



4 November 2013

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Your ref.: CBI/PL/DEV

Clerk to Panel on Development
Legislative Council Secretariat
Legislative Council Complex
1 Legislative Council Road
Central
Hong Kong

Dear Sirs

Revised Development Proposal of Hung Shui Kiu New Development Area

On behalf of the Hong Kong Institute of Surveyors (HKIS), I have much pleasure in submitting our concerns and suggestions on the Government's revised proposal on Hung Shui Kiu New Development Area (HSK NDA).

1. Catering Logistic Demand through Development of HSK NDA

The HKIS is aware that at present the planned area of the HSK NDA has significant areas related to the logistic industry. With the development of the Tuen Mun – Chek Lap Kok Link in the vicinity, the HKIS in principle supports the development of HSK NDA as a logistic hub, providing new supply of logistic sites to meet the needs of Hong Kong.

2. Elaborating on Demand Assessment of Logistic Area

The HKIS is of the view that the government should advise the public about the assessment result of future demand for logistic sites and how the 62 hectares of land for logistic use would be able to meet with such demand.

With the current proposed plot ratio for these sites, how would the new space cater for the existing over 190 hectares of port back-up and open storage areas and how much spare capacity for growth would be available.

Further elaboration on its vision and development blueprint for the logistic development in the area is recommended. The government should also consider the change in logistic pattern after the completion of the Tuen Mun – Chek Lap Kok Link.

3. Reviewing the Development Parameters of Logistic Area

Logistic buildings are usually developed with high headroom of 5 to 6.5m which are far taller than typical residential and/or office buildings which headroom would usually be in the order of 3 to 3.5m.

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The proposed plot ratio on the logistic area will bring massive structures to the development area, which will likely block the proposed view corridor. HKIS recommends the Government review further the relationship between proposed plot ratio on the logistic area and the view corridor.

4. Increasing Population Density

The current average density of the NDA area is 264 people per hectare. (planned population of 218,000 people divided by 826 ha). After the deduction of the area for Green Belt and Village Type Development which is 28.7% of the total area, the average density will increase to 370 people per hectare. Such density is still lower than the average density assumption taken by estimated by the government in April 2012* for new development lands (400 people per hectare)

HKIS is of the view that the Government should seek to increase the development density of the NDA.

(*Media Briefing of Enhancing Land Supply Strategy: Reclamation outside Victoria Harbour and Rock Cavern Development on 1 April 2012)

5. Elaborating on Commercial Development Details

The Government should further elaborate on the commercial and office development in the NDA. Enlarging the commercial development area in the HSK NDA should be considered given its future connectivity with the Qianhai area.

Sufficient critical mass is required for the commercial zone to run efficiently and competitively.

6. Retaining Area as “Undetermined Zone”

HKIS suggests retaining some area as “Undetermined Zone”, providing flexibility in catering the future changes in the vicinity such as the Qianhai area and the completion of logistic infrastructure nearby. Absence of buffering zone will limit the possible expansion.

Thank you for your attention.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Stephen Lai', is positioned above the printed name.

Stephen Lai
President

cc The Hon Tony Tse, Legislative Councillor