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Panel on Development

Meeting on 8 November 2016

**Background brief on
Hong Kong 2030+: Towards a Planning Vision
and Strategy Transcending 2030**

Purpose

This paper sets out background information on the "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" ("the HK2030+ Study"), and gives a brief account of the views expressed by members of the Panel on Development ("DEV Panel")¹ on the "Hong Kong 2030: Planning Vision and Strategy" ("the HK2030 Study") completed in 2007.

Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030

2. In his 2015 Policy Address, the Chief Executive announced that the Development Bureau ("DEVB") and the Planning Department were updating the HK2030 Study² to examine the strategies and feasible options for overall spatial planning and land and infrastructure development for Hong Kong beyond 2030, with a view to working out a territorial development strategy that would cater for the latest planning circumstances in Hong Kong as well as create sufficient capacity for sustainable development.

¹ The Panel on Development was named the Panel on Planning, Lands and Works in and before the 2006-2007 session.

² More information about the HK2030 Study is in paragraphs 5 to 7.

3. In January 2016, when briefing DEV Panel on the initiatives of DEVB in the 2016 Policy Address, the Secretary for Development advised that the Administration had been updating the territorial development strategy for Hong Kong under the HK2030+ Study. The Administration had largely completed the baseline review of various aspects of the strategy, identified the key planning issues, assessed different land requirements, and examined the key planning directions and strategies for enhancing Hong Kong's liveability. The Administration also indicated that it would launch a six-month public engagement in end-October 2016 to listen to the views of different sectors on the Study.³

Hong Kong 2030: Planning Vision and Strategy (completed in 2007)

4. Back in February 2001, the Administration launched a public consultation exercise to formally start the HK2030 Study.⁴ The Study aimed to review Hong Kong's territorial development strategy with the purpose of formulating a broad planning framework to guide the future development of Hong Kong up to 2030. Three stages of public consultation were conducted (in 2001, 2002 and 2003) throughout the Study and the DEV Panel was briefed at each stage.

5. On 11 October 2007, the [Final Report of the HK2030 Study](#) was released. While upholding the three broad directions for development (i.e. providing a quality living environment; enhancing economic competitiveness; and strengthening links with the Mainland) and the overarching goal of promoting sustainable development, the Final Report set out the following major recommendations:

- (a) the future spatial development pattern should adopt the planning concept of prudent use of land resources by planning for more development around mass transit railway stations to facilitate fast and mass movement of people in an environmentally-friendly mode of transport;

³ Source: [LC Paper No. CB\(1\)452/15-16\(03\)](#)

⁴ In May 2000, the Administration briefed the DEV Panel on the plan for conducting the HK2030 Study. In June 2000, the Finance Committee approved a financial commitment of \$15 million for engaging various specialist consultants to carry out special sectoral studies in the course of the HK2030 Study.
Sources: [The website of the HK2030 Study](#); [FCR\(2000-01\)25](#); and Legislative Council Brief [[File Ref: \(20\) in DEVB\(PL-P\)50/01/126 Pt. 34](#) and [Annexes A and B](#)]

- (b) a rehabilitation approach with emphasis on remedial measures should be adopted to upgrade the rural environment;
- (c) planning work on Kwu Tung North, Fanling North and Ping Che/Ta Kwu Ling New Development Areas ("NDAs") and the Hung Shui Kiu NDA should commence as soon as possible; the NDAs should be planned for low to medium densities, with relatively higher plot ratios around the railway stations and lower plot ratios at the outskirts;
- (d) a balanced approach should be adopted to ensure that in the planning for all major new developments, urban design principles and environmental considerations would be adequately taken into account in the determination of development density levels; the densities of sites in congested localities and the distinctive harbourfront areas should be rigorously reviewed;
- (e) a steady supply of land for the so-called "Super Grade A Offices" at the central business district should be ensured; and
- (f) the development of cross-boundary infrastructure should be speeded up; Hong Kong could pursue a dual transport system with a railbased network serving the more immediate Pearl River Delta region, Guangdong and beyond, to be complemented by air services serving a much wider catchment.

6. The Administration stressed that the actual implementation of individual policy initiatives envisioned was outside the scope of the HK2030 Study. The Study should therefore not be taken as a blueprint dictating either the form or timing of Hong Kong's future development.⁵

Major views and concerns expressed by members

7. The last two times that the DEV Panel discussed the HK2030 Study were in November 2003 (when the Administration briefed the Panel on the Stage 3 Public Consultation of the Study) and in November 2007 (when the Administration briefed the Panel on the Final Report of the Study)

⁵ Source: Legislative Council Brief [[File Ref: \(20\) in DEVB\(PL-P\)50/01/126 Pt. 34](#)]

respectively. The major views and concerns expressed by Panel members at these two meetings are summarized in the ensuing paragraphs.⁶

Approach to town planning

8. Some members stressed that all planning strategies should take a people-oriented approach, with a view to improving the quality of living of the people. They commented that, however, town planning in Hong Kong was often based on administrative convenience and focused on the economic aspect. Citing the town planning blunders like excessive development density in Tseung Kwan O and homogeneity in Tin Shui Wai and Tung Chung, as well as the problems that many container storage areas situated next to residential sites in the rural areas, some members opined that apart from formulating strategies for future developments, the HK2030 Study should also put forward strategic remedial measures to enhance the living standard of the existing residents in these areas and rectify the deficiencies. Some members held the view that future planning strategies should place greater emphasis on the preservation of the unique features of different areas to provide the inhabitants with a sense of belonging and pride, with a view to building a cohesive society.

9. The Administration advised that it had been implementing district improvement programmes and greening measures to enhance amenity and the living environment. The proposed NDAs would mainly be medium-density developments with an appropriate mix of public rental housing and private housing developments. NDAs located near mass transport systems like railway stations and transport interchanges would have a medium density with a population of about 100 000. Those further away would have a lower density. The Administration would also consider consolidating dispersed container open storage uses into well-organized container back-up or storage zones at Ping Che/Ta Kwu Ling or Hung Shui Kiu, at locations far away from residential sites.

Meeting the housing needs of the increasing population

10. There were concerns among members about how the Administration would accommodate the projected increase in population of 1.6 million by 2030. There was a view that the Administration should consider upgrading the densely populated districts and improving the use of land resources in old industrial districts to accommodate some of the population.

⁶ The [Database on Particular Policy Issues](#) of the Legislative Council ("LegCo") website provides hyperlinks to related documents of previous discussions of LegCo and its committees related to the HK2030 Study since 2000.

11. The Administration advised that 70% of the increase in population would be absorbed by new towns like Tseung Kwan O and Tung Chung, which had the capacity for further development. The Kai Tak Development and urban renewal process would also absorb part of the increase. The remaining 30% increase would be absorbed by NDAs under sustainable development principles. Brownfield sites could be recycled if possible. The fringe areas of industrial districts might be used for residential developments if environmental problems could be resolved.

Kai Tak Development

12. Some members opined that for the planning of Kai Tak Development, there should be preservation of water bodies and monuments, as well as creation of employment opportunities. The Administration should also promote walking rather than emphasizing the development of roads in planning.

13. The Administration advised that it would adopt new concepts in planning for the Grid Neighbourhood residential area in Kai Tak Development. Although some district distributors would be necessary, roads would be kept to a minimum and built as sunken roads as far as possible. The Administration would promote walking in planning for new areas.

Distribution of unpleasant facilities

14. Some members considered that the Administration should devise a comprehensive policy on the distribution of unpleasant facilities and compensation for the affected communities. The Administration should devise a fairer and better distribution strategy and an appropriate scale for such facilities. Providing the affected community with desirable facilities as compensation might be a possible solution. Building unpleasant facilities in a smaller scale and distributing them across different districts might reduce discontent in the society.

Latest development

15. At the meeting of the DEV Panel to be held on 8 November 2016, the Administration will brief and consult Panel members on the HK2030+ Study.

Relevant papers

16. A list of relevant papers with their hyperlinks is in the **Appendix**.

Council Business Division 1
Legislative Council Secretariat
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Appendix

Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030

List of relevant papers

Council/ Committee	Date of meeting	Paper
The former Panel on Planning, Lands and Works (now renamed as Panel on Development)	18 May 2000	Administration's paper on "Hong Kong 2030: Planning Vision and Strategy — Brief Notes on Study Approach" [LC Paper No. CB(1)1562/99-00(05)] Minutes of meeting [LC Paper No. CB(1)1978/99-00]
The former Panel on Planning, Lands and Works	5 March 2001	Administration's paper on "Hong Kong 2030: Planning Vision and Strategy Stage One Public Consultation — Planning Objectives and Key Study Areas" [LC Paper No. CB(1)693/00-01(05)] Minutes of meeting [LC Paper No. CB(1)1300/00-01]
The former Panel on Planning, Lands and Works	1 February 2002	Administration's paper on "Hong Kong 2030: Planning Vision and Strategy Stage Two Public Consultation — Key Planning Issues and Evaluation Criteria" [LC Paper No. CB(1)907/01-02(05)] Minutes of meeting [LC Paper No. CB(1)1372/01-02]
The former Panel on Planning, Lands and Works	25 November 2003	Administration's paper on "Hong Kong 2030: Planning Vision and Strategy Stage Three Public Consultation — Planning Choices for Our Future" [LC Paper No. CB(1)384/03-04(03)]

Council/ Committee	Date of meeting	Paper
		<p>Background brief on Hong Kong 2030: Planning Vision and Strategy prepared by the Legislative Council Secretariat [LC Paper No. CB(1)384/03-04(04)]</p> <p>Minutes of meeting [LC Paper No. CB(1)818/03-04]</p> <p>Follow-up paper [LC Paper No. CB(1)2425/03-04(01)]</p>
Panel on Development	27 November 2007	<p>Legislative Council Brief on "Hong Kong 2030: Planning Vision and Strategy Final Report" [File Ref: (20) in DEVB(PL-P)50/01/126 Pt. 34] and [Annexes A and B]</p> <p>Administration's paper on "Final Report of Hong Kong 2030: Planning Vision and Strategy – New Development Areas" [LC Paper No. CB(1)297/07-08(05)]</p> <p>Background brief on Hong Kong 2030: Planning Vision and Strategy prepared by the Legislative Council Secretariat [LC Paper No. CB(1)297/07-08(06)]</p> <p>Minutes of meeting [LC Paper No. CB(1)606/07-08]</p>
Panel on Development	27 January 2015	Administration's paper on "Initiatives of Development Bureau in the 2015 Policy Address and Policy Agenda" [LC Paper No. CB(1)447/14-15(03)]
Panel on Development	26 January 2016	Administration's paper on "Initiatives of Development Bureau in the 2016 Policy Address and Policy Agenda" [LC Paper No. CB(1)452/15-16(03)]