planning choices and options, spatial development patterns, and alternative scenarios. A HK2030 Study Consultation Booklet is attached at **Annex**.

Background

2. The HK2030 Study is a review of the Territorial Development Strategy which was completed in late 1996. We have consulted Members on the planning objectives and key study areas on 27 February 2001 during the Stage One Public Consultation of the HK2030 Study.

3. On 21 January 2002, we also consulted Members on the key planning issues and evaluation criteria put forward in the Stage Two Public Consultation of the HK2030 Study. On completion of the Stage Two consultation, a public consultation report was submitted to Members and released in November 2002¹.

Stage Three Public Consultation

4. The Study has now proceeded to Stage Three Public Consultation. In this stage, we shall consult the public on the key assumptions used in drawing up the reference scenario, planning choices, spatial development patterns and the alternative “what-if” scenarios.

¹ The Stage Two Public Consultation Report has been uploaded on the HK2030 Study web-site at <http://www.info.gov.hk/hk2030>

Broad Directions for Development

5. To live up to Hong Kong's vision to become Asia's world city, we propose the following three broad directions for development:

- (a) to provide a quality living environment through better design of our harbourfront and public space and better protection of the natural and cultural heritage. Also, we care and treasure our Harbour and accept that we have a responsibility to protect it;
- (b) to enhance our economic competitiveness by providing adequate land for major uses including premier office, business, port, logistics and tourism; and
- (c) to strengthen our links with the Mainland by providing additional cross-boundary transport infrastructure, including the proposed Hong Kong-Zhuhai-Macao Bridge and examining the long-term use of the boundary areas.

Key Assumptions

6. Based on the broad trends and vision targets, and taking into account existing policies and known commitments, we set out what we envisage the future will be like i.e. the reference scenario. The key assumptions used in deriving the reference scenario include:

- Population;
- Employment;
- Housing land requirement;
- Office/business land requirement;
- Land requirements for special economic activities such as port, airport, logistics, tourist and cultural facilities, environmental and strategic infrastructure; and
- Cross-boundary and domestic transport infrastructure.

Planning Choices/Options

7. We would adhere to the principle of sustainable development in formulating our long-term development patterns. The following are some planning choices/options on the location and development intensity of the principal land uses and key infrastructure :

- Development intensity -
Continue with the existing density or adopt a lower density for development (e.g. from plot ratio of 8 to 5 in the majority of existing built-up areas or from 6.5 to 5 for New Development Areas (NDAs))?
- Location of new housing-
Optimize existing development areas by more redevelopment and infilling or identifying NDAs in the New Territories?
- Location of new jobs-
Optimize existing development areas by providing more jobs in the Metro Area or decentralise some jobs to the New Territories?
- Land for premier office/business use-
Sustain the growth of the Central Business District or set up an additional office centre?
- Port development-
Provide additional port facilities in close proximity to the existing port or in Northwest Lantau or Tuen Mun West?
- Cross Boundary Connections-
Provide additional cross-boundary transport connections or enhancing the existing ones?

Possible Spatial Development Patterns

8. Having gone through the initial [scoping exercise] and examined the planning choices, we have worked out two spatial patterns of housing and office land, namely, the “Consolidation Pattern” and the “Decentralisation Pattern” for assessment. [In fact, planning choices are numerous and the broad proposals in these patterns are not mutually exclusive.] The key features of these two patterns are:

- Consolidation pattern-
it focuses on the development of the existing urban areas first before extending the development to the New Territories.
- Decentralization pattern
it emphasizes on development of additional NDAs in the initial stage.

9. There are however common elements in both patterns, such as the development of new tourism and cultural facilities, cross-boundary transportation network and environmental and strategic infrastructure.

10. It should be noted that sites at existing built-up areas could make up the major bulk of supply of housing and office land in both development patterns. The key differentiating elements of the two patterns are the timing of implementation of NDA projects and development intensity of future development projects.

11. A sustainability appraisal and a broad-brush evaluation have been conducted to examine the performance of these two development patterns in terms of their environmental, traffic, financial and economic, land use and social implications. The assessment results are contained in the Consultation Booklet at **Annex**.

Alternative (“What-if”) Scenarios

12. Alternative scenarios i.e. “what if” scenarios will also be prepared so as to cater for uncertainties and to allow us to quickly respond to changes and thereby enhancing the robustness of our development strategy. As alternative can be numerous, we intend to focus on the ones which have direct implications on our strategic development plans. They are:

- High population growth and economic growth
- Low population growth but with constant economic growth

13. In the public consultation process, we will ask if the public has more “what if” scenarios to add.

Advice Sought

14. Members are invited to comment on the key assumptions, planning choices, spatial development patterns and the alternative “what-if” scenarios.

Attachment

Annex: HK2030 Study Consultation Booklet

Planning Department
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