Land Development and Conservation in Hong Kong
Roundtable and Workshop

Date: Saturday, 27 February 2016
Time: 10:00 – 13:30
Venue: University of Hong Kong
T1 Meng Wah Complex (Main Campus)

Announcements and updates will be posted to: http://www.ground.hk

Updated 05 February 2016

Description and Rationale
Development debates surrounding conversion of Hong Kong’s conservation areas are understandably polarized. These conversations will remain superficial and without traction unless a strategy can be developed for systematically analysing the Development Bureau’s “multi-pronged” approaches. While action to improve country park continuity has waned since clear advances two years ago, zoning amendments for some 150 proposed housing locations, almost half within Green Belts, are ongoing to fulfill the Bureau’s short-term development goals. Medium- and long-term strategies, including development of country parks and reclamation studies, parallel these efforts. Planners, academics, and citizens must be both supportive and critical of piecemeal and negotiated approaches to development, especially where conservation land uses are at stake. The need for territory-wide dialogue is imminent.

Sustainable development is best achieved with wide access to information, participation and public support. However, most information available to the public is either shown in aggregate across the territory or scaled to individual sites. For these reasons, the Land Development and Conservation in Hong Kong Roundtable and Workshop will showcase the act of analysis and informed spatial debate. The programme for 27 February is half roundtable, half workshop. Following presentations of case studies by academics and think tanks, an open working session is organized around an interactive map of spatially explicit, publicly available information to simultaneously deepen and broaden development and conservation debates.

All interested are welcome to attend.

Figure 1. During the workshop, panellists will debate development topics at the territory, district, and site scales via an interactive map.

Approximately 150 Government-proposed Housing Sites for short-term land supply:
- Sites within Green Belt (71 sites)
- Sites within other zoning categories

Government-proposed short-, medium-, and long-term sites
- Proposed development areas
- Proposed reclamation sites
- Proposed Central Waters Reclamation

Green Belt
Country Park
Special Areas, Conservation Area (CA), and Sites of Special Scientific Interest (SSSI)
Unleased and Unallocated Government Land, excluding low potential and Open Space
District Boundary

Three examples from the Approximately 150 Housing Sites
1. Near Wonderland Villas, Kwai Chung: Available 2016-17 or later
   Private housing; Existing zoning: Green Belt, Open Space
2. Near Garden Villa, Tai Wai: Available 2015-16
   Private housing; Existing zoning: Green Belt
3. Yip Ping Road, Tai Wo Ping: Available 2014-15
   Private housing, 980 flats; Site area: 2.04 hectares
   Previous zoning: Green Belt
Event programme, 27 February 2016
10:00 Briefing and case studies roundtable
12:15 Interactive map workshop
13:00 Panel discussion and debate
13:30 Event concludes

Panellists
Prof. Lam Chiu Ying
Adjunct Professor, Geography and Resource Management Department, Chinese University of Hong Kong

Prof. Tang Bo-Sin
Department of Urban Planning and Design
Faculty of Architecture, University of Hong Kong

Mr. Chow Sung-Ming
Land Justice League and Department of Applied Social Sciences, Hong Kong Polytechnic University

Mr. Chan Kim Ching & Ms. Camille Lam Tsz Kwan
Liber Research Community

Mr. Paul Zimmerman
CEO, Designing Hong Kong and Southern District Councillor

Mr. Ashley Scott Kelly
Assistant Professor, Division of Landscape Architecture
Faculty of Architecture, University of Hong Kong

Topics of discussion and tentative outputs
- Distributions of public and private housing sites;
- Legal proceedings in Green Belt conversion cases;
- Statutory plan amendments and their spatial trends;
- Physical and conservation landscape studies; and
- Alternative sites, including brownfield and other unallocated land, across Hong Kong.

Outputs from the roundtable and workshop will include:
- Compilation of case study presentations;
- Qualification and initial mapping of potential development sites; and
- Target areas for further inquiry.
**Interactive map platform workshop**

This “working session” will be held over an interactive map that allows discussion quickly across several scales of information from the entire territory to site- and property-levels. For this event, open data access and dialogue is an implicit theme in the event’s format and not necessarily an intended topic of discussion.

**Figure 2. Development and Conservation Awareness Map (DCAM) for Hong Kong.**

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**Legend**

- CP Country Park
- GB Green Belt
- CA Conservation Area
- CPA Coastal Protection Area
- SSSI Site of Sp. Scientific Int.
- V Village Type Development
- OS Open Storage
- AGR Agriculture

**Potential Housing Sites 12/2014**

(On OZP: CDA, GIC, I, R, OU, U)

Outline Zoning Plan classes:

- Comprehensive Development Area, Government, Institution or Community, Industrial, Residential; Other Specified Users and Undetermined

**Development and Conservation Awareness Map (DCAM):** The platform’s objective is to coordinate often contradictory knowledge of development projects, at any stage of planning and operation, impacting the territory and to facilitate dialogue. As new plans for projects are discovered or as existing projects change course, they can be added to the map via simple drawing tools, uploading, and commentary by a diverse array of user groups.

**Current map layers**

<table>
<thead>
<tr>
<th>Layer</th>
<th>Description</th>
<th>Date</th>
</tr>
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<tbody>
<tr>
<td>DevB</td>
<td>Approximately 150 potential housing sites (points) with zoning classes</td>
<td>2014-12-31</td>
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<tr>
<td>DevB</td>
<td>Potential medium and long-term areas</td>
<td>2014-12-31</td>
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<tr>
<td>DevB</td>
<td>Unallocated government lands with zoning</td>
<td>2012-10-16</td>
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<tr>
<td>CEDD</td>
<td>Longlisted reclamation potential</td>
<td>2012-01-19</td>
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<tr>
<td>TPB</td>
<td>Outline Zoning Plan (Green Belts, Conservation Areas, etc.)</td>
<td>2015-09</td>
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<td>TPB</td>
<td>Development Permission Areas (DPA)</td>
<td>2015-08-21</td>
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<td>TPB</td>
<td>Comprehensive Development Areas (CDA)</td>
<td>2015-05-04</td>
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<td>TPB</td>
<td>Country Park Village Enclave boundaries</td>
<td>2010-08</td>
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<td>TPB</td>
<td>Wetland Conservation Area and Buffer Area</td>
<td>2014-01-29</td>
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<td>PlanD</td>
<td>Country Parks and Special Areas</td>
<td>2010-08</td>
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<td>AFCD</td>
<td>Ecologically Important Streams (AFCD precise segment)</td>
<td>2015-07-17</td>
</tr>
</tbody>
</table>
Venue location

References

5 Town Planning Board. (2012). Unleased and Unallocated Government Land Zoned "Residential", "Commercial/Residential", "Commercial", "Industrial", "Government, Institution or Community", "Open Space" or "Village Type Development" (after deducting the types of land which are considered not suitable for development, not yet available for development or with low development potential) (2012-10-16).