

THE HONG KONG HOUSING AUTHORITY
Memorandum for the Strategic Planning Committee
Progress Report on Government Studies

PURPOSE

To inform Members of the progress of various government planning studies, standards and guidelines which may have implications on public housing developments.

BACKGROUND

2. The Department is involved in a substantial number of Government studies (**Annex**) which can be classified into four categories as follows –

- Territory-wide/strategic planning and transport studies;
- Sub-regional and district planning and development studies;
- Infrastructure and transport related studies including drainage, sewage, and district transport issues; and
- Studies on specific topics, planning standards and guidelines.

IMPLICATIONS FOR PUBLIC HOUSING DEVELOPMENTS

3. The Department is currently participating in over 60 studies. Through these studies land suitable for public housing developments may be identified. Studies that may affect the development potential and availability of public housing sites, as well as pertinent planning standards and guidelines are also closely monitored by the Department. The progress and most significant aspects of the main studies are highlighted in this paper.

TERRITORY-WIDE STRATEGIC PLANNING STUDIES

4. These studies cover the whole territory of Hong Kong with a view to providing a strategy or context for the long-term development of land, transport, infrastructure and environment related matters.

(a) ***Hong Kong 2030: Planning Vision and Strategy***

5. The main objective of this study is to provide a long term land use-transport-environmental planning framework to guide future development of Hong Kong. The provision of land for housing purposes will be assessed with regard to different population growth scenarios. Extensive consultation with the general public and stakeholders will be carried out throughout the study process and the first stage public consultation is scheduled to commence later this year.

(b) ***Stage II Study on Review of Metroplan and the Related Kowloon Density Study (KDS) Review***

6. A paper on the preliminary findings of the KDS Review was submitted to the Committee on Planning and Land Development (CPLD) in April 2000. It concluded that a general relaxation of plot ratio in Kowloon is not supported at this time given the existing/planned traffic and sewerage constraints. Nevertheless, minor relaxation in some selected locations undergoing large-scale redevelopment schemes could be considered, such as projects within the four areas proposed for restructuring by the Authority subject to more detailed assessments to demonstrate that the restructuring schemes would not only be self-sufficient in supporting facilities, but could also bring about overall improvement to the wider areas.

7. The issue relating to the two-tier plot ratio system¹ in Kowloon, which will lead to over-provision of car parking spaces in public housing estates, is still under discussion with the concerned departments. In spite of the commonly recognised problem, a way forward that could be applied under the statutory zoning control mechanism is being investigated by the study consultants. This however has to be based on the forthcoming outcome of the Parking Demand Study II currently undertaken by the Transport Department. This issue will continue to be pursued by the Department with the relevant parties. Completion of the Study is targeted for mid 2001.

(c) *The Second Parking Demand Study*

8. The Second Parking Demand Study commenced in end May 2000, and is targeted to complete in 15 months. The Study aims at assessing the present and future demand and supply of parking, reviewing the Hong Kong Planning Standards and Guidelines (HKPSG), identifying parking related problems, and recommending remedial measures.

9. A major concern of the Department is to investigate the possibility of adopting a unified parking standard for all types of public housing developments. In response to the changing demand, most public housing developments in future would be designed/built for both rent and sale. Adopting a unified parking standard would provide more flexibility for transfer between different housing types.

10. Another concern of the Department is to seek adoption of an appropriate, reasonable and practicable standard to avoid either under or over provision of car and goods vehicle parking for all HA developments. Amendment to the HKPSG is anticipated upon completion of the study.

(d) *Area Assessments of Existing Industrial Land in the Territory*

11. Following the in-principle endorsement of the 'Business' zone concept by the Committee on Planning and Land Development (CPLD) in March 2000, the Planning Department carried out broad area assessments of existing industrial land including HA's flatted factory sites in the Territory. The area assessments and the broad land use proposals of the industrial land have

¹ The two-tier plot ratio system is applied as a density control in Kowloon. Sites that are less than 400m² in size will be limited to a maximum density of domestic plot ratio 6. Larger sites are permitted to build up to a maximum domestic plot ratio of 7.5 provided that car parking is provided at a ratio of 1 space for every 4 flats.

been circulated to the relevant bureaux and departments for agreement. Subject to the agreement by parties concerned, Planning Department will work out the detailed rezoning proposals of individual industrial sites, to be submitted to the Town Planning Board for consideration.

SUB-REGIONAL AND DISTRICT STUDIES

12. This group covers a wide range of land use/transport/planning/engineering studies at both regional and local levels. They provide essential input to the formulation of alternative development options and are one of the leading indicators of future land supply.

13. The Department is actively involved in 26 related studies. They are at varying stages of investigation and their effect on future land supply has yet to be finalized. Much will depend on subsequent decisions leading from the study stage to the implementation stage.

(a) *Restructuring Studies in Kowloon*

14. All draft technical reports for the four restructuring studies have been submitted by August 2000. The SPC and CPLD submissions are targeted for November and December 2000 respectively. The tentative completion date for the studies is April 2001.

15. The preferred strategy and priority action areas for the four study areas have been formulated. The financial viability of the proposed strategies and proposals on the implementation agents are currently under review. Their potential implications to the Department will be examined and reported to Members in due course.

(b) *Comprehensive Feasibility Study for the Revised Scheme for South East Kowloon Development*

16. This study started in November 1999 and the results of Stage 1, in the form of a Preliminary Layout Plan (PLP), were endorsed by CPLD in April 2000 as suitable for public consultation. This Committee was consulted on 15 June 2000. Public consultation on the PLP has now been completed and results were presented to CPLD on 24 August 2000. In contrast to the negative public response to the previous SEK proposals, public response to the PLP has been, on the whole, positive and supportive.

17. One of the major concerns raised by Members at the meeting on 15.6.2000 was the drastic reduction in the amount of land for public housing development. Discussions with the relevant parties have been conducted, including the Territory Development Department (TDD) and Housing Bureau (HB) with a view to increasing the proportion of public housing in the area. However, no conclusion could be reached as the issue on transferring three public housing sites in South East Kowloon to private housing could not be resolved. CPLD's advice was also sought at the meeting on 24 August 2000 which directed that the matter should be further discussed and resolved among HB, TDD and ourselves.

18. Stage 2 of the study is now underway which will produce a preliminary design for all civil engineering works, conceptual layouts for housing sites and a detailed implementation programme. A Final Report on the whole SEK study area will be available by the end of February next year.

INFRASTRUCTURE AND TRANSPORT RELATED STUDIES

19. This group of studies covers matters related to sewage, drainage and local transport which may affect existing and planned public housing sites. Existing problems are examined and improvement measures proposed to rectify deficiencies. From the Department's point of view, early implementation of infrastructure projects could facilitate the timely intake of population for public housing projects.

PLANNING STANDARDS

Parking

20. An interim car parking standard has been in place since October last year for HA projects which do not have a confirmed housing type, i.e. 1 space for 9-13 public housing flats. However, two separate light goods vehicles (LGV) parking standards are still in effect under the HKPSG which stipulates the provision of 1 space for 80 PRH flats in public rental housing developments and 1 space for 200 HOS flats in mixed public rental/home ownership projects.

21. In view of the need for greater flexibility for transfer between PRH and Sale projects, the Department considers it important to seek the Transport Department's agreement on adopting an interim unified standard for provision of LGV in projects where the housing types cannot be confirmed at the planning stage. The interim LGV standard would be temporary in nature pending the recommendations of the Second Parking Demand Study (PDS-2) to be completed in late 2001. Initial discussions with the Transport Department were conducted on the proposal. However, as the preliminary results from the HKPSG review under the PDS-2 is expected to be available in December this year, TD advised that it is inappropriate to consider adopting an interim LGV standard before then.

INFORMATION

22. This paper is presented for Members' information.

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File Ref. : HD(P) 1/2/7

Date : 8 September 2000

List of the More Significant Government Studies Currently being Monitored by the Planning Section

A. Territory-wide/Strategic planning and Transport Studies

Study/Report	Principal Agency Responsible for Study	Expected Completion Date
1. The Second Railway Development Study (RDS-2)	HyD	Final Report Issued in 06/2000
2. Sustainable Development for the 21st Century - SUSDEV21	PlanD	09/2000
3. Stage II Study on Review of Metroplan and the Related Kowloon Density Study Review	PlanD	Mid 2001
4. Second Parking Demand Study	TD	Late 2001
5. Area Assessments of Existing Industrial Land in the Territory	PlanD	Late 2000
6. Hong Kong 2030 : Planning Vision and Strategy	PlanD	End 2002
7. Strategic Sewage Disposal Scheme Stage II	EPD	End 2000

B. Sub-regional and District Planning and Development Studies

Study/Report	Principal Agency Responsible for Study	Expected Completion Date
1. Planning and Development Study on NENT	PlanD/TDD	Early 2001
2. Planning and Development Study on NWNT	PlanD/TDD	Early 2001
3. Green Island Development-Engineering Investigation and Planning Review	TDD	Completed in 4/2000

Study/Report	Principal Agency Responsible for Study	Expected Completion Date
4. Study on Planning and Development in HK Island South and Lamma Island	PlanD/TDD	12/2000
5. Comprehensive Feasibility Study for the Revised Scheme of SEKD	TDD	Early 2001
6. Planning and Engineering Feasibility Study for Tsuen Wan Bay Further Reclamation (Further Intensification)	TDD	Not yet started
7. Feasibility Study for the Intensification and Extension of TKO New Town	TDD	Late 2000
8. Planning and Development Study of Potential Housing Sites near San Wai Court, Tuen Mun Area 1	TDD	Late 2000
9. Planning and Development Study for Sham Tseng Further Reclamation	CED	10/2000
10. Revitalisation of Tai O	PlanD	Late 2000
11. Remaining Development in Tung Chung and Tai Ho - Comprehensive Feasibility Study	TDD	Late 2000
12. Northshore Lantau Development Feasibility Study	CED	Mid 2001
13. Feasibility Study on Tuen Mun Government Farm Site	TDD	Late 2000
14. Study on South West New Territories Development Strategy Review	PlanD	Mid 2000
15. Feasibility Study for Housing Development at Whitehead and Lee On in Ma On Shan, Sha Tin	TDD	Late 2000
16. Feasibility Study for Development at Cha Kwo Ling Kaolin Mine Site	CED	Late 2000
17. South East New Territories Development Strategy Review	PlanD	Late 2000
18. Study on Minimization of the Impacts of Western Coast Road on Lei Yue Mun Village	PlanD	Late 2000
19. Study on Village Improvement & Upgrading of Lei Yue Mun Village	PlanD	Late 2000

Study/Report	Principal Agency Responsible for Study	Expected Completion Date
20. Review of Hong Kong Island Sewerage Master Plans	EPD	11/2001
21. Western District Development Strategy	PlanD	Late 2000
22. Redevelopment of the North Point Estate	HD	3/2001
<i>Restructuring Studies</i>		
23. Cheung Sha Wan Restructuring Study	PlanD/HD	4/2001
24. Homantin Restructuring Study	PlanD/HD	4/2001
25. Ngau Tau Kok Restructuring Study	PlanD/HD	4/2001
26. Shek Kip Mei Restructuring Study	PlanD/HD	4/2001

C. Infrastructure and Transport Related Studies

Study/Report	Principal Agency Responsible for Study	Expected Completion Date
1. Route 10 - Hong Kong Lantau Link Detailed Feasibility Study	HyD	Not yet started
2. Route 7 - Section between Kennedy Town & Aberdeen - Investigation & Preliminary Design	HyD	10/2000
3. Central Kowloon Route Preliminary Feasibility Study and Design Assignment	HyD	Completed Further study on detailed design has yet to be started
4. Route 9 between Cheung Sha Wan and Shatin - Design and Construction Assignment	HyD	Early 2001 Further study expected after completion of this study with a view to start work by early 2003
5. Preliminary Feasibility Study on Tunnel Alignment Option of TKO Western Coast Road	TDD	End 2000
6. Tuen Mun and Yuen Long District Traffic Study	TD	9/2000

Study/Report	Principal Agency Responsible for Study	Expected Completion Date
7. Widening of Yuen Long Highway Between Lam Tei and Shap Pat Heung Interchange	HyD	End 2000
8. Review of Tuen Mun and Tsing Yi Sewerage Master Plans	EPD	Late 2000
9. Lantau North-South Road Link between Tai Ho Wan and Mui Wo Investigation Assignment	HyD	8/2000
10. Lantau North-South Road Link between Tai Ho Wan and Mui Wo Design and Construction Assignment	HyD	Not yet started
11. North Lantau to Yuen Long Highway: Investigation and Preliminary Design	HyD	12/2000
12. Hong Kong Island North and Kowloon West Districts Traffic Study	TD	12/2000 Additional studies required for pedestrianisation schemes
13. Preliminary Project Feasibility Study for Road Link Between Tung Chung and West Lantau	HyD	PPFS report completed, pending S for Transport's approval
14. Review of Central & East Kowloon Sewerage Master Plans	EPD	Early 2001
15. Route 10 - North Lantau to Yuen Long Highway - North Lantau to Tsing Lung Tau Section - Design and Construction Assignment	HyD	No later than 4/2009
16. Route 10 - North Lantau to Yuen Long Highway - Tsing Lung Tau to So Kwun Wat Section - Design and Construction Assignment	HyD	No later than 4/2009
17. Route 10 - North Lantau to Yuen Long Highway - Traffic Control and Surveillance System - Design and Construction Assignment	HyD	Not yet started
18. Outlying Islands Sewerage Master Plan Stage 2 Review	EPD	End 2000

Study/Report	Principal Agency Responsible for Study	Expected Completion Date
19. KCRC East Rail Extension - Sheung Shui to Lok Ma Chau Spur Line	KCRC/TD	Late 2000
20. Review of North District & Tolo Harbour Sewerage Master Plans	EPD	Late 2001
21. Investigation Assignment for Widening of Tolo Highway/Fanling Highway between Island House Interchange and Fanling	HyD	Late 2000
22. Choi Wan Road/Jordan Valley, Design and Construction	CED	2003/04
23. Anderson Road Quarry, Design and Construction	CED	2005/06
24. Traffic Study on 7 sites in Kowloon	TD	Not yet started

D. Proposed Legislation and Studies on Planning Standards

Study/Report	Principal Agency Responsible for Study	Expected Completion Date
1. Town Planning Bill	PlanD	Introduced to LegCo in 2/2000
2. Urban Renewal Bill	SPL	Endorsed by LegCo in 6/2000
3. Urban Design Guidelines for Hong Kong	PlanD	Late 2000
4. Guidelines for Sensitive Community Facilities Uses	PlanD	Completed
5. Public Housing Density Calculation	PlanD/HD	HKPSG has been amended