

An Empirical Study on How Hung Shui Kiu New Development Area Affects Tin Shui Wai New Town Development: on the View of Planning and Development Perspective

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INTRODUCTION

The Hung Shui Kiu New Development Area (HSK NDA) has highly affected neighbouring New Towns (NT), especially Tin Shui Wai (TSW), and even the development of the Northern Metropolis. The HSK NDA aims to be built as a regional centre to cope with issues in TSW NT, such as the overload of population, and enhance accessibility and the efficiency of development procedures.

	TSW NT	HSK NDA
Housing mix	75:25 (Public vs Private) "85000" Policy has caused the imbalanced housing mix of TSW	51:49 (in plan) Targeted to balanced the housing mix
Population	96,129 to 277,731 from 1996 to 2021 (43,107 to 68,368 on density)	218,000 (in plan) fulfill the continuous increasing population in Hong Kong
Employment Population/ Opportunities	Only 12,531 (9.3% of population) work in the same district	150,000 (in plan) cope with the lack of employment position in TSW NT

FINDINGS AND DISCUSSIONS

Population

Location	HKPSG Standard	Population	Ultimate Requirements	Provisions	Surplus/ Deficit
Tin Shui Wai Hospital	5.5 per 1000 person	277,731 (2021)	1,528	300	-1,228
Hung Shui Kiu Hospital		218,000 (in plan)	1,199	2000 (in plan)	+801

- Without other hospitals in 1km buffer zone the public healthcare system in TSW will gradually be overloaded
- HSK hospital is built to serve the future increasing population

Accessibility

Location	Open Space Area (ha)	Population in service area	Ratio of total population
Tin Shui Wai Park	14.8	154,542	55.6%

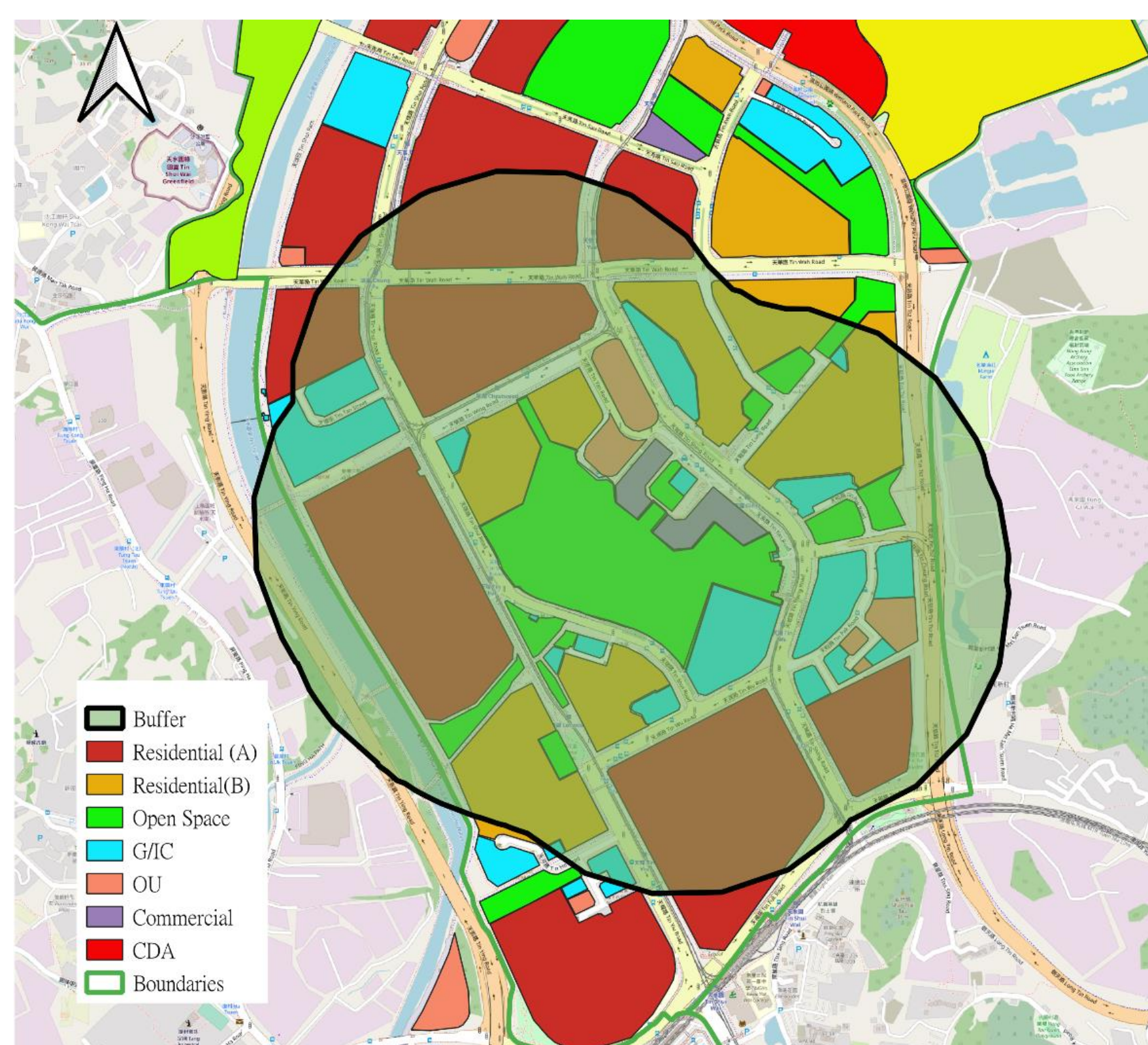


Figure 3: Buffer analysis of walking accessibility of the urban park in TSW

- TSW Park encircled by both public and private housing
- Large amount of people are served under the 500m buffer distance
- Proposed regional park in HSK NDA is also located in the centre surrounded by different residential areas

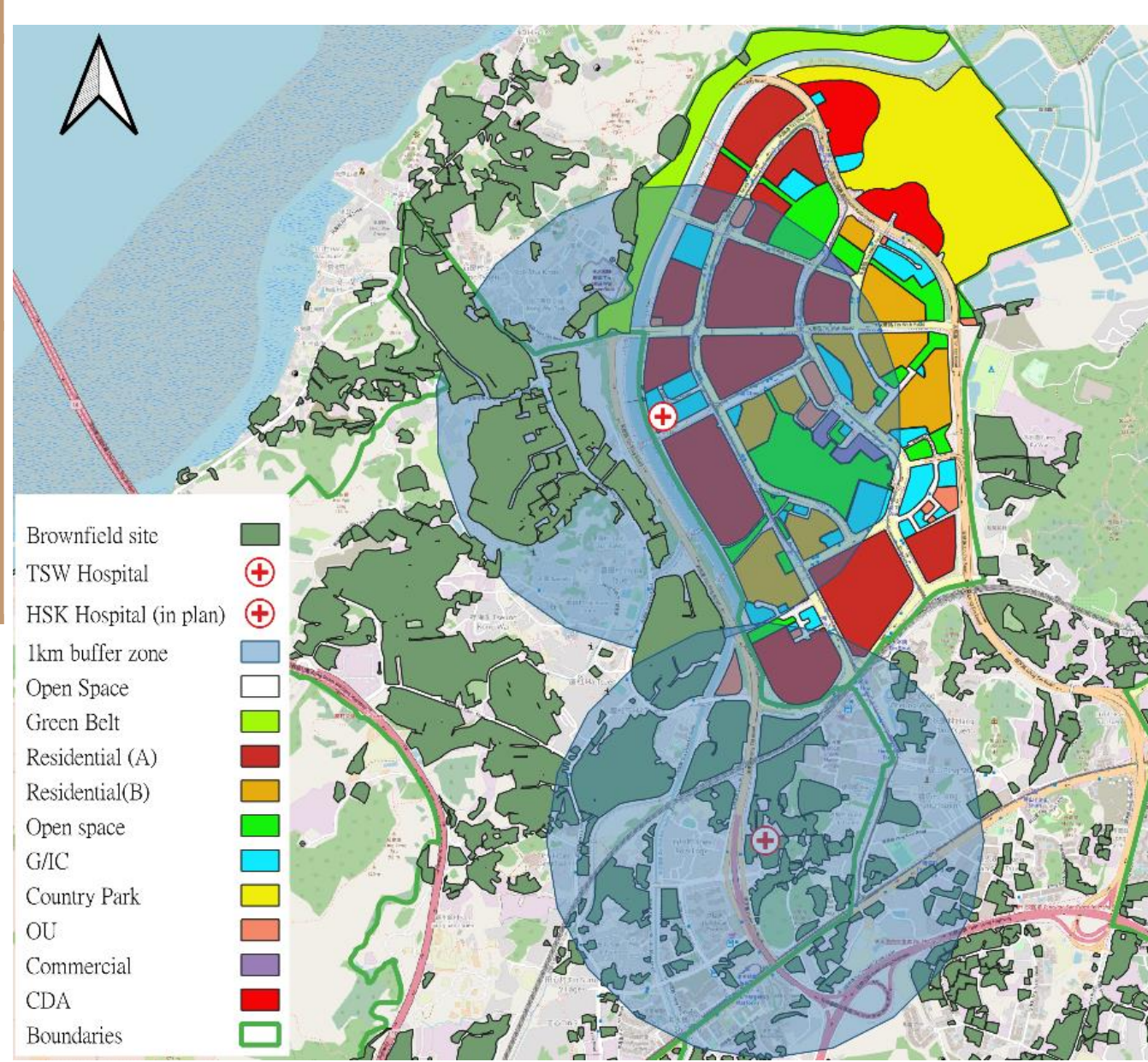


Figure 1: Buffer analysis of location of hospital in TSW and HSK

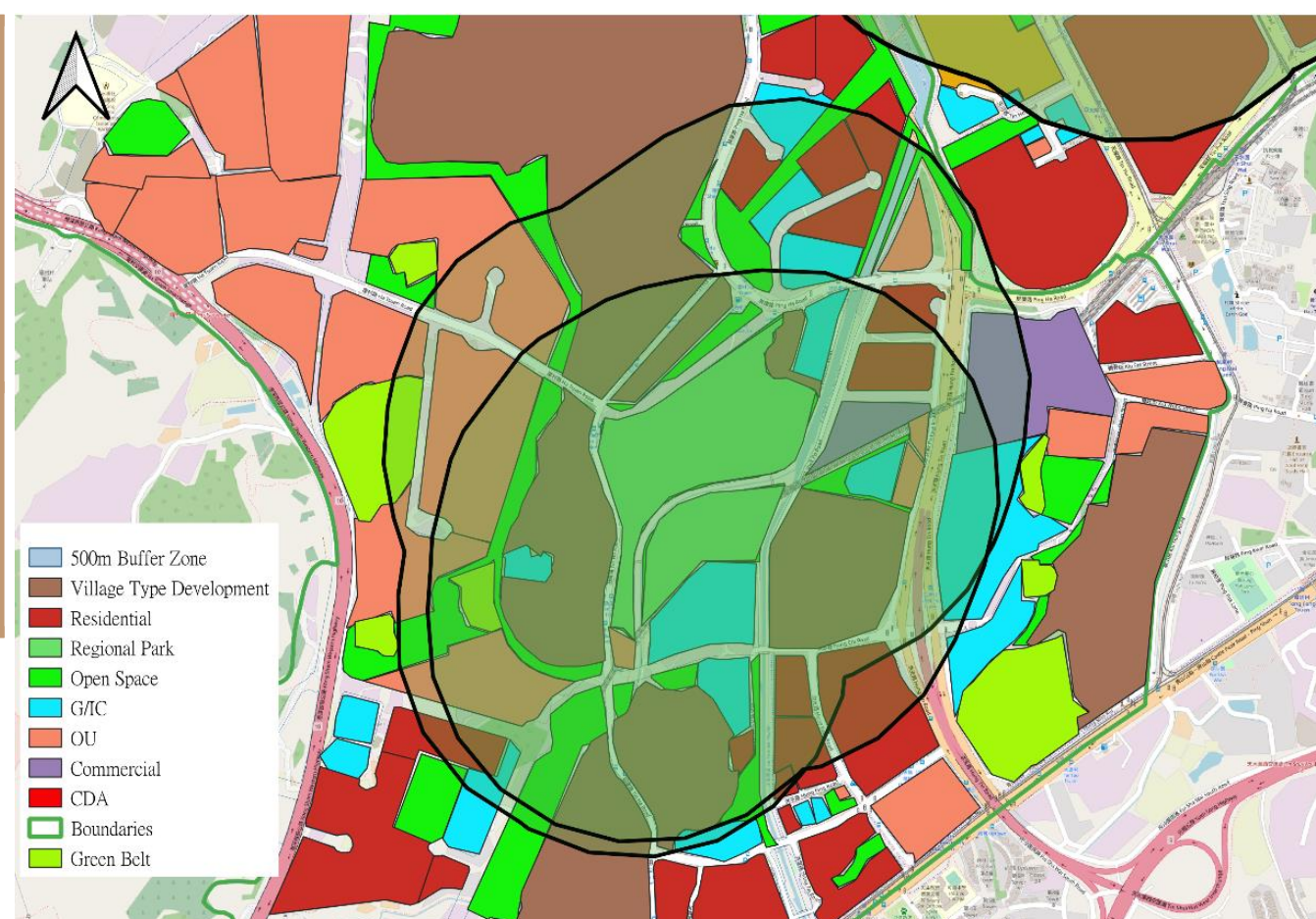


Figure 2: Buffer analysis of walking accessibility of the regional park in HSK

OBJECTIVES

Aim: To analyze the development of TSW NT and HSK NDA from the planning and development perspective in order to enhance the future development of HSK NDA in Hong Kong.

- To identify the planning strategy from the perspective of the population
- To compare the development approaches of NT and NDA
- To investigate the accessibility between NT and NDA

METHODOLOGIES

Literature Review: Review journal articles, government reports and research papers

Case Studies: TSW NT vs HSK NDA

Population

- Apply Geographic Information System (GIS) buffer analysis to analyze the capacity of hospital

Development Approaches

- Comparison of time and cost between Land Resumption and Lease modification in NT and NDA

Accessibility

- Apply Geographic Information System (GIS) buffer analysis to analyze the accessibility of urban park

Development Approaches

- Enhance Conventional New Town Approach has been applied in the NDAs
- Time and cost could be reduced
- Simplified example: San Tin/Lok Ma Chau Development Node (7 years from feasibility study to providing disposed sites) (Wen Wei Po, 2022)

	TSW NT	HSK NDA
Development approach	Land Resumption	Land Resumption and Lease modification (including in-situ land exchange)
Estimated Cost of Land Resumption	14.58 million (Legislative Council, 2012)	Land acquisition: 1.8 billion Ex-gratia allowances: 106.4 million (Development Bureau, 2022)
Executed case of Land Exchange	/	DD124 Lot 4312 (2020, R2 Zone, Premium 2,128,700,000) (Lands Department, 2022)

CONCLUSION

- NDA to more capacity for the healthcare system, which NT could not fulfil due to the maximum load of the NT
- NDA could develop more efficiently due to the changes in development approaches
- NDA is designed as a more sustainable district which transforms degraded rural lands into optimal land uses and becomes more accessible