

CITIES, HEALTH AND WELL-BEING

NOVEMBER 2011

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Secretary for Development, Hong Kong Government

Responding to Global Challenges in Hong Kong



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Cities, Health and Well-being Urban Age Conference, Hong Kong

Responding to Global Challenges The Hong Kong Experience – And Experiment

17 November 2011

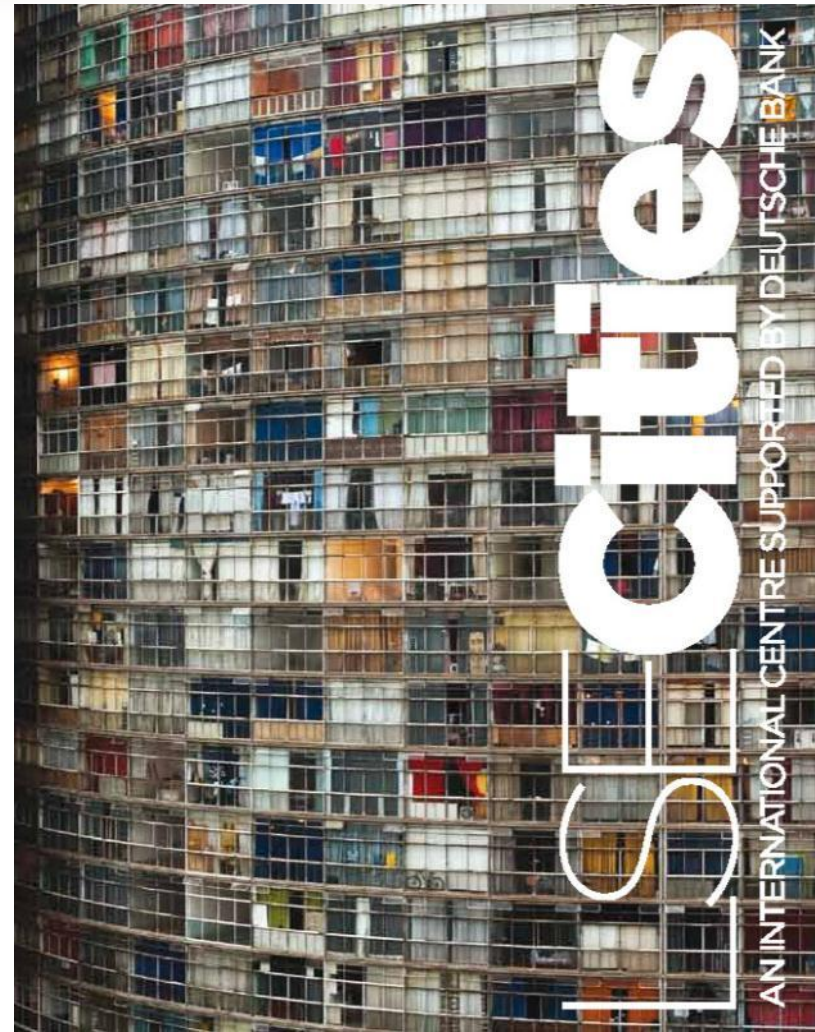
Presentation by Mrs Carrie Lam
Secretary for Development

Government of the Hong Kong Special Administrative Region

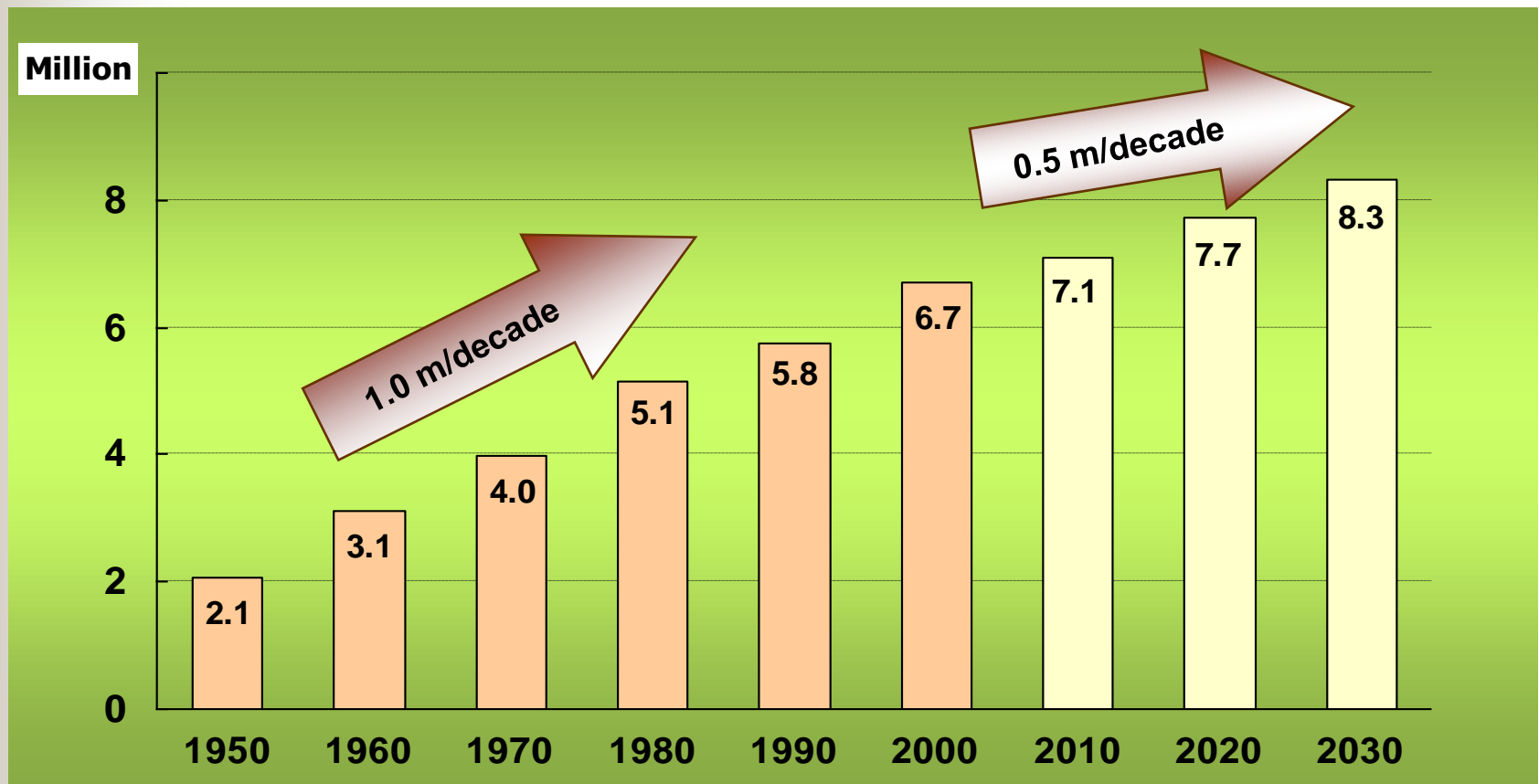


“LSE Cities investigates how complex urban systems are responding to the pressures of growth, change and globalisation, with new infrastructures of design and governance that both complement and threaten social and environmental equity.”

extracted from P.3, LSE Cities Booklet



Hong Kong's population over past few decades – growing by 1M per decade



Hong Kong : A modern and dense city of 7 million people



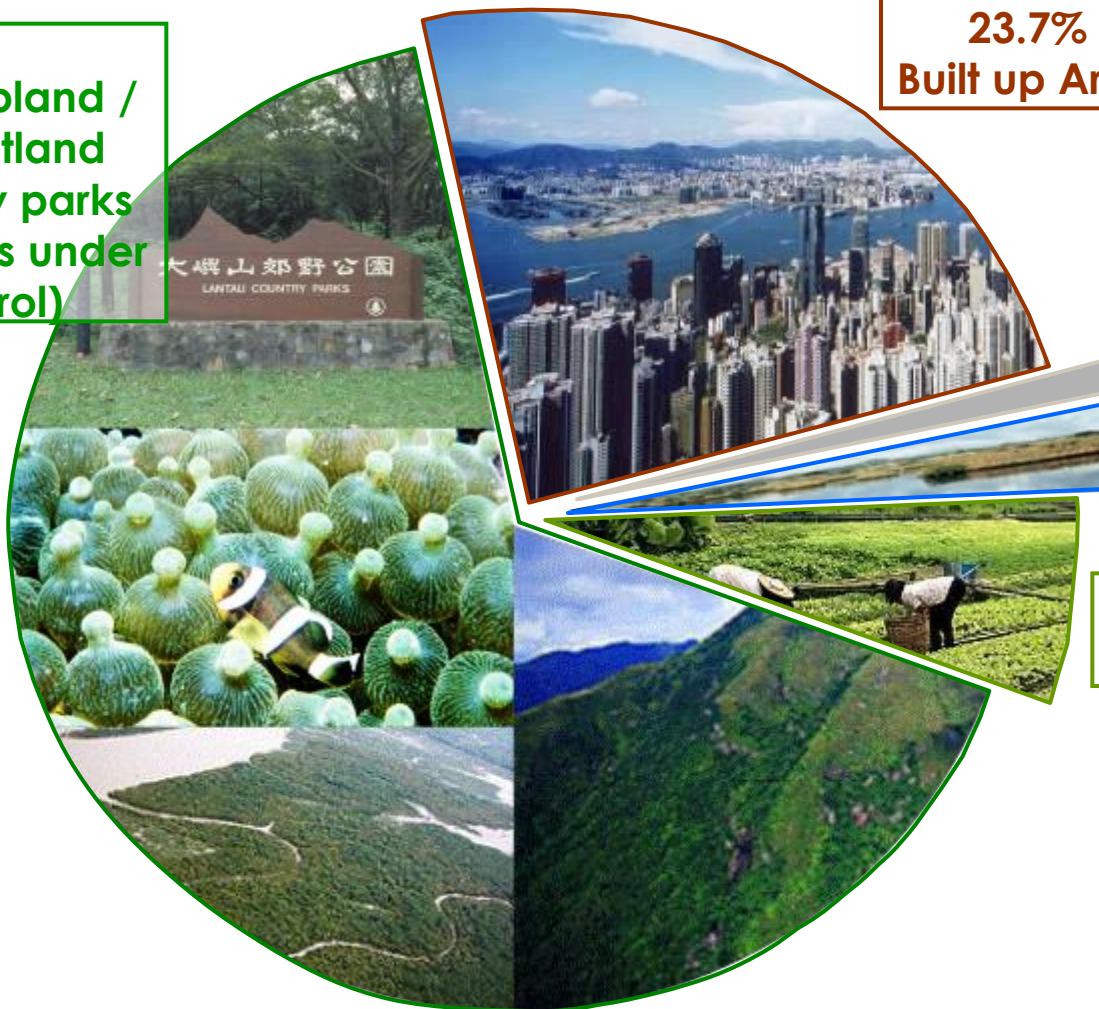
- Predominantly service economy (92% of GDP)
- GDP per capita in 2010 : HK\$246,677 (USD 31,625)
- Logistics hub with the world's 1st busiest cargo airport and 3rd busiest container port in 2010

Hong Kong : rapid urbanisation and nature co-exist

- Built up area takes up only $\frac{1}{4}$ of Hong Kong's 1,100 km²

66.8%

Woodland / Shrubland /
Grassland / Wetland
(46% are country parks
and special areas under
statutory control)



23.7%
Built up Area

0.6%
Barren Land

2.7%
Water Bodies

6.1%
Agricultural

Vertical Densities Meeting Hong Kong's needs: No. of skyscrapers surpassing New York City



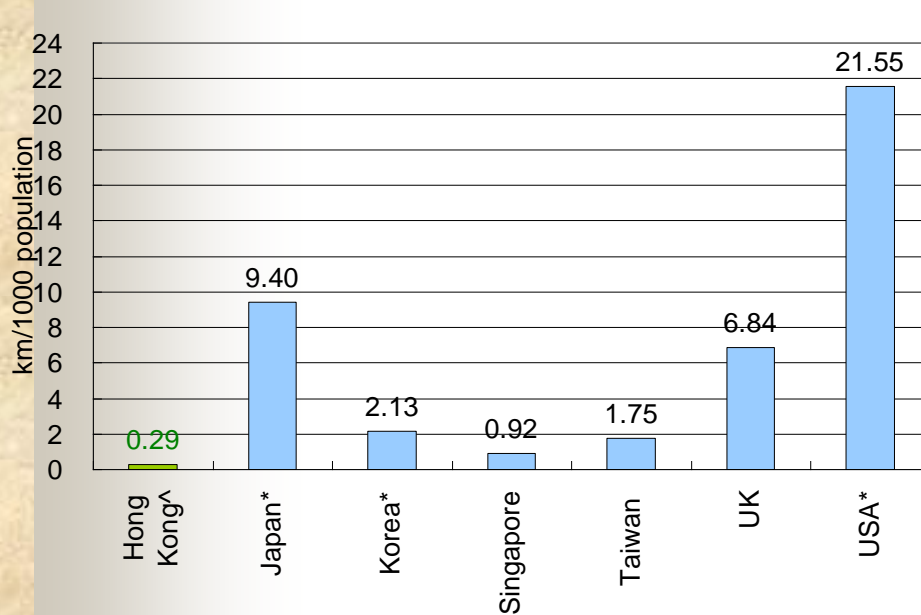
Preserving the countryside for public enjoyment



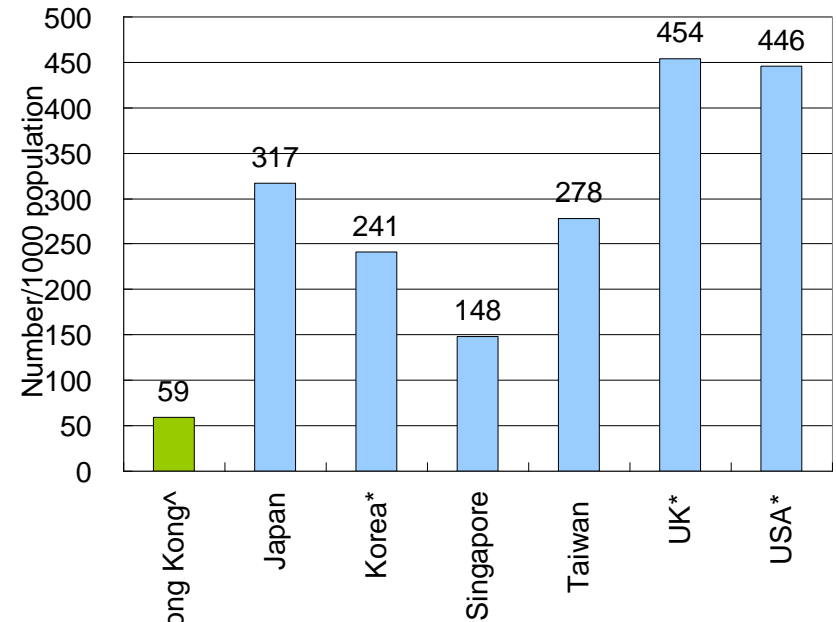
- 46% are country parks and special areas under statutory control for public enjoyment

Hong Kong : Automobiles under control

Achieved Through Efficient Public Transport System



Per Capita Length of Public Road 2008
(^2010 figures, *2007 figures)



Per Capita Private Car 2008
(^2010 figures, *2007 figures)

- Fuel tax, first registration tax of vehicles and availability of parking spaces further limit car usage
- Public transport accounts for 89% of average daily trips

Hong Kong : Automobiles under control

Achieved Through Pedestrian Network at local level

(Cont'd)



Footbridge network in office buildings



Footbridge connection to rail station



Escalator to Mid-levels of Hong Kong Island



Air-conditioned walkway

Convenience – amenities under one roof

- Development in a “Comprehensive Development Area” zone



**Commercial
Development
(Office and hotel)**

Residential Towers

**Above podium open
space**

**Commercial
Development
(Shopping Centre
and Carparks)**

**MTR Station
below ground**

Hong Kong :A place where East meets West



Source : Hong Kong Tourism Board

So far, So good : A Unique Cityscape



Experience may not be totally pleasant

- Segregated neighbourhoods, monopolistic shopping centres, urban decay



'TOWN OF SADNESS' PLEADS FOR HELP



Carol Chung

If anyone ever doubted the claim Tin Shui Wai has become Hong Kong's "town of sadness," proof came yesterday when more than 20 non-governmental organisations pleaded with the Legislative Council's welfare panel for more resources to deal with the problems there.

The main complaints were a lack of government resources, employment opportunities, public space for children and space for developing economic activities.

And the bottom line to all these complaints was money.

"Over the past five years, family-related problems have soared more than 100 per cent," said Elsa Chiu of the Hong Kong Council of Social Services.

"But government funding on welfare has only risen by 3.7 percent during this period."

"A social worker can spend only right minutes to handle each of the 40 cases a day."

Labor sector lawmaker Lee Chiu-yan said the top priority for the government should be to increase employment opportunities in the district.



FACE TO FACE: Government officials, above including Secretary for Labour and Welfare Matthew Cheung, met with residents in Tin Shui Wai yesterday following a spate of suicides in recent years, below.



TRAGEDY SPARKS WELFARE OUTCRY

'Hidden bomb' warning after Tin Shui Wai mother kills herself and her two children

The Standard
South China Morning News

Three women dead in rare suicide pact

Three women in their 30s were found dead in a Tin Shui Wai apartment Tuesday in what was a rare pact.

Wong Lili
Wednesday, July 05, 2006

The overwhelming power of economic pressure

- “Wall-like” buildings or podium, loss of street life, segregation from older parts of community



**Continuous
residential towers
on large podium**

Planning control lagging behind economic pressure



Out of context high building

Tall buildings by the harbourfront



Environmental degradation – Urban Heat Island

Hong Kong Urban Climatic Analysis Map Draft Version Made in Oct. 2008 (100m resolution)

CLASS 1

Moderately Negative Thermal Load and Good Dynamic Potentials

These areas are situated on the higher altitudes of mountains and steep vegetated slopes. Adiabatic cooling and trans- evaporative cooling are prevalent to bring about good dynamic potentials and moderately negative thermal load. As a result, the temperature is usually very cool. These areas are sources of cool and downhill wind. This urban climatic class includes the summits of various mountains and peaks, e.g. Victoria Peak, Kowloon peaks, Tai Mo Shan, Pat Sin Leng and Lantau Peak, etc.

CLASS 2

Slightly Negative Thermal Load and Good Dynamic Potentials

These areas are extensively covered by natural vegetation, greenery and natural coastal areas including the hilly slopes. Trans- evaporative cooling is prevalent to bring about good dynamic potentials and slightly negative thermal load. As a result, the temperature is generally cooler. These areas are sources of cool and fresh air. This urban climatic class includes many country park areas, beaches and outlying islands e.g. Plover Cove, Clear Water Bay, Po Toi, etc.

CLASS 3

Low Thermal Load and Good Dynamic Potentials

These areas usually consist of more spaced out development with smaller ground coverage and more open space very near the sea. As a result, the temperature is mild. This urban climatic class includes some undeveloped coastal urban areas and many low-density developments in the urban fringe areas or sub-urban outskirts e.g. South West Kowloon Mainland, Kai Tak, Mui Wo, Shek O, Tseung Kwan O, Pak Shek Kok Science Park, etc.

CLASS 4

Some Thermal Load and Some Dynamic Potentials

These areas usually consist of low to medium building volumes in a developed yet more open setting, e.g. in the sloping areas with a fair amount of open space between buildings. As a result, the temperature is slightly warm. This urban climatic class includes area such as mid-levels on Hong Kong Island, Upper Happy Valley, Chinese University of Hong Kong, and other hillside development areas, etc.

CLASS 5

Moderate Thermal Load and Some Dynamic Potentials

These areas usually consist of medium building volumes situated in low-lying areas further inland from the sea or in areas fairly sheltered by natural topography. As a result, the temperature is warm. This urban climatic class includes many medium density developed urban areas with urban greener, e.g. Discovery Bay, Fairview Park in Yuen Long, Hong Lok Yuen in Tai Po, etc.

CLASS 6

Moderately High Thermal Load and Low Dynamic Potentials

These areas usually consist of medium to high building volumes located in low-lying development areas with relatively less urban greenery. As a result, the temperature is very warm. This urban climatic class includes e.g. the peripheral parts of the main urban area and many development areas of new towns.

CLASS 7

High Thermal Load and Low Dynamic Potentials

These areas usually consist of high building volumes located in low-lying well developed areas with little open space. As a result, the temperature is generally hot in these areas. Most of the developed parts of the main urban areas in Kowloon and north shore of Hong Kong Island and core development areas of the new towns are typical of this urban climatic class.

CLASS 8

Very High Thermal Load and Low Dynamic Potentials

These areas usually consist of very high and compact building volumes with very limited open space and permeability due to shielding by buildings on many sides. Full and large ground coverage is prevalent and air paths are restricted from the nearby sea or hills. As a result, the temperature is very hot in these areas. This urban climatic class includes some highly developed core areas, e.g. Tsim Sha Tsui, Yau Ma Tei, Mong Kok, Lai Chi Kok, Sheung Wan, Central, Wan Chai, Causeway Bay, North Point, etc.

Legend

- Class 1
- Class 2
- Class 3
- Class 4
- Class 5
- Class 6
- Class 7
- Class 8

Extract Plan of Draft Urban Climatic Analysis Map with Buildings Superimposed (northshore Hong Kong and south Kowloon)



0 2 4 8 KM

Urban Climatic Map and Standards for Wind Environment - Feasibility Study

Planning Department, HKSARG
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Environmental degradation – Growing Carbon Emission



Hong Kong

1998: 35 million tonnes GHG

2008: 42 million tonnes GHG

Up 20% in ten years

Power generation accounts for 67%
of HK's GHG emissions

Buildings account for some 90% of the
electricity consumed in Hong Kong

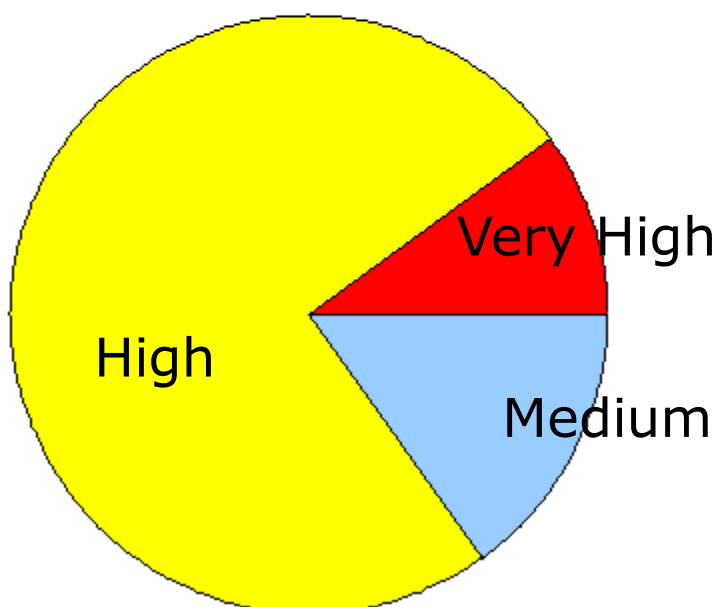
Buildings account for 60% of
HK's GHG emissions

Environmental degradation – Roadside Pollution

Roadside Stations

Station	Distribution of Hourly API (Number of Hours)				
	Low (0-25)	Medium (26-50)	High (51-100)	Very High (101-200)	Severe (201-500)
Causeway Bay	0	189	1785	231	0
Central	0	603	1340	234	0
Mong Kok	0	202	1807	196	0

Distribution of Hourly API for Roadside Stations for the period July 2011 - September 2011



Source : Environmental Protection Department

Social disintegration – Urban redevelopment undermining neighbourhood and social network



Social disintegration – Increasing disparity between rich and poor

The Standard

英文虎報

Monday, October 4, 2010

More fall into poverty trap

Natalie Wong

About 1.26 million people in Hong Kong are seen to be below the poverty line.

And the number will increase to 1.42 million in eight years if nothing is done to alleviate the problem, according to an estimate by the Hong Kong Council of Social Service. The council puts the mean "liveable income" for a three-member family at HK\$10,000 a month, HK\$7,100 for two people and HK\$3,275 for a single person living alone.

It draws the poverty line at half the median salary — a formula also used in Britain and other European countries.

Council chief executive Christine Fang Meng-sang said the number of Hong Kong poor counted in the first half of this year was the highest since 2007.

The number is based on Census and Statistics Department data.

"We have seen that the economy is

picking up rapidly, but the livelihoods of the grassroots have become harder," Fang said. "In just half a year, 64,000 more people received less than enough to support their da

A survey by estimated 470,000 the poverty level percent, comprise

On that, Fang among the hardest reaching an alarm

"The elderly p to 33.9 percent, senior citizens is li

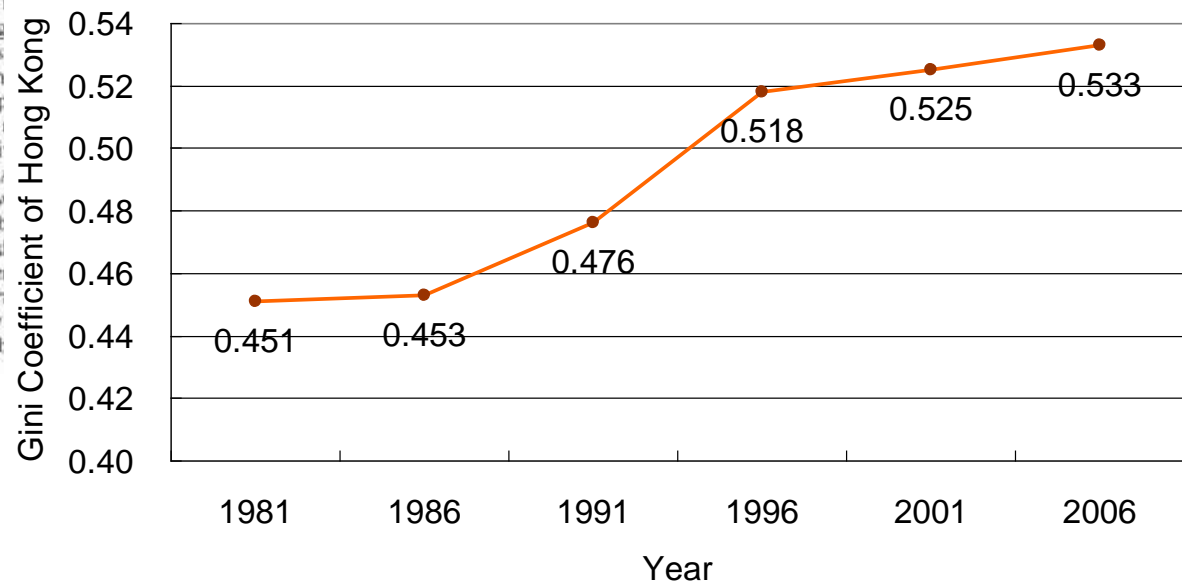
line," she said. "Hong Kong will v

The council's s Hoi-wai, attributed of poor to the gove out long-term str wealth, especially on Poverty was at

"The government has handed out HK\$100 billion in one-off benefits to the public since 2007," Chua said.

"However, only 20 percent of this

Gini Coefficient of Hong Kong



Source: Census and Statistics Department

Progressive Development

“By ‘*Progressive Development*’

I mean overall progress rather than economic development alone. Apart from economic benefits, we should strive for benefits to culture, the society and the environment...

sustainable, balanced and diversified development.”

(The Chief Executive’s 2007-08 Policy Address in October 2007)



Mr Donald Tsang
The Chief Executive of HKSAR

The Experiment

	Planning	Building	Land	Heritage
Sustainability	<ul style="list-style-type: none"> Review OZP 	<ul style="list-style-type: none"> Impose quality built environment design 	<ul style="list-style-type: none"> Create land bank 	<ul style="list-style-type: none"> Use economic incentives to preserve private historic buildings
Liveability	<ul style="list-style-type: none"> Energising Kowloon East 	<ul style="list-style-type: none"> Promote energy efficiency 	<ul style="list-style-type: none"> Use land flexibly to meet community needs 	<ul style="list-style-type: none"> Revitalise historic buildings through partnership
Humanity	<ul style="list-style-type: none"> Engage public in land use planning 	<ul style="list-style-type: none"> Assist owners in building rehabilitation 	<ul style="list-style-type: none"> Formulate new Urban Review Strategy with the people 	<ul style="list-style-type: none"> Preserving open air bazaar and residents network at Blue House

Impose Quality Built Environment Designs

- Following an extensive public engagement by Council for Sustainable Development, promulgate new building designs:
 - Building separation
 - Greenery Ratio
 - Building setback





Impose Quality Built Environment Designs

(cont'd)

Provide GFA Concessions to promote green neighbourhood and green buildings

- Allow GFA concession for mandatory features like waste separation/recovery areas
- Allow GFA concession for green features beneficial to community like sky and podium garden
- Impose 10% cap on GFA concession for other green and amenity features
- Require carparks to be “electric-vehicle (EV) charging-enabling”



Relate incentives to green building assessment by requiring buildings to go through Hong Kong Green Building Council's BEAM-Plus assessment

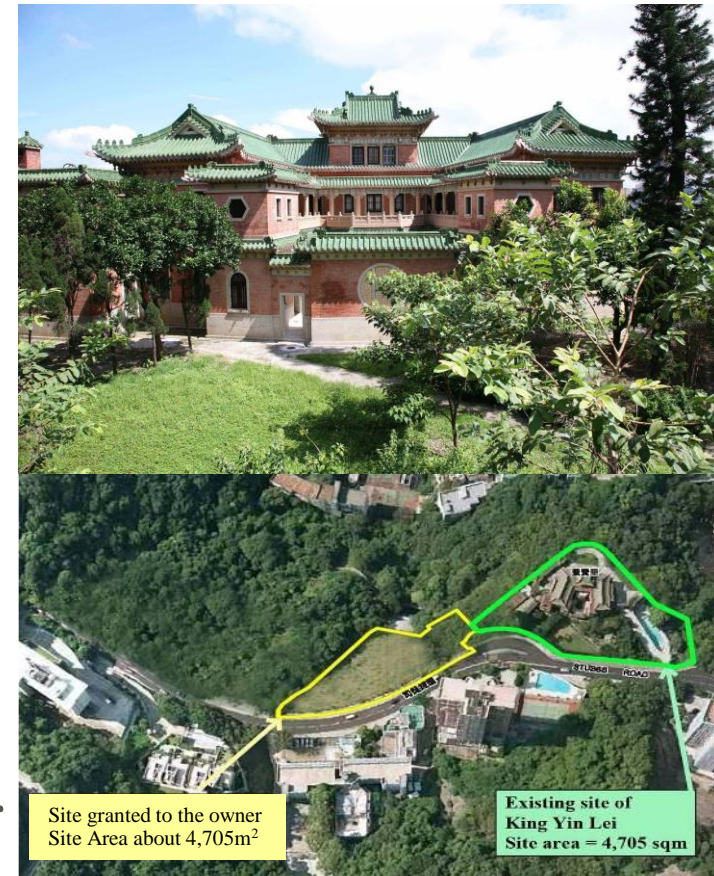
As a result of the boost, HKGBC has

- enhanced local assessment tool BEAM-Plus
- Accredited >1,200 BEAM professionals and 30 BEAM Assessors
- received 70 private building projects for assessment between April and October 2011, compared to 80 in previous two years

Use Economic incentives to preserve private historic buildings

■ King Yin Lei (KYL)

- Built in 1937, this historic mansion changed hands in 2007 and faced the fate of demolition
- Government “saved” KYL from demolition through non-in-situ land exchange in 2008, striking the balance between heritage preservation and respect for private property
- Building was declared monument in 2008 and open for public visit after full restoration pending adaptive re-use



Use Economic incentives to preserve private historic buildings *(Cont'd)*

- Grade I historic building housing Headquarters of China Light & Power
- Owner initiated preservation-cum-development Scheme with Development Bureau's support
 - Minor relaxation of building height and plot ratio of the site granted by Town Planning Board to facilitate the scheme
 - Clock Tower of the Building (with the highest heritage value) preserved and redeveloped into two museums for free public access



Energising Kowloon East

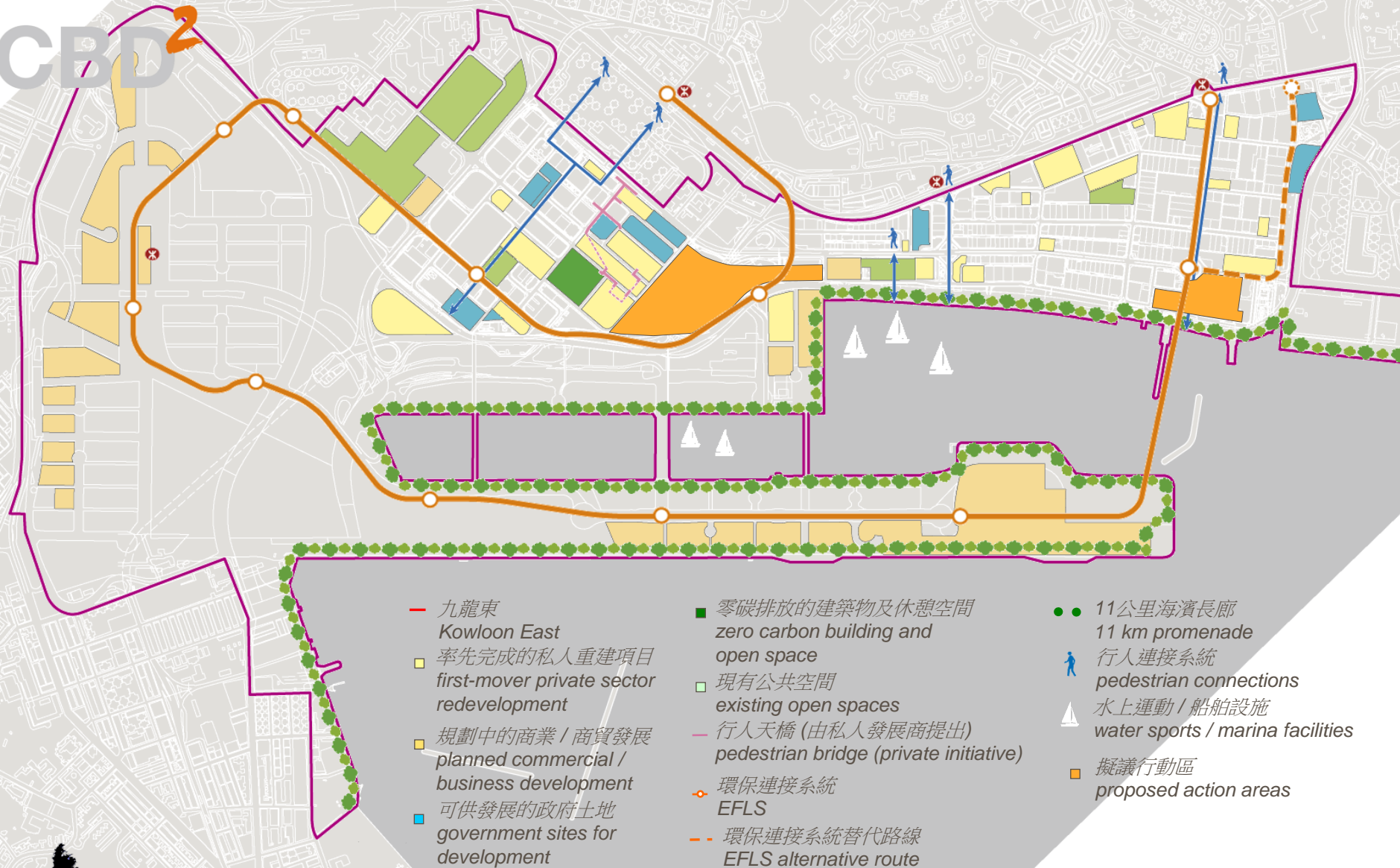
Kai Tak Airport and industrial areas in the vicinity



Kowloon East (Kai Tak Development Area, Kwun Tong and Kowloon Bay)



CBD²



起Energyising動

Kowloon East
九龍東

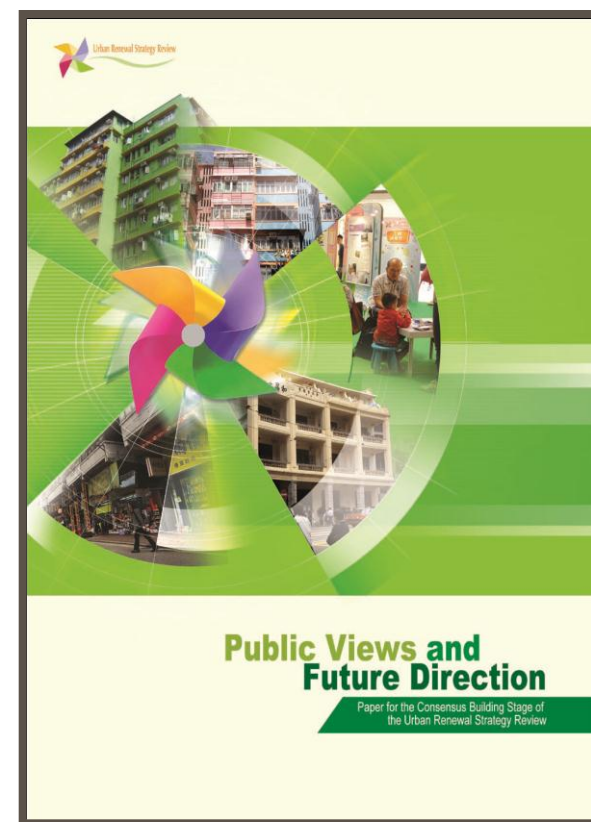
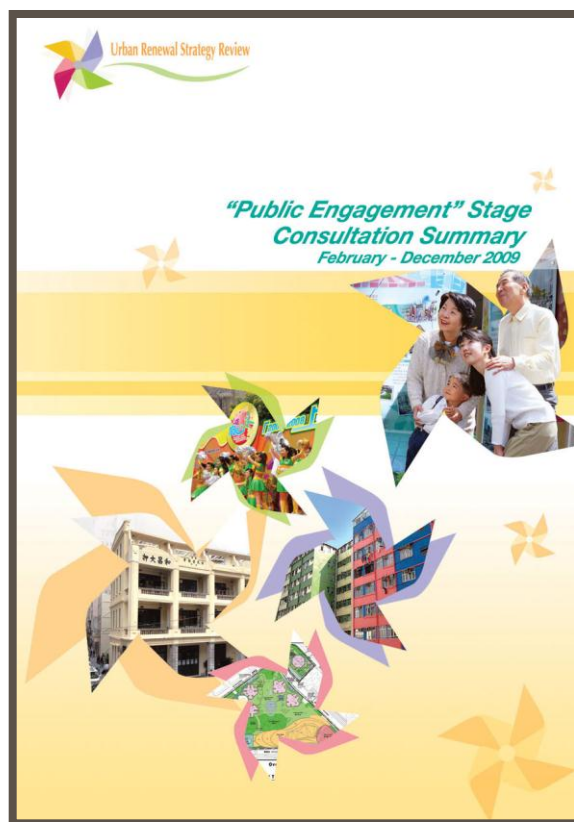
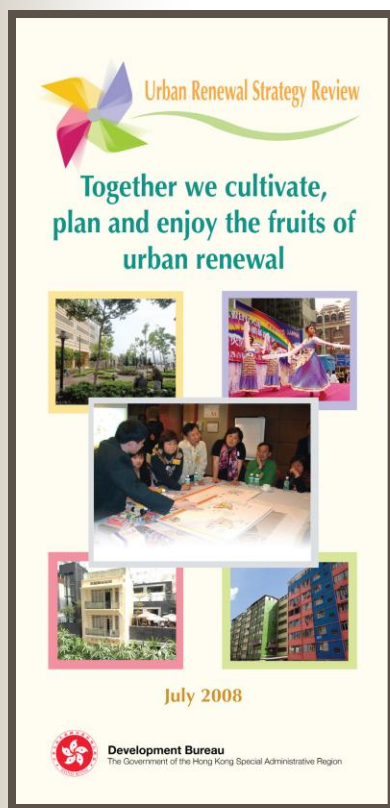


Energising Kowloon East *(Cont'd)*

- A 500-hectare visionary, integrated development capitalising on opportunities at Kai Tak Development and revitalising two former industrial areas, Kwun Tong and Kowloon Bay
- Create a new CBD characterised by Connectivity, Branding, Design and Diversity providing a total 5.4 million m² quality office supply
- Featuring green infrastructure such as a seawater District Cooling System and an Environmentally Friendly Linkage System

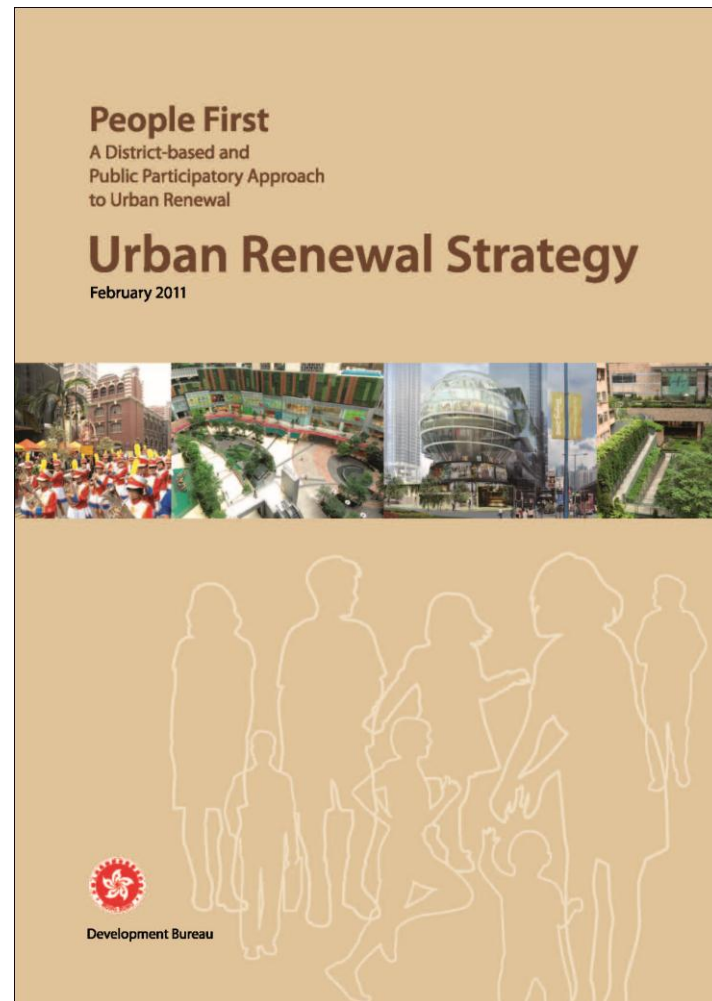
Urban Renewal Strategy

- In July 2008, a two-year 3-stage (Envisioning, Public Engagement and Consensus Building) Process was launched



Urban Renewal Strategy *(cont'd)*


- The revised URS Review was launched on 24 February 2011
- All recommendations put into effect now





Urban Renewal Strategy *(cont'd)*

- Conduct early Social Impact Assessments
- Planning with the people – District Urban Renewal Forum set up to formulate holistic urban regeneration plan for districts
- Giving people choice – provide affected owner-occupiers “flat-for-flat” as an alternative to cash compensation
- Responding to owners “wish” – Urban Renewal Authority as “facilitator” on top of implementing “demand-led” redevelopment projects



“Cities are an immense laboratory of trial and error, failure and success, in city building and city design. This is the laboratory in which city planning should have been learning and forming and testing its theories.”

THE DEATH
AND LIFE
OF GREAT
AMERICAN
CITIES
JANE JACOBS

“Perhaps the most influential single work in
the history of town planning... a work of literature.”
—*The New York Times Book Review*



Thank you