Hong Kong – A Compact City

As set out in HK2030

- <24% Built Up Area
- Rail-based Public Transport
- Country Parks

(Source: Planning Department, HKSAR)
Examples of Developments with various Plot Ratios

R(A) zone  Plot Ratio Not stipulated in the OZP
Site Area :  1,827 m²
GFA :  total  31,211 m²
private residential and 2,535 m² commercial
Dom PR is equivalent to about 17.08 and  Non-domestic PR is about 1.38
19 storeys without podium
Built in /around :  July 1967

3,036 m²  60 storeys  7 storeys 367 m²  15% approx
15,266 m²  5.0 approx.

C/R  zone in Sha Tin
Plot Ratio not stipulated in the OZP
Site Area :  6,387 m²  Podium 5,206 m²
GFA :  total  about 32,246 m² private residential and 7,628 m² commercial; 1,639 “educational”
No. of blocks :  4
26 storeys over 3 storeys of podium garden, retail shops and carparks
Built in /around :  June 1986

4,346 m²  62 storeys  7 storeys 654 m²  15% approx
34,922 m²  8.0 approx.
1,551 m² podium
Development Control Mechanisms

- OZP – Landuse Types; PRs; Building heights
- Lease Conditions – Some Unrestricted
- B(P)R – PRs up to 8, 10 (dom) 10, 15 (non-dom)

### Table 1  First Schedule of the Building (Planning) Regulations

<table>
<thead>
<tr>
<th>Height of Building in Metres</th>
<th>Percentage Site Coverage</th>
<th>Plot Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Class A Site</td>
<td>Class B Site</td>
</tr>
<tr>
<td>Not exceeding 15</td>
<td>66.5</td>
<td>75</td>
</tr>
<tr>
<td>Over 15 but not exceeding 18</td>
<td>60</td>
<td>67</td>
</tr>
<tr>
<td>Over 18 but not exceeding 21</td>
<td>56</td>
<td>62</td>
</tr>
<tr>
<td>Over 21 but not exceeding 24</td>
<td>52</td>
<td>58</td>
</tr>
<tr>
<td>Over 24 but not exceeding 27</td>
<td>49</td>
<td>55</td>
</tr>
<tr>
<td>Over 27 but not exceeding 30</td>
<td>46</td>
<td>52</td>
</tr>
<tr>
<td>Over 30 but not exceeding 36</td>
<td>42</td>
<td>47.5</td>
</tr>
<tr>
<td>Over 36 but not exceeding 43</td>
<td>39</td>
<td>44</td>
</tr>
<tr>
<td>Over 43 but not exceeding 49</td>
<td>37</td>
<td>41</td>
</tr>
<tr>
<td>Over 49 but not exceeding 55</td>
<td>35</td>
<td>39</td>
</tr>
<tr>
<td>Over 55 but not exceeding 61</td>
<td>34</td>
<td>38</td>
</tr>
<tr>
<td>Over 61</td>
<td>33.33</td>
<td>37.5</td>
</tr>
</tbody>
</table>

“Class A Site” means a site, not being a Class B or Class C site, that abuts on one street not less than 4.5m wide or on more than one such street.

“Class B Site” means a corner site that abuts on 2 streets neither of which is less than 4.5m wide.

“Class C Site” means a corner site that abuts on 3 streets none of which is less than 4.5m wide.
Joint Practice Notes (JPN) (BD, LandsD and PlanD)

• Feb 2001
• JPN 1 – objective: encourage design and construction of green and innovative buildings including:-
  • Adopting a holistic approach to planning, design, construction and maintenance
  • Maximising the use of natural renewable resources and recycled/green building materials
  • Minimising the consumption of energy, in particular those non-renewable types and reducing construction and demolition waste.
JPN2 - Exemption of green and innovative features from GFA and SC calculations included:

• Non-structural prefabricated external walls: utility platforms; mail delivery rooms with mailboxes
• Noise barriers and communal sky gardens for non-residential buildings
• Green features e.g. balconies; fins
JPN3 - Landscape Master Plans

• Avoid duplication of work in processing
JPN4  - Nov 2008
Development Control Parameters –
Sets out interpretation criteria of the three departments with respect to various design features and components

• Covered carparking space
• Loading and Unloading Bay
• Covered walkways for residential developments
• Recreational Facilities
• Open Flat Roofs
• Etc.
Areas exempted from PR calculation

Already exempted features included:
Mechanical plants; common areas; ancillary car parks; and 5% for recreational use for residents (club houses)
Uses required by government departments such as : lorry parks, ...
“Tools” available to Planners?

Large Site Reduction Factor
“Addressing High Densities – A net site approach for large sites?”

Figure 3  Large Site Reduction Factor from HKPSG (superseded)

(Source: Information Note on HK2030 Study (Planning Department Paper Oct 2007))
Older forms of control and other tools?

- Rate and Range Clause
- Design, disposition and Height Clause
Comprehensive Development Area (CDA) Zone

• Sec 4A (2) (a)
  • may require to prepare a master lay-out plan and submit it to the Board for approval; and
  • 4A(2) (b) to include information in the master lay-out plan respecting building dimensions, floor area for each use, building development programmes and any other matter the Board considers appropriate.

• 4A(3) A copy of the approved master lay-out plan certified by the Chairman of the Board, shall be deposited in the Land Registry and shall be available for inspection without payment of a fee.
A Sample of Master Layout Plans
Whampoa Garden

Generally about 16 storeys over 1 storey of podium and carpark in basement

Comprehensive Development Area – max. GFA is subject to lease control and is not stipulated on the OZP

GFA : total about 216,000 m²

No. of blocks : 88
What actually happened

- 85,000 flats production target – walled buildings
- Railway station development – site configuration problem
- Large podiums, large clubhouses
- No more LSRF
- Redevelopment sites included streets

Development Control mechanism

Planning Department
- Town Planning Ordinance
- statutory town plans
- planning application system
- HKPSG
- practice/guidance notes

Buildings Department
- Building Ordinance
- Building Regulations
- practice notes

Lands Department
- Lease Control
- lease conditions
- lease modification
- land exchange

(Source: Planning Department, HKSAR)
### Kowloon Station
(Comprehensive Development on Podium)

<table>
<thead>
<tr>
<th></th>
<th>Domestic</th>
<th>Non-Domestic</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Max. GFA</td>
<td>686,025 m²</td>
<td>482,000 m²</td>
<td>1,068,025 m²</td>
</tr>
</tbody>
</table>

| PR | 4.5 | 3.5 | 8.1 |

Source: Master Layout Plan

### Yau Ma Tei Old District
(Traditional Grid Road Pattern)

<table>
<thead>
<tr>
<th></th>
<th>Total Area</th>
<th>14.3 ha</th>
</tr>
</thead>
<tbody>
<tr>
<td>Developable Area</td>
<td>66%</td>
<td></td>
</tr>
<tr>
<td>Community Facilities (e.g. School, Open Space)</td>
<td>9%</td>
<td></td>
</tr>
<tr>
<td>Local Road</td>
<td>23%</td>
<td></td>
</tr>
</tbody>
</table>

Theoretical Max. GFA: 857,000 m²

<table>
<thead>
<tr>
<th>PR</th>
<th>Gross Site</th>
<th>Net Site</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>6.0</td>
<td>8.0</td>
</tr>
</tbody>
</table>

Source: Master Layout Plan

### COMPARISON OF DEVELOPABLE LAND AREAS AND ACHIEVABLE DEVELOPMENT INTENSITIES - PART 1

Plan No: M/SP04/344

Date: 14/04/2005

PLANNING DEPARTMENT 議員署
• What has been done
• What can be done
&
• What can’t be done
Urban Renewal and District Restructuring

- Many older districts suffer from substandard buildings, poor street layout, pedestrian/traffic conflicts, and mix of incompatible land uses.
- They have deficiencies in open space and community facilities, and also lack civic focus and identity.

(Source: Planning Department, HKSAR)
Pocket Open Space 1970’s

- Mainly took the sites where lease expires
- Consideration – financial implications
- Some development allowed over part of the open space site
Qualitative Guidelines on Air Ventilation

The qualitative guidelines on air ventilation are grouped in the following sub-sections under district level for district land use planning and urban design and site level for initial development:

**District Level**
- Site Disposition
- Breezeways/Air Paths
- Street Orientation, Pattern and Widening
- Waterfront Sites
- Height Profile
- Greening and Disposition of Open Space and Pedestrian Area

**Site Level**
- Podium Structure
- Building Disposition
- Building Permeability
- Building Height and Form
- Landscaping
- Projecting Obstructions
- Cool Materials
Alternatives & Opportunities

- Improvement to pedestrian environment
- Road surfaces/Tram tracks, sunken roads, etc.

(Source: Planning Department, HKSAR)
Urban Design Guidelines - HKPSG

(Source: Planning Department, HKSAR)
• Planning Permission and Conditions of Approval
• Layout within CDA Sites – through submission of Mast Layout Plans under Section 4A(2) of TPO
• Upon Redevelopment
• Even more GFA and higher buildings/development schemes not requiring planning permission; or Development Projects
• Requiring change of zoning and amalgamation of small sites. opportunity in influencing the layout and intensity of the redevelopment
• Avoid “wall effect” – urban design and aesthetics consideration, prevailing wind directions important considerations.

(Source: Planning Department, HKSAR)
Discussions

• A matter of how much and at whose cost in order to mitigate the impacts – user has expectations? And whether value duly reflected the sustainable design?
• Easier in new areas, e.g. vigorous effort needed such as sunken roads
• Any differential treatment in different sites/districts?
• Opportunities in whole districts instead of individual sites to achieve a better environment
The South East Kowloon Development Statement Study (SEKDS), which covered the Kai Tak site with reclamation at the adjacent water bodies, was completed in November 1993. It translated the Metroplan Framework into more specific planning objectives. The Outline Master Development Plan (OMDP) prepared under the study provided the basis to proceed with feasibility studies to identify early development packages to meet housing demand.

The Feasibility Study for South East Kowloon Development (SEKDFS) completed in December 1998 have fine-tuned the OMDP and identified phased and integrated developments for the early development packages.

The development scheme was published in statutory Outline Zoning Plans (OZP) in September 1998 but received over 800 objections, mainly on the extent of reclamation.

To address these objections, another concept plan with reduced reclamation area was prepared in mid-1999 to serve as a basis to facilitate soliciting of public views on a revised scheme for SEKD. The Comprehensive Feasibility Study for the Revised Scheme of SEKD (SEKD CFS) was commissioned in late 1999 to revise the Outline Concept Plan taking into account public comments received and to establish the feasibility of the revised scheme.
• Need to consider a wider district instead of individual sites to achieve a better environment
• Waterfront sites lower density for decanting to lower the density of sites in hinterland
• Involves non in-situ land exchange
• Metroplan is one of the 5 “Sub-regional” plans (including NENTDSR, NWNTDSR, SENTDSR & SWNTDSR)
• With pressure from population growth and demand for more housing units, sites on reclamations were developed to high rise high density
• Implementation mechanisms
• What could have been done?
• Resource allocation & divisions of responsibilities in metro area different from packaged development method in new towns
• “Solution space” is needed
Solving one problem leads to another problem?
The Challenge and the Questions

- Building frontage
- Building height
- Podium
- Sustainable development features – “further” exemptions?
- Urban design needs holistic view
- But how to define a meaningful – large enough area for implementing a sustainable development scheme?
- For old urban area need more innovative ideas and new land policies
• Developers’ angle / users’ angle / development control angle

• Expectation – for more spacious environment, but is it more expensive and with higher risk to develop better quality developments

• Denser development with more floor spaces could maximise the “potential” of the site?

• “Development site” has “High value” whereas “non-development site” has “Nil value”?

• Sustainability – “affordability”
  - we are just pushing off the resultant risk and adverse impact to future?