

Highlights of BEC Policy Dialogue Series: 2017 Policy Address & Hong Kong 2030+

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The Government has recently announced “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030”, a territorial development strategic plan laying out the Government’s vision, policy and strategy for the development of Hong Kong beyond 2030. With this masterplan now under public consultation, last month BEC invited Mr Eric Ma, Secretary for Development and Ms Phyllis Li, Deputy Director of Planning/Territorial to engage in dialogue with our members about the government’s development policies and strategies.

The presentations were followed by a panel discussion in which the two government officials were joined by Mrs Margaret Brooke, BEC Board Director and Chief Executive Officer of Professional Property Services Ltd, and Mr Ricky Liu, Vice President, Building Technologies of Siemens Ltd.

Highlights of this half-day event are listed as follows:

Mr Eric Ma, Secretary for Development

*Mr Eric Ma presented an overview on Hong Kong’s **short, medium and long-term** land and housing supply through adopting a multi-pronged strategy to provide **over 600,000 housing units** in total.*

- 1) **Short to medium term:** to provide **over 380,000 units**, through
 - changing existing land uses
 - increase development intensity
- 2) **Medium to long term:** an estimated flat production of **over 220,000 units** and **over 8.6 million square meters** of Industrial / Commercial gross floor area, through:
 - **New development areas and new town extensions:** including Kwu Tung North, Fanling North, Tung Chung, Hung Shui Kiu and Yuen Long South
 - **Property development projects at railway-related sites:** potential projects in Siu Ho Wan and Pat Heung Depots currently undergoing planning

Potential sources of long term land supply in consideration:

- **Consolidating and releasing brownfield sites:** the government has commenced a study using **Hung Shui Kiu New Development Area as a test case**, to explore more optimal ways for consolidating brownfield sites. The study is expected to be **completed at the end of 2018**.
- **Others:** exploring land reclamation outside of Victoria Harbour, cavern and underground space developments, and plans for New Territories North and North Lantau.

Ms Phyllis Li, Deputy Director of Planning/Territorial

Ms Phyllis Li introduced the **three building blocks** of “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030”, a vision-driven and action-oriented strategic plan that envisions **a liveable, competitive and sustainable Hong Kong**.



1) Planning for a Liveable High-density City

In the high-density context of Hong Kong, the government proposed below strategic directions:

- Promote a **compact, integrated, unique, diverse, vibrant and healthy** city
- Leverage **green and blue space** to enhance public appreciation and enjoyment
- Promote an **age-friendly environment** for “active ageing”, “ageing in place” and “inter-generational support”
- Reinvent and enhance living environment and public space
- **Rejuvenate ageing buildings** through building management and maintenance to prolong building lifespan, and redevelopment and rehabilitation

2) Embracing New Economic Challenges and Opportunities

To facilitate Hong Kong to **move up** the **value chain** and promote the city as a **base to serve the region**, the government proposed the following:

- Adequate supply of land for future economic development
- Nurture and attract talents
- Promote **innovation, technology and collaboration**
- Capitalise on major **regional infrastructure** to be completed and opportunities arising from economic interactions with the Mainland and countries in Asia

3) Creating Capacity for Sustainable Growth

To create **development capacity** and at the same time enhance **environmental capacity**, following strategic directions are proposed:

- Create development capacity through adopting a **multi-pronged and flexible approach** to optimise the use of land and identify new land
- Enhance environmental capacity by **integrating conservation and biodiversity considerations into planning**
- To address climate change via the “smart, green, and resilient city strategy”.

Panel Discussion

The panel discussion focuses on various issues including the feasibility of a smart city approach, public engagement, and development of brownfield land.



Smart City

- There is considerable potential from smart systems to address environmental challenges, such as smart meters, smart grids, smart mobility concepts, and much more.
- **East Kowloon** is used to **trial new technologies and concepts**.
- The government plans to establish a “**Common Spatial Data Infrastructure**” for the smarter and faster sharing of information between Government bureaux and departments.

Public engagement

- The government has been **engaging individual sectors** in its consultation process, and through public forum and knowledge sharing session to engage younger sectors, like students and young professionals.
- Many of the issues that have been raised are interrelated, and some common themes have been identified.
- The government welcomes an **informed contribution on the part of business**.

Development of Brownfield Land

- Many current brownfield sites are **linked to operations of various industries** such as logistics, port backup, waste recycling, vehicle repairs, etc. These brownfield operations also provide **employment opportunities**.
- The government is carefully considering how to best optimise the use of land elsewhere in Hong Kong to provide the space that relevant industries need if brownfield sites have to be consolidated and released.
- **A brownfield operation taskforce** was established in 2014 to explore effective policies and feasible measures that can appropriately deal with brownfield related matters. This includes exploring even more optimal uses of land to accommodate local brownfield operations that still have an actual need to be accommodated.
- Later this year, **a survey on brownfield land uses and existing operations** in the New Territories will commence, starting a thorough investigation into the overall spatial distribution and uses of brownfield lands.

About Business Environment Council Limited 商界環保協會有限公司

Business Environment Council Limited ("BEC") is an independent, charitable membership organisation, established by the business sector in Hong Kong. Since its establishment in 1992, BEC has been at the forefront of promoting environmental excellence by advocating the uptake of clean technologies and practices which reduce waste, conserve resources, prevent pollution and improve corporate environmental and social responsibility. BEC offers sustainable solutions and professional services covering advisory, research, assessment, training and award programs for government, business and the community, thus enabling environmental protection and contributing to the transition to a low carbon economy.

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