

# Land Development

- Established the Project Cost Management Office in June 2016, with an aim to strengthening construction cost management, improving project management performance and enhancing cost effectiveness.
- Continue to enhance the existing procurement procedures for public works projects aiming to lower costs, and closely scrutinise the estimates of projects at the planning and design stage to optimise designs and reduce costs under a “fitness for purpose and no frills” principle. Examined around 60 works projects so far and achieved savings of about \$13 billion in project costs.
- Identified some 210 potential housing sites through land use reviews for the short to medium term. Among them, 96 sites have been rezoned or allocated for housing development, capable of providing about 117 100 flats. Another 19 sites have their statutory rezoning procedures initiated and are estimated to provide a total of about 13 000 flats upon completion of the rezoning.
- Since the inauguration of the current-term Government and up to end-April 2017, the Town Planning Board has approved applications to relax the development intensity of 45 housing sites, leading to an additional supply of about 8 660 units.
- During the five-year period, the residential sites sold by the Government are capable to produce about 51 000 flats. Together with other supply sources (including railway property development projects, projects of the Urban Renewal Authority (URA) and private redevelopment/development projects), the aggregate private housing land supply in the past five years is estimated to be capable for providing about 95 860 flats, meeting the supply target set by the Government for the past five years.
- During the five-year period, the commercial, business and industrial sites sold by the Government are capable to provide over one million square metres of floor area. Large

commercial sites expected to be available for disposal in the coming few years are capable of providing additional 1.1 million square metres of floor area.

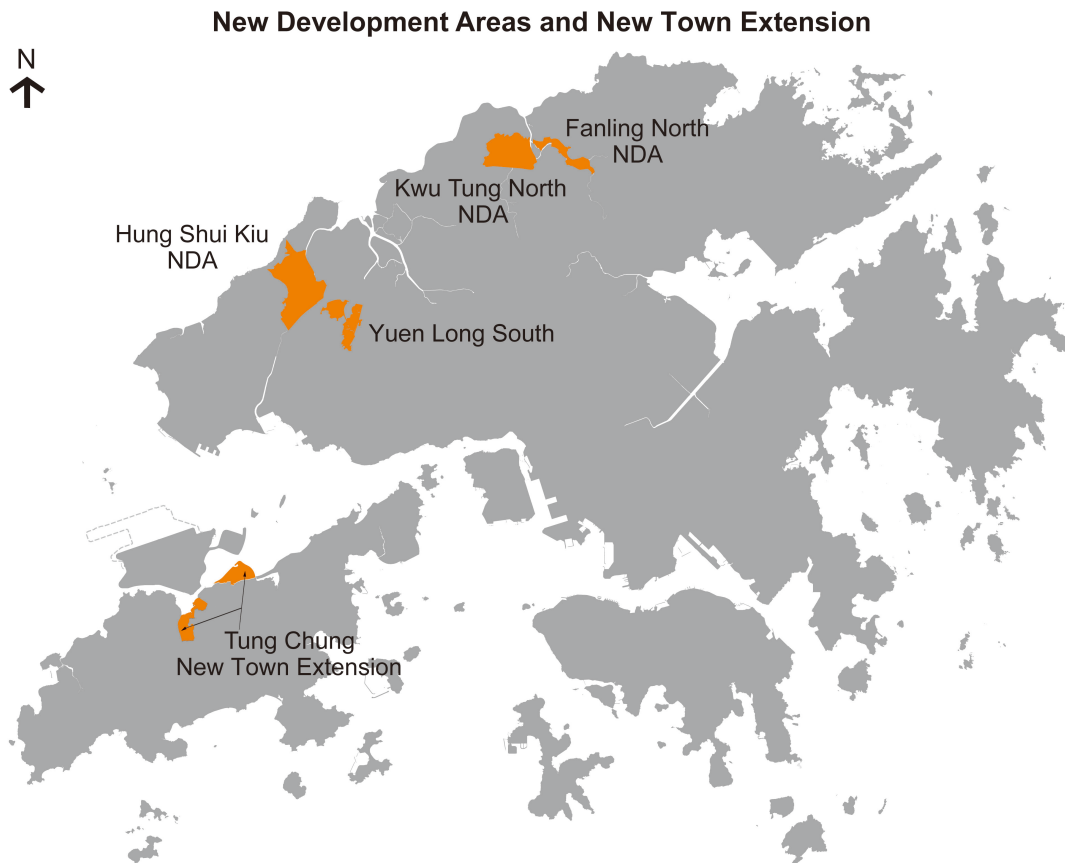
- Implementation of the Tung Chung New Town Extension project is in full steam, providing about 49 400 flats and floor space of about 877 000 square metres for office, retail and hotel uses, and creating about 40 000 job opportunities. The first population intake is expected in six years.
- Established the Lantau Development Advisory Committee in 2014. Proposed the strategic positioning and development directions for Lantau in 2016. The overarching direction is “development in the north, conservation for the south”. Having considered the views received during the public engagement exercise, we have formulated and just promulgated the “Sustainable Lantau Blueprint”.
- Implemented various local projects and short-term improvement measures for Lantau as scheduled, including the first phase relaxation measures for tour coaches and private cars to access the closed roads in South Lantau, road improvement works in South Lantau, improvement works for revitalisation of Tai O and Mui Wo, construction of mountain bike networks and the increase of parking spaces in South Lantau.
- Decided that the topside of the Hong Kong Boundary Crossing Facilities Island of HZMB should be utilised for commercial development and other economic uses. The total gross floor area could reach up to 500 000 m<sup>2</sup>.
- After completion of the Stage 2 public engagement exercise for “Enhancing Land Supply Strategy – Reclamation outside Victoria Harbour and Rock Cavern Development” in 2014, technical studies on reclamations at Sunny Bay, Lung Kwu Tan and Ma Liu Shui were then commissioned and are nearing completion now. Preparations for the planning and engineering studies on reclamations at Sunny Bay, Lung Kwu Tan and Ma Liu Shui as well as the strategic studies on artificial islands in central waters for development of the East Lantau

Metropolis as the future strategic growth area of Hong Kong are actively underway.

- Completed a review to further increase the development intensity and enhance the site planning of the Kai Tak Development Area. As a result of the two-phase review, a total of about 16 000 additional residential flats and about 400 000 square metres of commercial floor area will be provided.
- Facilitating the transformation of Kowloon East into the second core business district. The commercial floor area increased from about 1.7 million m<sup>2</sup> in 2012 to about 2.3 million m<sup>2</sup>.
- After reviewing the planning of the Kai Tak Development Area, and with the private redevelopment and conversion projects in the Kwun Tong and Kowloon Bay Business Areas, Kowloon East has a potential to provide about 4.7 million m<sup>2</sup> additional commercial floor area.
- Taking forward the “Kai Tak Fantasy” project for developing into a world-class tourism, leisure and entertainment hub. Tender for the Tourism Node development is planned to be invited within 2017.
- Completed the Stage 3 Community Engagement for the “Planning and Development Study on North East New Territories” in 2012. Announced the adoption of the Enhanced Conventional New Town Approach in 2013, with a view to developing the Kwun Tong North and Fanling North (KTN/FLN) NDAs into an extension of the Fanling/ Sheung Shui New Town. The Outline Zoning Plans were approved by the Executive Council in 2015. The KTN/FLN NDAs will provide about 60 000 flats, and the first population intake is expected in six years.
- Substantially completed the feasibility studies for relocating three government sewage treatment works and service reservoirs to caverns, and progressively started the respective public consultation on the relocation plans, including the development options for the 6 ha of land vacated. To continue with the site investigation and detailed design for the relocation

of Sha Tin Sewage Treatment Works to caverns.

- Completed Stage 1 of Public Engagement on the “Pilot Study on Underground Space Development (USD) in Selected Strategic Urban Areas (SUAs)” in early 2017. Formulating suitable conceptual schemes for USD for four SUAs, namely Tsim Sha Tsui West, Causeway Bay, Happy Valley and Admiralty/Wan Chai with due consideration to the views received.
- Striving to complete the Liantang/Heung Yuen Wai Boundary Control Point in 2018 with a view to providing a vital boundary crossing access between Hong Kong and Shenzhen on the eastern side.
- The HSK NDA will serve as a “Regional Economic and Civic Hub” for the Northwest New Territories to provide about 61 000 flats and create about 150 000 employment opportunities. In April 2017, the Government announced the adoption of the Enhanced Conventional New Town Approach to implement the HSK NDA. The first population intake is expected in seven years.
- The Government is preparing the Recommended Outline Development Plan for the YLS development taking into account the public views received. YLS will provide about 27 700 flats. According to the latest schedule, the first population intake is expected in ten years.



- Commenced the planning and engineering study for the re-planning of Tseung Kwan O Area 137 in end-2016 to explore how to make optimal use of the some 80 hectares of formed land for residential, commercial and other developments after accommodating the desalination plant.
- Developing some 340 hectares of brownfield sites concentrated in the northwestern and northern parts of the New Territories through comprehensive planning and development, while exploring feasible measures to accommodate brownfield operations in multi-storey buildings, taking HSK NDA as a pilot case. The comprehensive survey on the distribution, uses and operations of brownfield sites in the New Territories commenced in 2017. We continue to explore appropriate policies and measures to tackle brownfield sites in different areas, with the aim of optimising land utilisation and improving the rural environment.

- A total of 248 applications were received under the revitalisation scheme for industrial buildings. As at end-March 2017, 147 applications had been approved, involving about 1.69 million square metres of converted or new floor space.
- In the past five years, URA completed the tendering exercises for 17 redevelopment projects which would provide about 5 470 flats. URA has, since March 2016, commenced large-scale redevelopment projects / schemes in Kowloon City under a holistic and district-based approach. Apart from providing over 3 000 flats, these projects / schemes, which are tentatively scheduled for completion in 2025-26, will bring planning and community benefits and improve the local road networks in Kowloon City.
- URA commenced a district planning study for the Yau Ma Tei and Mong Kok districts on a pilot basis this year. The study aims to explore ways of enhancing the efficiency of existing land use and the redevelopment potential in the two districts. It will also serve as a basis for URA to formulate new strategies to implement, encourage, promote and facilitate urban renewal projects in other old districts.
- In 2016, URA put up 338 residential flats of its Kai Tak Development for sale as subsidised sale flats as a one-off measure, and about 96% of these flats have been sold.
- In 2014, URA completed reviewing and amending / refining the Demand-led Redevelopment Project (Pilot Scheme) and Facilitating Services (Pilot Scheme).
- In 2016, the URA launched the “Smart Tender” scheme to enhance the technical support for building owners, thereby minimising the risk of bid-rigging during building repair works. In 2017, the Government announced that it would use \$300 million to allow private building owners to participate in the scheme at a concessionary rate. It is expected that around 4 500 buildings can be benefited.
- Completed the amendment of the legislation to enhance the standards of new private buildings in 2015, thereby significantly easing the shortage of female sanitary fittings in public places.

- Over the past five years, our waterfront promenades have extended for around two kilometres at Quarry Bay, Tai Kok Tsui, Kai Tak and Kwun Tong.
- As at end of 2016, events that have taken place at the Central Harbourfront Event Space have attracted over four million of participants.
- In 2016, the two-stage public engagement exercise for the “Urban Design Study for the Wan Chai North and North Point Harbourfront Areas” was completed.
- Announced in 2017 to enhance its harbourfront enhancement initiatives before further looking into the proposal of establishing a statutory Harbourfront Authority. \$500 million has been set aside for the first phase of harbourfront development.
- The six-month public engagement for “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” was completed in end-April 2017. Our planning vision is for Hong Kong to continue to be a liveable, competitive and sustainable “Asia’s World City”. The updating of the territorial development strategy will be finalised taking into account the public views and findings of relevant technical assessments.