



9 March 2017

By fax 2978 7569

Email: panel_dev@legco.gov.hk

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

Dear Sirs,

Re: HKIS Views to Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030 (Hong Kong 2030+)

On behalf of the Hong Kong Institute of Surveyors (HKIS), I have much pleasure in submitting our views and concerns for your consideration.

1. General

The consultation materials of Hong Kong 2030+ Planning Study have identified a number of major challenges of Hong Kong including ageing population, ageing building blocks, aspiration for enhancing liveability and keen competition in the global economy. These challenges are highly related to the land and housing resources in the territory and surveyors can play a significant role in dealing with those issues.

We wish to provide some broad views and concerns on the three “Building Blocks” as set out in the consultation materials.

2. Building Blocks 1: Planning for a Liveable High-density City

The HKIS supports the direction to plan a liveable high-density city, which can strike the balance between the development needs and quality of life of the people.

2.1 “Age-friendly” Design

Promoting “age-friendly” planning concepts will be an important topic in building design in the future.

We suggest that elderly-friendly designs should be incorporated into private projects through government land sales, incentives for redevelopment projects and (in long run) legislation. We also recommend the government closely works with the professional institutes to prepare relevant design frameworks and detailed requirements.

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2.2 Problem of Ageing Building

The HKIS had proposed the government establishes a Building Repairs and Maintenance Authority since as early as 2014. A supplementary proposal was prepared in 2015. Hong Kong requires a building preservation and improvement culture amongst property owners so as to extend the physical and economic life span of buildings.

A comprehensive review on the current urban renewal process / methodology should be conducted with an aim to deal with the ageing building issue through redevelopment and improvement.

2.3 Transport Planning

We appreciate the importance of “rail-base development concept”. The HKIS would like to reiterate other means of transportation on the road and the sea are also important. Sufficient infrastructure would be needed including car parking spaces be provided in developments and also adjoining the railway stations. A review of the planning standards and guidelines and forecast of growth of cars in different categories including schooling demand is recommended.

In the long run, the CBD concept should be modified so that commercial and residential uses should blender with each other to minimize traffic problems due to trips between home and workplace.

2.4 Budget Over-run on Infrastructure Projects

In the city development, new infrastructures are essential elements. With cases of budget over-run and serious delay of civil construction works (especially for projects with underground works), the HKIS suggests the government appoints independent cost consultants to address the cost control and contract management issues. Close monitoring of the project progress by the government is also recommended.

3. Building Blocks 2: Embracing New Economic Challenges and Opportunities

The HKIS agrees with the idea of nourishing new economic opportunities in order to broaden the economic base of Hong Kong in long term.



3.1 Future Land Supply for Office

We concur with providing adequate land supply to cater for the future demand of traditional commercial uses, especially for grade A office development. The HKIS notes that the office vacancy rate in CBD 1 (i.e. Central) is down to a historical low level of below 2%. Future floor space supply in Central is very limited. There is strong office space demand in CBD 2 (i.e. Kowloon East) as revealed in pre-sales and pre-leases market transactions, especially for large floor plate developments. The government should facilitate the development of the CBD 2 and future CBD 3 by providing sizable sites for large floor plate commercial developments.

3.2 Future Land Supply for Emerging Industries

More land supply for emerging industries, including innovation and technology industries and creative industries, is also supported. The occupancy rates for Science Park and Cyberport are already up to around 85% and 90% respectively. The new proposing Lok Ma Chau Loop area will be valuable in providing new sites for research & development facilities.

For logistics facilities, the HKIS supports the development of Hung Shui Kiu New Development Area and the Tuen Mun West Area to form the “Western Economic Corridor”. Special attention should be given to the trade-mix, plot ratio and height restrictions in these new areas during the planning stage.

Specific building design (e.g. high headroom and high demand of electricity) may be required to accommodate the specific industries. The government should keep track of the latest trend of such requirements / needs to provide sufficient infrastructure and support in the future.

4. Building Blocks 3: Creating Capacity for Sustainable Growth

The HKIS strongly agrees with the government to apply a multi-pronged land supply strategy to meet the long term land demands, including but not limited to the initiatives to explore the feasibility to create more spaces from rock caverns and underground spaces or even country park fringe areas which are of low ecological value.

4.1 The Two Strategic Growth Areas

The HKIS takes the view that the study of strategic growth areas will be essential for the long term land supply in Hong Kong. The strategic growth areas can provide sufficient large-scale areas for comprehensive planning for different uses.



Regarding the proposed East Lantau Metropolis (ELM), the proposed large scale reclamation could be very challenging, detailed feasibility study should be conducted as soon as practicable. Similar to infrastructure projects as mentioned, the government should also carefully consider and monitor the budget and progress of creating new strategic growth areas.

4.2 Land Supply for GIC, Open Space and Transport Facilities

The HKIS agrees that suitable sites are needed for such uses as GIC, open space and supporting facilities. The new targets of 3.5m² of GIC land per person and minimum of 2.5m² of open space per person are appreciated. The vision for providing integrated infrastructure (i.e. minimise land demand and to promote a smart, green and resilient infrastructure system) is also respected.

4.3 Facilitating the Change in Land Use through Private Sector

Private sector has a very important role for providing new housing and commercial spaces through change of land use in the long run. The HKIS reiterates that the government should consider enhancing and streamlining the planning and land administration process by minimising works and setting target time frame for the approval process. In particular, reviewing the effectiveness of CDA zoning is recommended.

Please contact the HKIS Secretariat on 2526 3679 if you require more information.

Thank you for your attention.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'T. Ho', written in a cursive style.

Sr Thomas Ho
President
The Hong Kong Institute of Surveyors