



Part 3 Other Major Work

Increasing Land Supply

It is an established policy of the Government to supply land to meet Hong Kong's continued housing and other development needs through a number of sources. In recent years, with population growth, rising aspiration for a quality living environment and rapid economic development, the demand for land is strong. To ensure the sustainable development of Hong Kong, it is necessary to enhance our land supply and devise different options to build up a sufficiently large land reserve to meet Hong

Kong's social, environmental and economic needs. To this end, a number of studies have been commissioned to explore the feasibility of reclamation outside Victoria Harbour, rock cavern/underground space development, rehabilitation of quarry sites, expanding existing new towns, NDAs and land use reviews in the rural area, etc. Between 2012 and 2014, the Board was consulted on these studies and provided views on the relevant issues.



多管齊下的土地供應方法
A multi-pronged approach in land supply



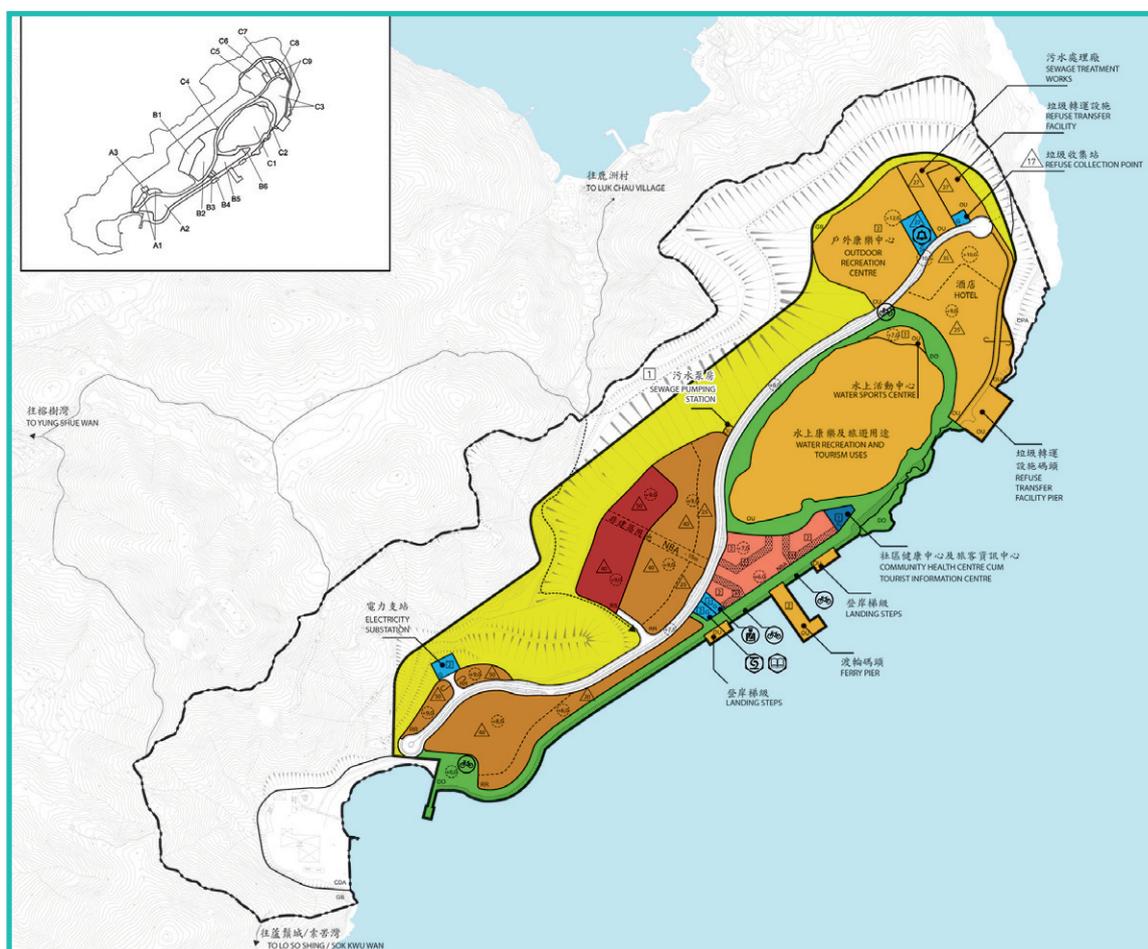
Enhancing Land Supply Strategy : Reclamation outside Victoria Harbour and Rock Cavern Development

In 2011, the Development Bureau, CEDD and PlanD jointly commissioned the study on Enhancing Land Supply Strategy to assess the feasibility of enhancing land supply through reclamation outside Victoria Harbour and rock cavern development. The Board was briefed on 26 April 2013 on the Stage 2 Public Engagement, the proposed land reserve concept, and the potential reclamation and rock cavern development sites. The five reclamation sites were at Lung Kwu Tan, Siu Ho Wan, Sunny Bay, Tsing Yi Southwest and Ma Liu Shui. Moreover, relocation of Diamond Hill Fresh Water and Salt Water Service Reservoirs, Sai Kung Sewage Treatment Works and Sham Tseng Sewage Treatment Works to caverns was also proposed. Members generally supported the provision of a land reserve and the multi-pronged

approach to increase land supply including reclamation outside Victoria Harbour and rock cavern development. The study was completed in 2014. The Board also noted that separate studies to examine the feasibility of the selected reclamation and rock cavern development sites would be carried out.

Planning and Engineering Study on Future Land Use at Ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island – Feasibility Study

In January 2012, PlanD and CEDD commissioned the Planning and Engineering Study on Future Land Use at the Ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island – Feasibility Study to examine the future land use and explore the development potential of the Ex-Lamma Quarry site, including residential development and other compatible uses.



建議發展大綱草圖
Draft Recommended Outline Development Plan

On 14 December 2012, the Board was briefed on the initial land use options during the Stage 1 Community Engagement. Members provided views on the target population, the key objectives of land use options, the development impacts on the local character, planning concepts, provision of transport infrastructure, as well as implementation of the proposed development.

On 14 March 2014, the Board was briefed on the draft Recommended Outline Development Plan (RODP) for the site during the Stage 2 Community Engagement. The development potential of the site had been further optimized to provide additional housing and recreation uses to meet the long-term housing needs and to facilitate the creation of a “Tourism and Recreation Hub”, while confining development to the existing platforms without affecting the adjoining woodland and man-made lake. Members provided views on the planning concept, transport arrangement, impact on the fish culture zones, the provision of GIC facilities, tourism facilities and housing mix of the development. The study was scheduled for completion in mid-2016.



研究範圍
Study Area

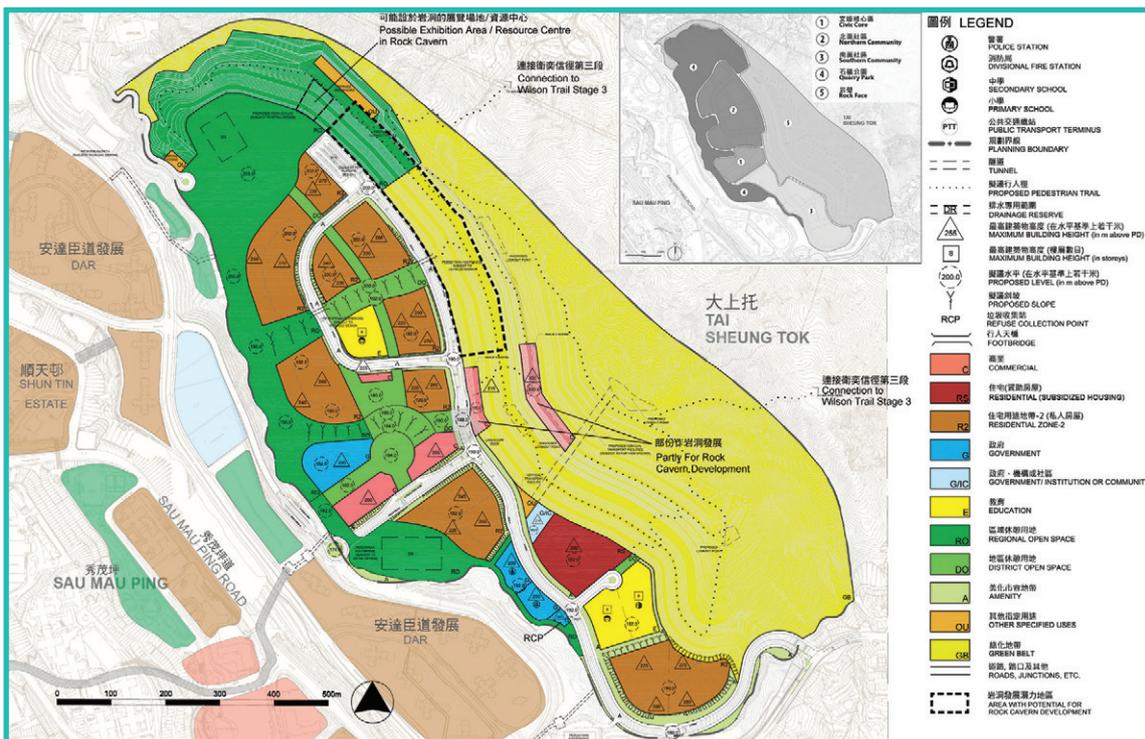


社區參與
Community Engagement

Planning Study on Future Land Use at Anderson Road Quarry – Feasibility Study

In January 2010, PlanD commissioned the Planning Study on Future Land Use at Anderson Road Quarry - Feasibility Study. The overall objective of the study is to examine the future land use and the potential of the Anderson Road Quarry site for residential and other uses after the completion of the rehabilitation works in 2016. The findings and recommendations of the study would serve as a reference for the revision of the relevant town plans to guide the future development of the site, as well as a basis for carrying out the engineering feasibility study.

On 13 July 2012, the Board was briefed on the draft RODP for the site during the Stage 2 Community Engagement of the study. Members provided views on the possible traffic and visual impacts of the proposed developments, the provision of commercial facilities for future residents, the proposed rock cavern developments and the future treatment of the rock face. A final RODP with a planned population of 25,000 and flat production of 9,410 was prepared and reported back to the Board on 8 March 2013. Members had no strong views on the RODP and provided specific comments on the possible visual impacts, the proposed traffic, transport and pedestrian connectivity measures, and the future treatment of the rock face. The study was completed in early 2014.



最終建議發展大綱圖
Final Recommended Outline Development Plan



安達臣道石礦場發展方案
Anderson Road Quarry Development Proposal

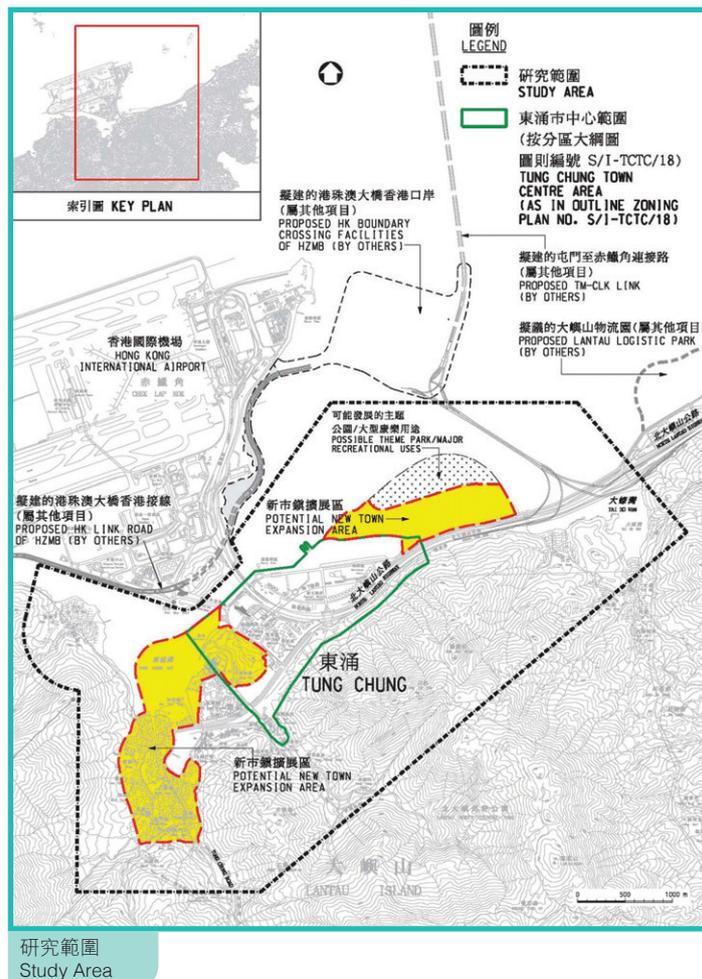
Planning and Engineering Study on the Remaining Development in Tung Chung – Feasibility Study

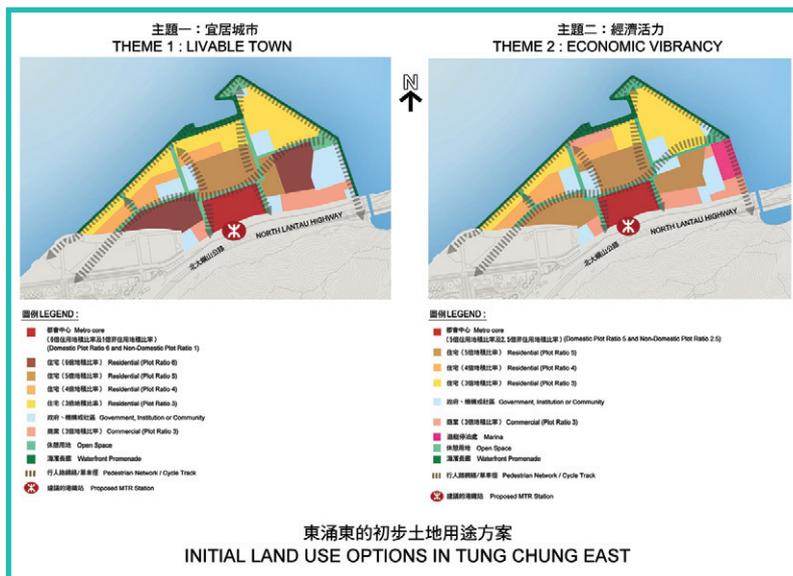
In January 2012, PlanD and CEDD jointly commissioned a study to identify the development potential and opportunities to extend Tung Chung into a distinct community which could help to meet housing, social, economic, environmental and local needs.

Members were briefed on the study on 22 June 2012 and 31 May 2013 respectively as part of the Stage 1 and Stage 2 Public Engagement of the study. During the first consultation briefing, Members provided comments on the provision of job opportunities, the transport networks within Tung Chung New Town, the need to assess the acceptability of placing ‘bad-neighbour’ uses, the optimal

planned population, and the need to reserve conservation areas from the NDAs. Members were briefed on the proposed development options for the Tung Chung New Town extension during the Stage 2 Public Engagement and generally supported the direction and approach of the study. Members also provided comments on the scale and development intensity for Tung Chung East and Tung Chung West.

On 19 September 2014, the Board was briefed on the draft RODP and Members provided comments on matters related to urban design, transportation, housing mix and balanced development of the proposed new town extension. The study was scheduled for completion in end-2015.

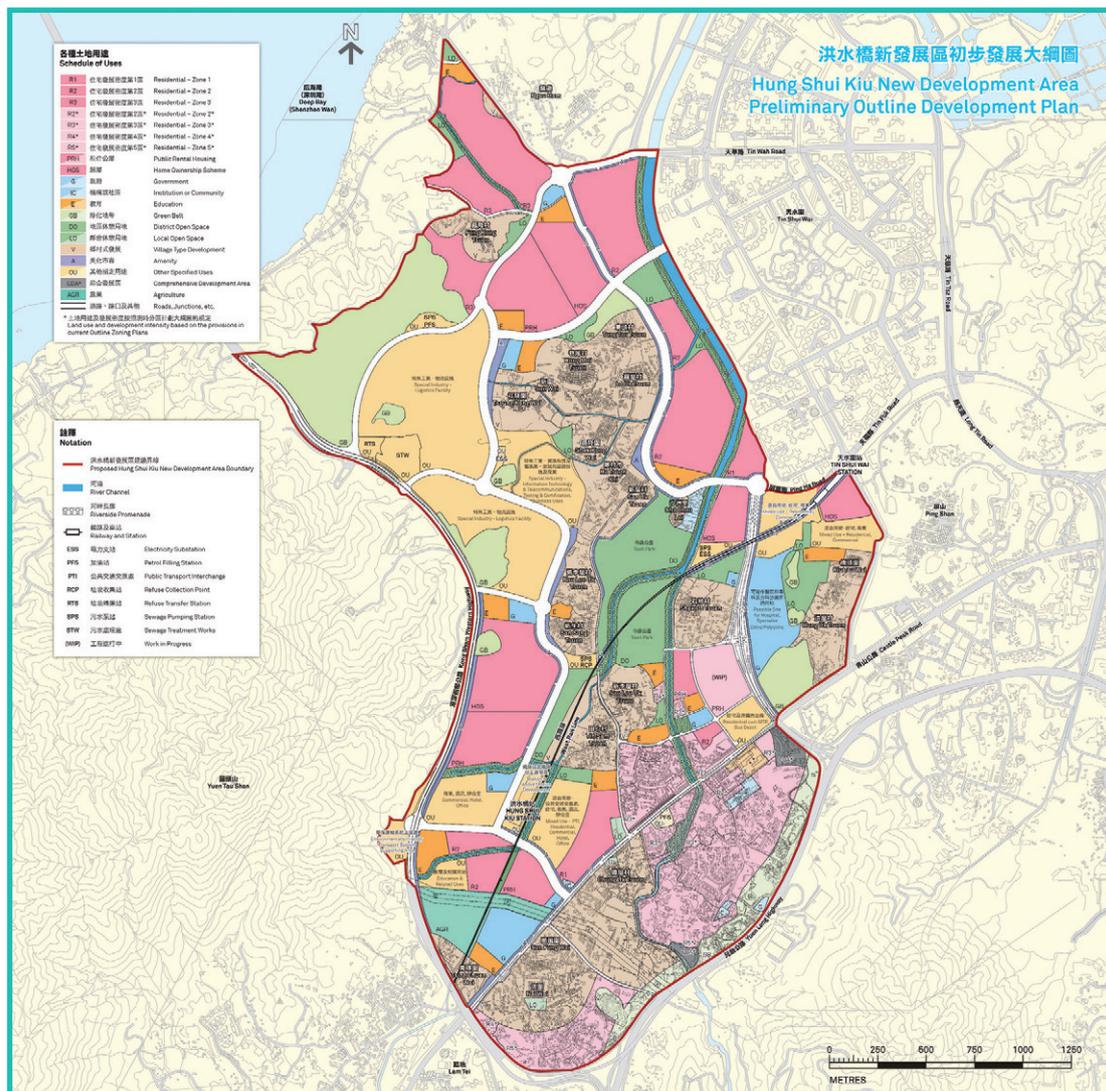




Hung Shui Kiu New Development Area Planning and Engineering Study

CEDD and PlanD jointly commissioned the ‘Hung Shui Kiu NDA Planning and Engineering Study’ in 2011 to formulate a feasible land use framework for developing the Hung Shui Kiu (HSK) NDA to meet Hong Kong’s housing and other land use needs in the long term. The Board was consulted on the Preliminary Outline Development Plan (PODP) on 26 July 2013. According to the PODP, the HSK NDA will provide about 60,000 new housing units to accommodate an additional population of about

175,000, and provide about 100,000 new employment opportunities. Members provided comments on the development concept, existing developments, the proposed town park, the strategic relationship of the area, rail and green infrastructure, and the implementation approach. Taking into account the public comments received in the community engagement exercises and the recommendations from various technical assessments, the RODP is being formulated and the next stage of community engagement exercise would commence after the finalisation of the RODP.





第二階段社區參與
Stage 2 Community Engagement

Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation

In November 2012, PlanD and CEDD jointly commissioned the Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation to examine the development potential of the degraded brownfield land in Yuen Long South for housing development and other uses, with supporting infrastructure and community facilities, and to improve the existing environment.

Members were briefed on the study on 26 April 2013 and 6 June 2014 respectively as part of the Stage 1 and Stage 2 Community Engagement of the study. During the Stage 1 Community Engagement, the Board was briefed on the constraints, opportunities, key issues and guiding

principles for the developments in Yuen Long South. Members provided views on the compliance with the ‘no net increase in pollution load to the Deep Bay’ requirement, formulation of a consultation strategy to engage the public and relevant stakeholders, and the concerns regarding the implementation mechanism including the reprovisioning of the affected open storage yards/rural workshops/warehouses. The Stage 2 Community Engagement was on the PODP. Members provided views on the capacity of the planned infrastructure for the proposed population, the relocation and implementation of the existing open storage and rural industrial uses, and the revitalisation of Yuen Long Nullah as a local character for consideration in the preparation of the draft RODP in the next stage of the study.

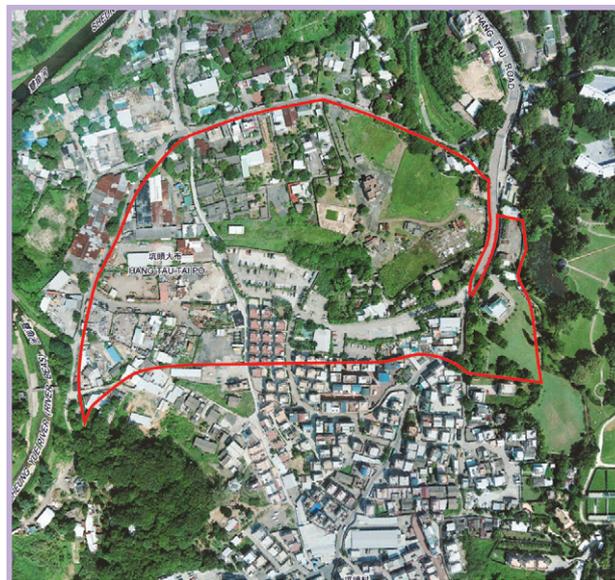


整體規劃及設計大綱
Overall Planning and Design Framework

Land Use Review of the “Recreation” Zone in Hang Tau Tai Po, Kwu Tung South

The “REC” zone in Hang Tau Tai Po on the Kwu Tung South OZP No. S/NE-KTS/14 covers a total area of about 8.47 ha. The north-eastern portion of the “REC” zone (about 1.77 ha) was the subject of an approved application for amendment to OZP (No. Y/NE-KTS/5) from “REC” to “CDA” for a proposed residential development. In approving the application on 7 December 2012, the

RNTPC of the Board requested PlanD to carry out a land use review of the whole “REC” zone. The land use review was agreed by RNTPC on 23 May 2014. According to the land use review, it was proposed that the “REC” zone should be rezoned mainly to low-density and low-rise residential developments. The proposed amendment to the Kwu Tung South OZP upon finalization of the land use proposals would be submitted to the Board for consideration.



坑頭大布的「康樂」地帶
“Recreation” zone in Hang Tau Tai Po

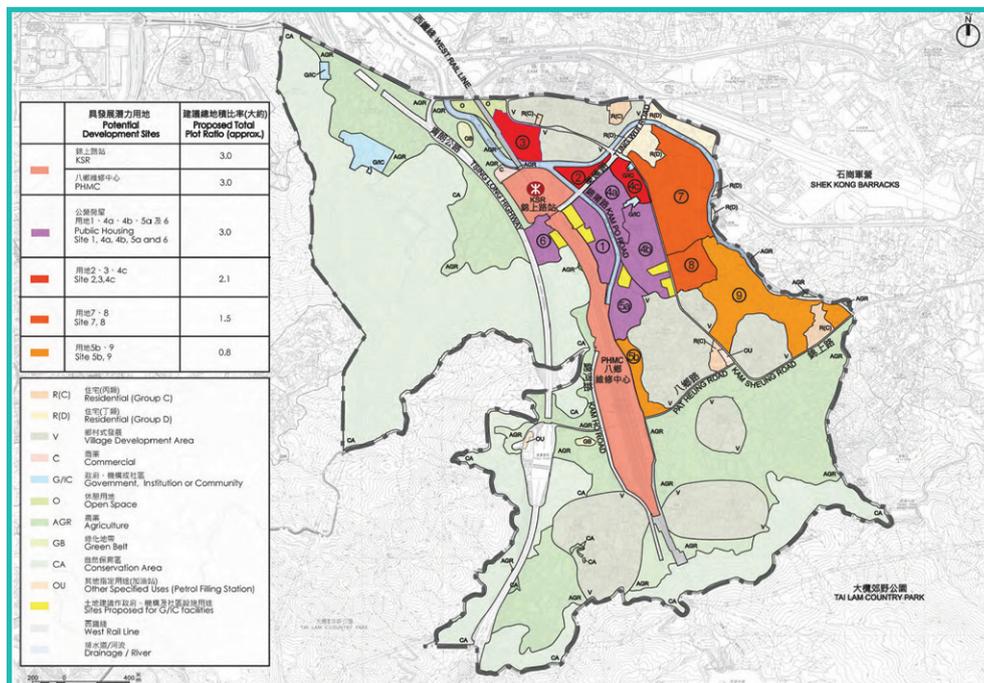
Land Use Review of Kam Tin South and Pat Heung

It was announced in the 2013 Policy Address that the Government would take forward the planning for residential development at the West Rail Kam Sheung Road Station and Pat Heung Maintenance Centre sites to provide about 8,700 flats. In addition, studies would be conducted for the adjoining areas to identify land for public and private housing developments.

In March 2014, PlanD completed a comprehensive land use review for Kam Tin South and Pat Heung area. A total of 14 potential sites had been identified for public and private housing developments. These potential development sites would provide a total of about 33,700

flats (including about 16,900 public housing units) for a population of about 92,800. These potential housing sites would be implemented by phases taking into account the infrastructural constraints.

The land use review was presented to the Board on 11 April 2014. Members provided views on various issues including the development intensity of the area; the employment opportunities to be generated from the proposed development; the interface issue of the high-density development and the existing villages; and the possibility of increasing facilities for the elderly. The proposed amendment to the Kam Tin South OZP based on the findings of the land use review would be submitted to the Board for consideration.



建議的土地用途大綱
Proposed Land Use Framework