

EVENTS IN BRIEF



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Review of Land Requirement for Market-driven Economic Uses

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The Study was commissioned by the Department in January 2021. The purpose is to review the land requirements for market-driven economic uses including offices, business and industrial uses. The Study is scheduled for completion in 2022.



Central Business District Grade A Offices



Industrial use: general logistics/warehousing

**2nd
Quarter**

Study on Artificial Islands in the Central Waters

The Study jointly commissioned by the Department and CEDD in June 2021 mainly covers a planning and engineering study for Kau Yi Chau (KYC) Artificial Islands and a transport infrastructure study. The main objectives of the Study are to determine the reclamation extent of KYC Artificial Islands and the supporting priority road and rail links, and to prepare development plan for KYC Artificial Islands to accommodate a population of about 400 000 to 700 000.



*Proposed Kau Yi Chau Artificial Islands (Artist impression for illustration purpose only)
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The planning of KYC Artificial Islands will:

- (i) create a work-live-play third Core Business District (CBD3) and reserve land for emerging economic uses to provide diversified job opportunities;



*Work-Live-Play CBD3 (Artist impression for illustrative purpose only)
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- (ii) adopt the “15-minute neighbourhood” planning concept to develop liveable neighbourhoods, enhance home space and increase the provision of open space and government, institution and community facilities;
- (iii) plan for blue-green resources to create diverse habitats and promote biodiversity; and
- (iv) use smart, green and resilient initiatives to achieve carbon neutrality and strengthen the resilience of future development.



Blue-Green Resources



Use of smart, green and resilient initiatives

Study on Phase One Development of New Territories North - San Tin / Lok Ma Chau Development Node

The Department and the Civil Engineering and Development Department (CEDD) jointly commissioned the 'San Tin / Lok Ma Chau Development Node (STLMC DN) Feasibility Study' in September 2019. In March 2021, the Initial Land Use Plan for STLMC DN (about 320 ha) accommodating about 31 000 flats and about 57 ha of economic land for innovation and technology (I&T) was promulgated.

The 2021 Policy Address announced 'Northern Metropolis Development Strategy'. It proposes, amongst others, the development of San Tin Technopole by expanding the STLMC DN to increase the land supply for I&T and residential uses. The expanded STLMC DN is envisaged to provide about 150 ha of I&T land. Together with the 87 ha Hong Kong-Shenzhen Innovation and Technology Park under construction at the Lok Ma Chau Loop, it could achieve a clustering effect of I&T industry with greater economy of scale corresponding to the Shenzhen I&T zone of more than 300 ha on the northern shore of Shenzhen River, strengthening the I&T development and co-operation between Hong Kong and Shenzhen. Moreover, STLMC DN will provide 45 500 to 47 500 residential units. In October 2021, the Department and CEDD commenced a joint Investigation Study for STLMC DN to take forward the latest development strategy and recommend the detailed land uses and supporting infrastructure.



Land to be released from Lok Ma Chau Boundary Control Point will be considered for I&T development

Remaining Phase Development of the New Territories North (NTN) - Planning and Engineering Study (P&E Study) for NTN New Town and Man Kam To

The Department and CEDD jointly commissioned the P&E Study for two potential development areas (PDAs) viz. NTN New Town and Man Kam To in October 2021. The P&E Study will fully consider the locational advantages of the two PDAs within the 'Hong Kong-Shenzhen Close Interaction Circle' under the 'Northern Metropolis Development Strategy', with a view to tapping the opportunities arising from the developments in Shenzhen and the Greater Bay Area. The P&E Study will recommend development plan to guide the land uses and the supporting infrastructures for the future developments.



Future land use of the Lo Wu area will be reviewed under this P&E Study for NTN New Town and Man Kam To



The rural areas near Heung Yuen Wai Boundary Control Point, which adjoin the urbanised areas of Shenzhen, has good potential for development

Land Use Review Study for Ngau Tam Mei Area – Feasibility Study

With a view to making better use of the existing brownfield cluster in the Ngau Tam Mei Area and unleashing the potential development opportunities brought by the proposed Ngau Tam Mei Station of the Northern Link, the Department and CEDD jointly commissioned a land use review study for Ngau Tam Mei area in November 2021. The Study will ascertain the feasibility of comprehensive development of the area, propose broad land uses, identify supporting infrastructure, and recommend necessary follow-up study and possible implementation approach.



The land use of the existing brownfield sites in Ngau Tam Mei Area will be reviewed under the Land Use Review Study for Ngau Tam Mei Area – Feasibility Study

2021 Cross-boundary Travel Survey

The Department commissioned a new round of Cross-boundary Travel Survey (the Survey) in January 2021 with a view to obtaining a more up-to-date picture of cross-boundary traffic. However, under the COVID-19 pandemic situation, most of the boundary control points were either closed or only maintained limited services. The sample sizes and survey scope were thus adjusted accordingly, mainly to cover goods vehicle trips and passenger trips at particular boundary control points. Data collection via face-to-face interviews were completed in December 2021. Results of the Survey are scheduled for promulgation in 2022.



Interview for goods vehicle trip at Lok Ma Chau Control Point

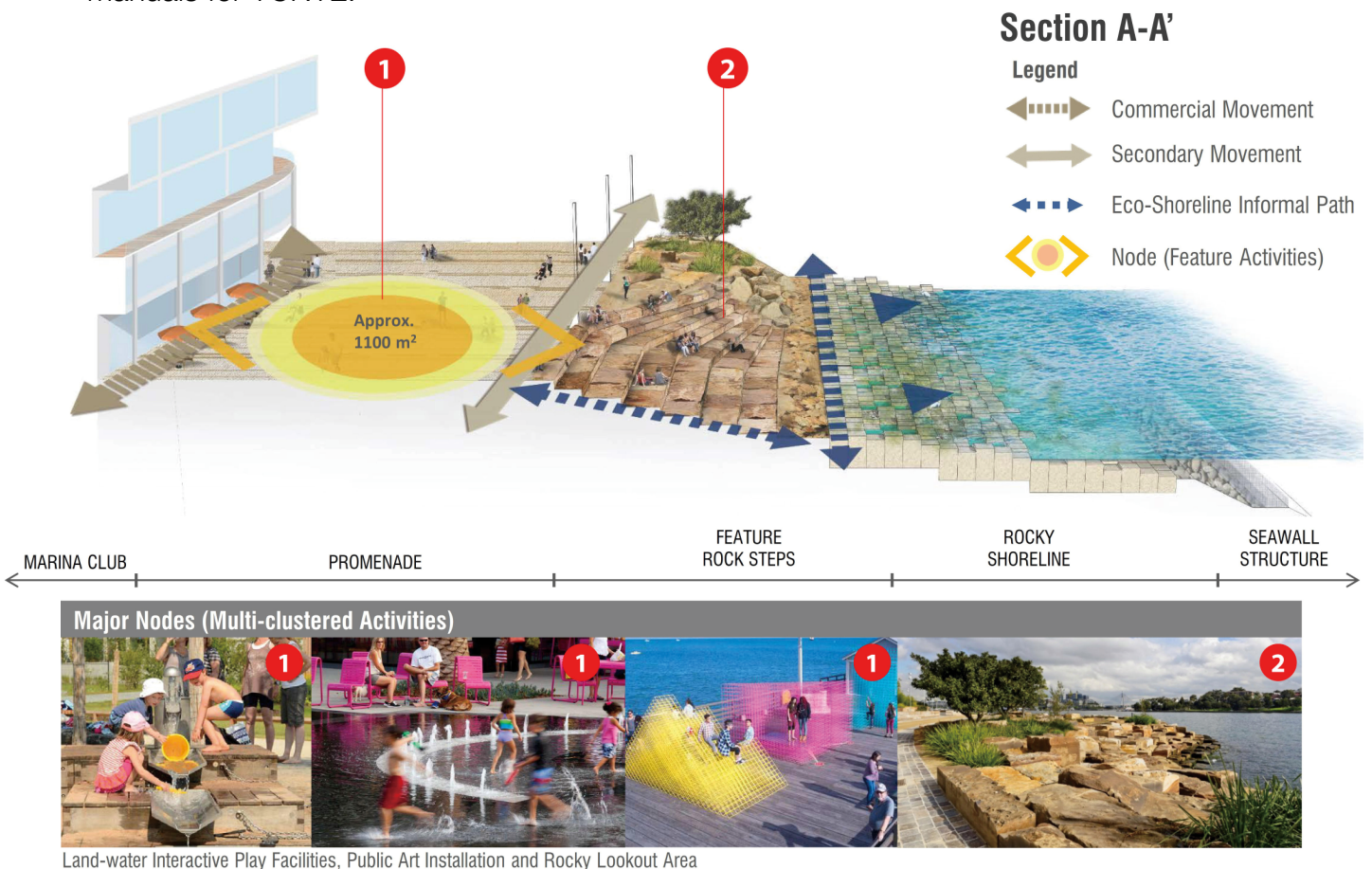


Interview for passenger trip at Shenzhen Bay Control Point

Urban Design Studies (UDSs)

UDS for Tung Chung New Town Extension

The Tung Chung New Town Extension (TCNTE) covers a total of 245 ha on the eastern and western flanks of the existing Tung Chung New Town. The Study was commissioned in February 2018 to formulate more in-depth design initiatives for various focus areas including open spaces and major development sites in the TCNTE Area, including creation of activity nodes for a vibrant waterfront promenade and introduction of retail frontage and all-weather facilities along major pedestrian spines connecting the Metro Core Area and other residential sites with the waterfront. In Q4 2021, a series of urban design measures have been formulated to guide future development. Besides, to allow flexibility, some other design initiatives would be specified as advisory items in the Urban Design Guidelines and Manual for the TCNTE Area providing reference to future developers and government departments during implementation stage. The Consultant is finalising the guidelines/manuals for TCNTE.

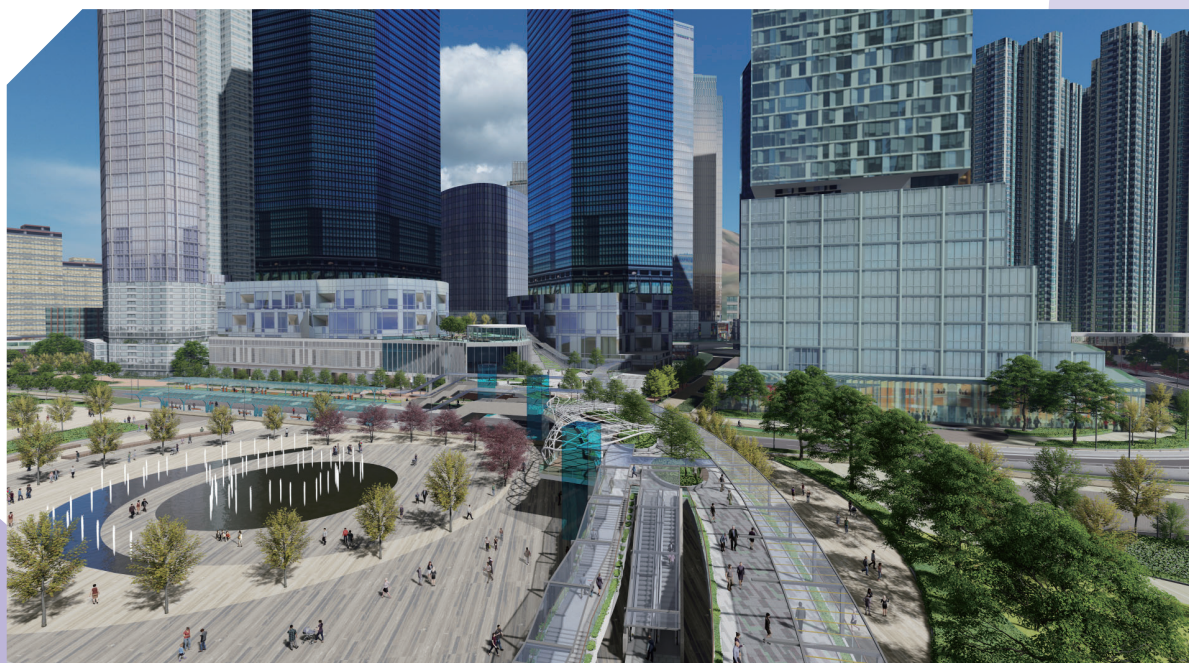


Proposed Eco-Shoreline in Tung Chung East as Recommended under TCNTE UDS

UDS For The Future Town Centre And The District Commercial Node in Hung Shui Kiu/Ha Tsuen New Development Area – Feasibility Study

The Study, jointly commissioned by the Planning Department and CEDD in 2019, aims to review the urban design framework formulated under the P&E Study for Hung Shui Kiu New Development Area (HSK NDA) and the urban design principles adopted under the Hung Shui Kiu and Ha Tsuen Outline Zoning Plan / Outline Development Plan for the future Town Centre and District Commercial Node of the HSK NDA (Project Areas), and to formulate the recommended urban design, detailed urban design guidelines and urban design briefs to guide future developments in the Project Areas.

In Q4 2021, various urban and green design options have been recommended by the Study consultants with a view to achieving a holistic design and creating a distinct sense of place and unique character for the future Town Centre and District Commercial Node of the HSK NDA. The Study team is currently preparing a set of Urban Design Guidelines covering all the sites within the two said areas.



Regional Plaza



Regional Park



Overview of Hung Shui Kiu / Ha Tsuen NDA