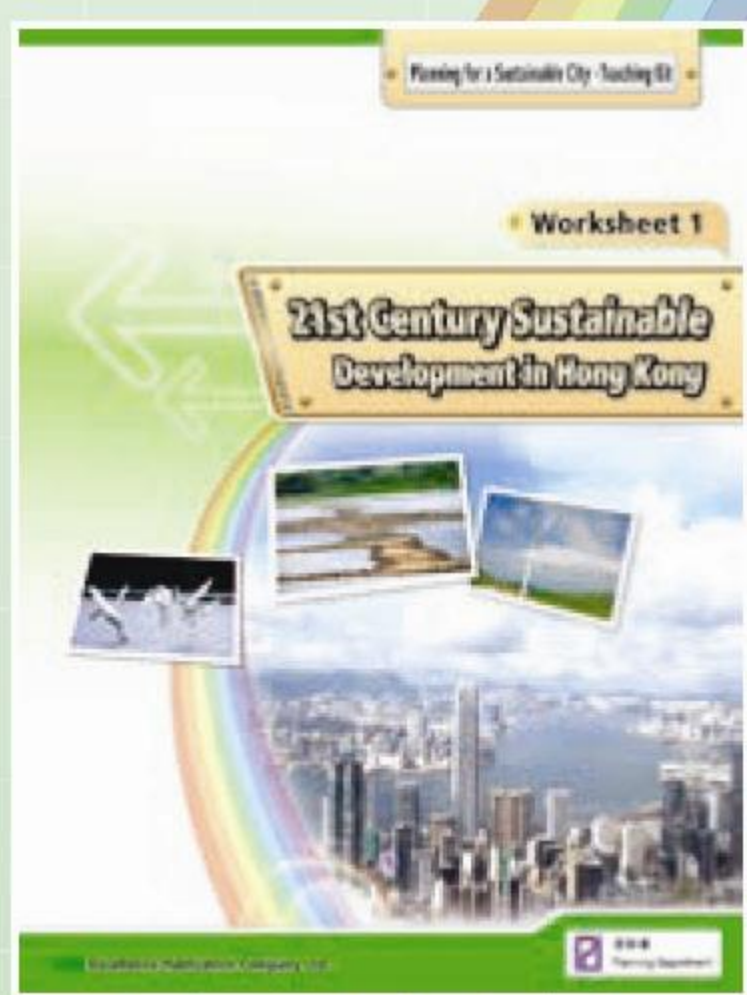
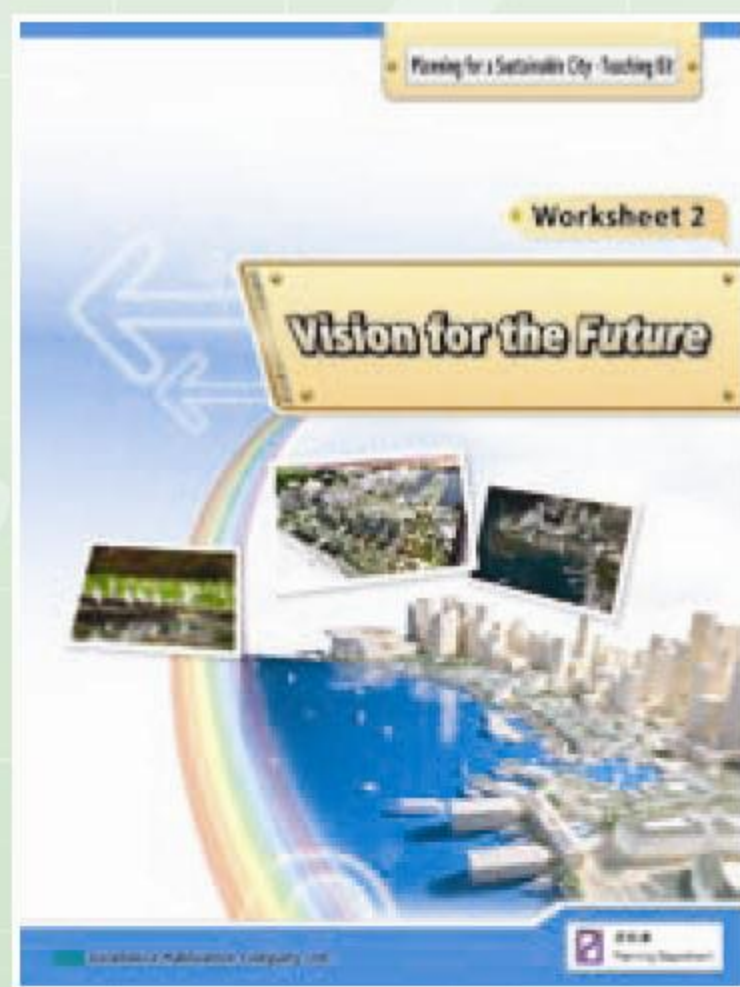


# Planning for a Sustainable City - Teaching Kit

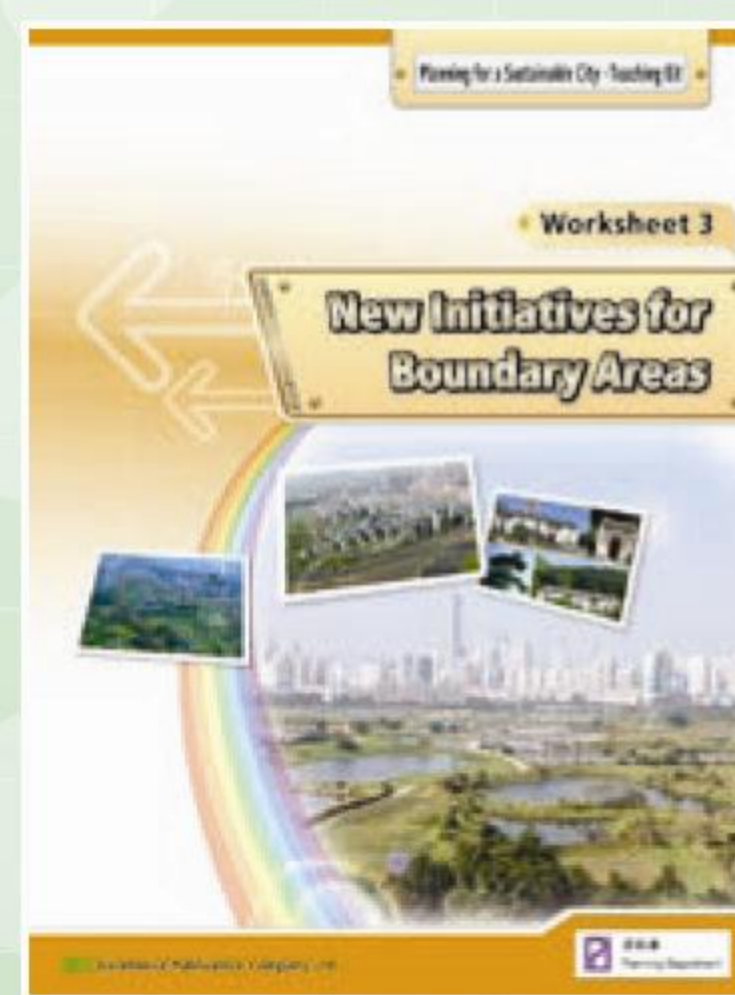
## Teacher's Handbook



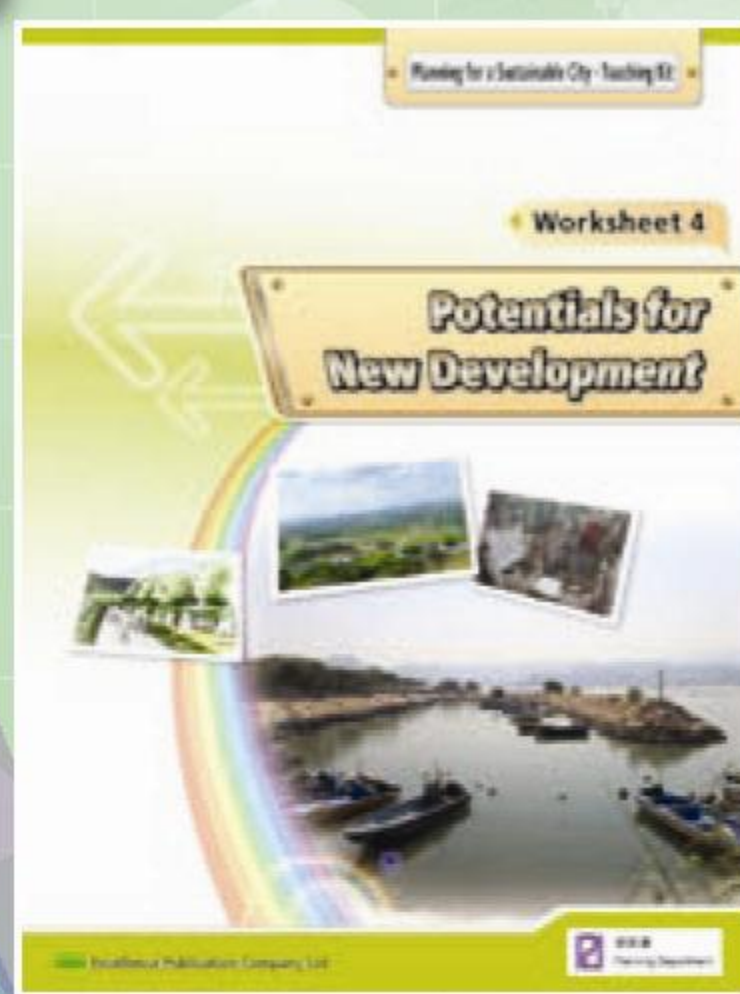
**21st Century Sustainable Development in Hong Kong**



**Vision for the Future**



**New Initiatives for Boundary Areas**



**Potentials for New Development**



**The New Face of Victoria Harbour**



**Local Area Improvements**





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- A1: Content to be found in WS1.
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This teaching kit is based upon the following selected planning studies carried out by the Hong Kong Planning Department: including <sup>A1</sup> *Sustainable Development for the 21st Century, Hong Kong 2030: Planning Vision and Strategy*, *Planning Study on the Co-ordinated Development of the Greater Pearl River Delta Townships*, <sup>A2</sup> *Land Use Planning for the Closed Area*, *Planning and Engineering Study on the Development of Lok Ma Chau Loop*, *Liantang/Heung Yuen Wai Boundary Control Point*, <sup>A3</sup> *North East New Territories New Development Areas Planning and Engineering Study*, *Report on Area Assessments 2009 of Industrial Land in the Territory*\*, <sup>A4</sup> *Urban Design Study for the New Central Harbourfront*, *Kai Tak Planning Review*, <sup>A5</sup> *Study on Planning for Pedestrians*, *Area Improvement Plan for Tsim Sha Tsui*, *Area Improvement Plan for the Shopping Areas of Mong Kok*. All study reports can be found on the Planning Department website – [http://www.pland.gov.hk/pland\\_en/index.html](http://www.pland.gov.hk/pland_en/index.html) or are available for public reference from the Planning Department.

\*Only English version is available.

## 21st Century Sustainable Development in Hong Kong

The term “sustainable development” was first introduced in the public context in the 1987 World Commission on Environment and Development (WCED) Report, “Our Common Future”. Subsequently, in the United Nations Conference on Environment and Development meeting at Rio de Janeiro in 1992, a document entitled Agenda 21 was signed. The United Nations also established a Division of Sustainable Development to promote sustainable development.

China’s National Development and Reform Commission then issued the first draft of “China’s Agenda 21” in 1993, whilst in 1997 the HKSAR government commissioned the Study on Sustainable Development for the 21st Century (SUSDEV 21) as an initiative towards bringing sustainability considerations into the planning of day to day activities in Hong Kong, as well as to introduce the concept to the public.

The HKSAR government defined sustainable development in the 1999 Policy Address as follows:

1. finding ways to increase prosperity and improve the quality of life while reducing overall pollution and waste;
2. meeting our own needs and aspirations without doing damage to the prospects of future generations; and
3. reducing the environmental burden we put on our neighbours and helping to preserve common resources.



Based on the SUSDEV 21 Study, the HKSAR government then developed a sustainable development system and set out eight guiding principles – economy, health and hygiene, natural resources, society and social infrastructure, biodiversity, leisure and cultural vibrancy, environmental quality and, lastly, mobility. The quantifiable indicators were derived based on those eight principles. The indicators are parameters or measures that can be adopted to assess how sustainable a society's activities are over time. A collection of representative indicators, focused on specific issues associated with each guiding principle, was derived. Furthermore, the Computer Aided Sustainability Evaluation Tool (CASET) was also used to help integrate sustainability in its decision making process.

The HKSAR government also set up the Sustainable Development Framework comprising the Sustainable Development Division (SDD), the Council for Sustainable Development and the Sustainable Development Fund. The framework aims to formulate policies and to co-ordinate issues concerning the evaluation of the sustainable development system. It also promotes and finances institutions and individuals in organizing activities which help to promote public understanding of sustainable development and its principles.

According to SUSDEV 21 conducted in 1997, Hong Kong performed well from an economic perspective and also demonstrated achievements in areas such as health, energy efficiency, transport infrastructure, community facilities, crime control and corruption prevention. For social aspects, there was room for improvement despite progress made in education and housing provision. However, Hong Kong was faced with immense pressure due to pollution issues, which may affect the environmental wellbeing and compromise the self-cleansing mechanism and self-regulating capacity of the environment to assimilate/neutralize pollutants/emissions generated from human activities. The issues thus resulted, such as air pollution, may have impact on sustainable development, thus affecting us not only locally and also transcending across boundary with wider impact in a broader regional context.

Town planning aims to provide a quality living environment, facilitate economic development and promote the health, safety, convenience and general welfare of the community by guiding and controlling development and the use of land. Following the principle of sustainable development, town planning seeks to bring about an organized, efficient and desirable place for the community to live and in. As land in Hong Kong is scarce, there is a need to strike a balance in utilising the limited land resource to meet the competing demands for housing, commerce, industry, transport, recreation, nature conservation and other community needs.







### *Vision for the Future*

The strategic planning of Hong Kong's future development is based on the concept of sustainable development. The planning process will take into account four different aspects: living environment, the relationship between Hong Kong and the Mainland, the changing economy and population dynamics.

With the pace of economic and social development, people in Hong Kong has a growing aspiration for quality living. The government therefore needs to understand the expectations of the community on their living and working environment, so as to provide the objective conditions and conducive circumstances to foster a quality living environment through various town planning initiatives.

Since the reunification with China in 1997, Hong Kong and the Mainland have developed a very close working relationship with increase in interaction. Faced with rising international competition, Hong Kong needs to step up cooperation with the Mainland, particularly the Pearl River Delta Region to optimise our locational and economic advantages. On the social and environmental dimensions, other than maintaining a harmonious relationship, coordination amongst cities and regions are essential to tackle broader issues, such as air pollution and cross-boundary traffic, so as to make the best use of our physical attributes and human resources.

Looking ahead, our economic links with the Mainland would still undoubtedly give Hong Kong the edge in sustaining our economic growth in the long term. Globalisation and technological advancement would continue to reshape the world economy and speed up competition. Such challenges would oblige Hong Kong to think ahead and explore new ways to maintain our competitiveness. Other than continuous effort on the four traditional economic pillars, we need to put our focus on the six new priority sectors to strive for excellence, including finance and business services, trading, logistics, specialised industries, tourism, cultural and creative industries. To this aim, we have to ensure that adequate and suitable land and supporting infrastructure would be available in a timely manner to sustain the development of these new sectors.

Hong Kong's population has grown rapidly in the past 50 years. There is an increase of nearly two million since the 1980s. The HKSAR Government estimates that the average household size will fall from the current 2.9 to 2.7 in 2030 and the proportion of people aged 65 or above will rise from 13% in 2009 to 28% in 2039. These trends may have implications on the planning of housing and other community facilities.

The HKSAR Government commenced the review of the strategic planning framework for long term development in early 2000 and completed the report on Hong Kong 2030: Planning Vision and Strategy in 2007. The study set its overall goal as “to adhere to the principles of sustainable development to balance social, economic and environmental needs to achieve better quality of life for present and future generations”. It also set out the following seven planning objectives:



1. provide a good quality living environment and enhancing the townscape;
2. conserve the natural landscape and preserving our cultural heritage;
3. enhance Hong Kong's hub functions by setting aside sufficient land reserves to meet the changing needs of commerce and industry;
4. meet housing and community needs by ensuring timely provision of adequate land and infrastructure;
5. provide a framework to develop a safe, efficient, economically viable and environmentally friendly transport system;
6. promote arts, culture and tourism development;
7. strengthen links with the Mainland to cope with the rapid growth of cross-boundary interaction.

The HK2030 Study has depicted a Reference Scenario (RS) which attempts to translate the vision for Hong Kong into a set of working assumptions and define some of Hong Kong's social, environmental and economic needs in more concrete, and where possible, quantitative terms. Assumptions in the RS may not follow straightly the official statistics as long-term strategic planning needs to be more anticipatory of changes and pro-active in defining Hong Kong's future. (key working assumptions of the RS are shown on Page 2 of Worksheet 2).

Before deriving the Preferred Development Option, the HKSAR Government integrated all available development choices into two options, namely the Consolidation Option and the Decentralisation Option, in order to facilitate consultation with the public. The Preferred Development Option was formulated by extracting the more desirable elements from each of the two options. Strategic planning concepts included:

1. prudent use of land resources to conserve the countryside;
2. encouraging people to use mass transit system by planning for more development around railway stations;
3. further development of regional transport network; and
4. better utilisation of development opportunities in the existing built-up areas where infrastructure capacities permit.

The Planning Department has conducted assessments at five aspects: environmental, economic/financial, social, land use planning and transport, as the basis for deriving the optimum development option.

In order to cater for circumstances other than those assumed in the RS, and to ensure robustness of the proposed planning strategy, what-if scenarios have been considered, including:

- Scenario 1. "low population growth – moderate economic growth"(LPGS) and
- Scenario 2. "high population growth – high economic growth" (HPGS).





The 2030 Study has incorporated response mechanism for timely review to cope with future changes. If Scenario 1 occurs, as the impact on environment, transport and land use will be mild, the demand for land would be relatively lower. Whilst if Scenario 2 occurs, additional New Development Areas in the New Territories and extra cross boundary infrastructure will be needed.

### *New Initiatives for Boundary Areas*

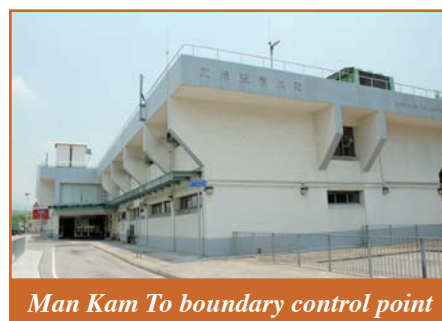
The boundary dividing Hong Kong from Shenzhen (SZ) is a total of 35 km in length, and currently has six boundary control points including: Lo Wu, Lok Ma Chau (LMC), Lok Ma Chau Spur Line, Man Kam To (MKT), Sha Tau Kok check points and Shenzhen Bay Port.

The former government first established around 2,800 hectares of Frontier Closed Area (FCA or the Closed Area) in 1951 to provide a buffer zone to help law enforcement departments maintain the integrity of boundary security. Access to the FCA is controlled by the police who are responsible for issuing Closed Area permits to vehicles and pedestrians. In the light of the latest situations regarding the security and management issues of the FCA, the HKSAR Government announced in 2008 a reduction of the FCA to 400 hectares, which released around 2,400 hectares of land for conservation and development use. Worksheet 3 is going to introduce the future planning study for this area of land, including the development of the Closed Area, LMC Loop and the Liantang / Heung Yuen Wai Boundary Control Point (LT/HYW BCP).

The Study on ‘Land Use Planning for the Closed Area’ (the Study) covers a vast area located between the two core commercial centres of SZ, Lo Wu and Futian, and the existing new towns and New Development Areas of North Eastern



*Lo Wu*



*Man Kam To boundary control point*



*Sha Tau Kok boundary control point*



*Lok Ma Chau boundary control point*



New Territories, which comprises mainly of undulating and hilly topography with farmland and scattered villages. The study is divided into the following stages:

1. review current background conditions, land use and the restriction and development potential (identify key issues);
2. formulation of draft concept plan (first phase of community engagement);
3. formulation of draft Outline Development Plan (ODP) (second phase of community engagement);
4. formulation of the proposed ODP and the final report.

The assessment includes mainly the broadbrush technical assessment and the Strategic Environmental Assessment (SEA). The broadbrush technical assessment provides a broad assessment of transport, drainage/sewage collection system, water supply and utilities, geology, visual impact, air ventilation, social economy and sustainable development in the area. The SEA looks at the cumulative environmental impacts brought by the recommendations from strategic angle and the sustainable development plan of the area.

In order to better preserve and optimise the existing natural landscape and character, part of the area could be considered as a “green buffer” between HK and SZ. This zone could be developed into a vibrant and dynamic zone for heritage and eco-tourism, holiday farming, leisure and recreational activities, as well as integrated with low density housing which would be compatible and in harmony with the surrounding setting and landscape character.

Both the eastern and western parts of the study area possess rich natural ecological resources. It is proposed that they are used mainly for conservation, recreation and tourism. The western area situated beside the LMC Loop (which is undergoing another planning and engineering study elaborated on Chapter 2 of Worksheet 3), is suitable for the development of cross-boundary services. The central area has many villages and farmlands with rich cultural heritage resources, which can be used to promote leisure farming and cultural tourism in view of its proximity to the boundary.



*Lok Ma Chau loop*

The study suggests about 56% of land in the area should be listed designated for conservation zone, in other words not suitable for development. This includes hills, forests, country parks, natural conservation zones and green belt. Around 37% of the land will be used to promote economic development and tourism, such as eco-lodges, low-density residential buildings, development corridors, agriculture and recreational land. The remaining land, around 7%, will be used for roads, rivers, graveyards and community/government facilities.





In the 2007 Policy Address, the HKSAR Government listed the development of the LMC Loop region as one of the ten Major Infrastructure Projects which will tackle future development needs. The LMC Loop area, about 87 hectares, is located at the mouth of the Shenzhen River and is next to the Lok Ma Chau boundary control point. The HK and SZ governments set up the “Hong Kong-Shenzhen Joint Task Force on Boundary District Development” in 2007, and one of its goals was to conduct a joint feasibility study on the development of the LMC Loop. The task force jointly started an integrated feasibility study on planning, environment and engineering aspects. The study started in 2009 and was divided into the following stages:

1. review the present background conditions, land use, development restrictions and potential;
2. carry out broadbrush technical/environmental assessments and formulate the preliminary ODP (main consultation content of first phase public engagement);
3. carry out detailed technical/environmental assessment and formulate the ODP blueprint (main consultation content of second phase public engagement); and
4. formulate development blueprint, final report and executive summary.

Both the HKSAR Government and the Shenzhen municipal government have long recognised the need to enhance cross-boundary transport infrastructure for long-term economic growth and further regional co-operation. A joint study, the Planning Study on Liantang/Heung Yuen Wai Cross Boundary Control Point, was commissioned in December 2006 to explore the benefits of a new BCP at Liantang/Heung Yuen Wai (LT/HYW). The Planning Department also commissioned a further study in January 2007. Both studies were completed in 2008 confirming the need for a new BCP at LT/HYW. In September 2008, the two governments decided to implement the new BCP, which is expected to be operational in 2018.

### *Potentials for New Development*

Hong Kong is short of land for development and the HKSAR Government spends most of its efforts on optimizing the use of already developed land. We shall study how the HKSAR Government attempts to balance planning for the new development zones (green field) and the developed/partly developed zones (brown field). We will look into three New Development Areas (NDAs) in the North East New Territories and then the assessment of industrial land in Hong Kong, and finally will explore a case of rezoning of industrial land in Worksheet 4.

The HKSAR Government announced the ten major infrastructure projects for economic growth in the 2007 Policy Address. One of them is the development of the North East New Territories New Development Areas (NENT NDA). The NDA study aims to establish a planning and development framework for Kwu Tung



North, Fanling North and Ping Che/Ta Kwu Ling, to meet long-term housing, social, economic and environmental needs. It also formulates an implementation programme development. The initial development concepts for the three NDAs are as follows:

1. Kwu Tung North NDA ➡ Mixed Development Node.



*Kwu Tung North*

2. Fanling North NDA ➡ Riverside Township.



*Fanling North*

3. Ping Che/Ta Kwu Ling NDA ➡ Quality Business/Residential Area.



*Ping Che/Ta Kwu Ling*

Hong Kong has undergone economic transition since the 1980s with the relocation of assembly plants and manufacturing processes to the Mainland. The HKSAR Government has endeavoured to encourage redevelopment, reuse and revitalization of vacated industrial buildings in Hong Kong as planning initiatives, in order to enhance economic transformation and promote development of new creative and environmental-friendly industries.



The Planning Department completed the Study to Review the Planning Framework for the Reservation and Provision of Industrial Land in 1999. The study analysed the land use zoning for industrial land based on a set of criteria and introduced the concept of “Other Uses (Business)” (“OU(B)”) zone. The Planning Department then conducted Area Assessments of Industrial Land in 2000, while the Town Planning Board (TPB) supported to rezone parts of the land reserved for industrial use (designated “Industrial” or “I” on town plans) to OU(B) zones.

In 2005, the TPB proposed to conduct a full-scale review of industrial land use with a view to examine comprehensively the supply and demand of industrial land. Subsequently the Planning Department updated the Area Assessments of Industrial Land.

However, in view of the concern on under-utilisation of Hong Kong’s industrial buildings and the need to understand the latest conditions, the TPB requested the Planning Department to carry out a further review of all industrial land in 2009. This review focused on the land use and situation of industrial buildings in the “I” zones and the “OU (B)” zones. The review was conducted using two methods – site survey and analysis of current data.

From January 2001 to May 2010, about 195.9 hectares and 58.4 hectares of “I” zone has been rezoned to “OU(B)” and other uses such as “Government, Institution or Community” (“G/IC”), “Residential(Group E) and Comprehensive Development Area” (“CDA”) zones, respectively.

The 2009 review revealed that about 53.1 hectares (17.8%) of land in the “I” zones was undeveloped. Many of these sites, centralised at Kwai Chung, Sheung Shui, Chai Wan and Fo Tan, have had temporary uses (such as car parks, workshop, storage and works area/depot) for many years. Whilst about 7.9 hectare (3.9%) of the “OU(B)” zones was developed and located in Shek Mun, Yuen Long and Kowloon Bay. The vacancy rate of the industrial buildings in the “I” zones was about 6.5%, while that in the “OU(B)” zones was 8.4%. As the demand for industrial land in Hong Kong is estimated to be reduced by some 850,000 square metres by 2020, opportunity could therefore be taken to rezone this surplus industrial land for other purposes. The Planning Department had already initiated recommendations for rezoning proposals, of which the Tsuen Wan East review will be taken as a case study in Worksheet 4.

### *The New Face of Victoria Harbour*

Victoria Harbour is Hong Kong’s most precious natural resource and is famous for its fabulous views. Therefore the Planning Department should take





great care when planning the development of the harbourfront. As Central is located at the heart of our city, the HKSAR Government has to balance economic impacts, social development needs and our citizens' desire to maintain the global status of Hong Kong as a key financial centre status and its renowned metropolitan charm. Two eye-catching harbourfront projects – the “Urban Design Study for the New Central Harbourfront” and the “Kai Tak Planning Project” will be studied in Worksheet 5 to see how they balanced the needs of different stakeholders under the principles of sustainable development.

The Urban Design Study (UDS) for the New Central Harbourfront was commissioned by the Planning Department in 2007. Its urban design vision is to create a world-class water-front which is vibrant, green, accessible and symbolic of Hong Kong.

The new Central harbourfront, including eight key development sites mainly obtained from previous development projects, stretches from the Central district eastward towards the Hong Kong Convention and Exhibition Centre (HKCEC) extension in Wan Chai.



The urban design framework and the design concepts for the new Central harbourfront were further refined at the time based on views gathered from the public engagement exercises conducted on the UDS with reference to the “Vision Statement for Victoria Harbour” of the Town Planning Board, the “Harbour Planning Principles and Guidelines” of the Harbourfront Enhancement Committee, the “Urban Design Guidelines for Hong Kong” of the Planning Department and other related planning studies.

To create vibrancy of the new Central harbourfront, the HKSAR Government will introduce a mixture of land uses for commercial, retail, recreational, civic and cultural uses as anchoring spaces along the waterfront. Scenic spots with visual connections to the city centre will be enhanced through the design of green corridors, open space corridors and pedestrian connection providing direct physical linkages to the water edge and views towards the Victoria Harbour.

For some years the HKSAR Government has been looking at opportunities to fully utilize Kai Tak and the adjoining areas for urban development. Planning themes put forth included “City within a City” and “Environmentally Friendly City”. Subsequently, in line with the judgement of the Court of Final Appeal on the interpretation of the Protection of the Harbour Ordinance in 2004, the Kai Tak Planning Review (KTPR) commissioned in the same year. The study was based on “no reclamation” as the starting point while the community was encouraged to participate in public engagement throughout the whole planning process.



The study formulated a Preliminary Outline Development Plan for the 328 hectares development area adopting a mixed use concept, included residential, commercial, government, community facilities, multi-purpose stadium, tourism node, cruise terminal, helipad and a town park. Based on the comments received, the development proposals were generally well received by the public.



Kai Tak is located at the centre of South East Kowloon. It comprises a harbourfront area at and around the runway of the former airport, site with a vast area for development. As a new urban node with cultural heritage in the neighbouring districts, the Kai Tak Development will help stimulate the renewal and redevelopment of the surrounding areas including To Kwa Wan, Ma Tau Kok, Kowloon City, San Po Kong, Kowloon Bay, Kwun Tong and Cha Kwo Ling for relaxation, recreational and touring purposes. The planning principles include:

1. allowing the public to get involved in the whole planning and development process;
2. developing in an environmentally friendly and sustainable way, to consolidate Hong Kong's position as an international metropolis;
3. providing a sports, recreational, travel, commercial and quality residential centre for tourists and Hong Kong residents;
4. establishing Kai Tak as a classic showpiece in Hong Kong's urban and landscape design;
5. advocating an environment that is pedestrian friendly, integrates public spaces and opens up the harbour front for the public to enjoy;
6. conserving the unique historical culture and character of the old Kai Tak Airport and its runway;
7. merging with the surrounding areas in order to increase the probability of revitalizing them and to promote a diverse local economy.

On completion of development, Kai Tak will emerge as a “new harbourfront integrating heritage, greenery and recreation, sports and tourism hub”. It will surely provide an attractive and unique tourism and recreational venue to enhance the quality of life for the community.

### *Local Area Improvements*

Hong Kong is one of the most renowned tourist cities in the world. Apart from having a magnificent harbour, it is also known as a shopping paradise due to its affordable prices and nearly tax-free shopping environment. The traditional major shopping areas present a vibrant ambience with a unique local Hong Kong

character. However, the general pedestrian setting of these shopping areas are far from satisfactory due to the narrow streets, crowded footpaths and polluted environment. We will consider how the Planning Department intends to improve three of these shopping areas, namely Causeway Bay, Tsim Sha Tsui and Mong Kook in Worksheet 6.

As one of the most popular shopping areas in Hong Kong, Causeway Bay is crowded with shoppers and tourists most of the time. The streets are heavily congested with traffic. The crowded footpaths, frequent pedestrian-vehicular conflicts, traffic noise, air pollution, insufficient pedestrian crossing facilities, scattered signage and the lack of green landscaping would not provide a comfortable pedestrian environment.

The HKSAR Government has planned to divert the east-west traffic along the Hong Kong Island to the future Central-Wan Chai Bypass (currently under construction) without passing through Causeway Bay. The Planning Department has consulted the public on the Pedestrian Plan for Causeway Bay in 2004 and adopted the concept of “Pedestrian Priority Area” (PPA) with the building of a public transport (PTI) at the periphery of the PPA to reduce through traffic in the core area so as to improve the local pedestrian environment. The Pedestrian Plan aims to improve the pedestrian environment, promote pedestrian safety, reduce air pollution and encourage private funding to bring about significant enhancements.



*Kai Chui Road in Causeway Bay*

Tsim Sha Tsui (TST) is one of the most popular shopping and tourist areas. Nevertheless, similar to many older urban districts, the building design and layout of parts of TST are no longer commensurate with its status as a key tourist spot. The Planning Department and the Transport Department jointly commissioned the Area Improvement Study for TST in 2004 to recommend comprehensive improvements to the pedestrian environment and network, the urban design, streetscape and landscape of TST.



Although the conventional approach for large-scale and comprehensive redevelopment is one of the ways to improve many old districts, it may not be applicable to TST because the existing ambience and local character will be adversely affected. A new “Area Improvement” approach is therefore adopted in this study. Its purpose is to enhance the environment of the older urban



areas without extensive redevelopment and therefore causing less disruption to the local communities. The study has identified the following measures that should be taken: Nathan Road enhancement, streetscapes enhancement, pedestrian linkage enhancement, and pedestrian area improvement, so as to enhance the different characteristics of various districts to the tourists.



Mong Kok is a popular destination for both the locals and tourists. It gained its reputation over the years from its unique urban vibrancy created by a high concentration of retail shops, a variety of attractions and activities, high accessibility and affordable consumer products. To many, it is not just an ordinary shopping area but a place where numerous interesting activities take place. This diversity makes each trip to Mong Kok a distinctively memorable experience. The strong urban grid and scale of urban fabric have led to the “organic development” of cluster zones and themed streets, with special attraction to different sectors of the community. They are thriving nodes that play an important role in the urban and economic development of Mong Kok.



In spite of its dynamic and energetic appeal, Mong Kok faces many urban issues such as a crowded environment, insufficient open space and greening, heavy traffic, infrastructure degradation and undesirable pedestrian environment. All these affect the pedestrian flow, thus making the shopping and pedestrian experience less enjoyable. In 2006, the Planning Department commissioned consultants to conduct a feasibility study for the Area Improvement Plan for the Mong Kok shopping area, with the aim of formulating a strategy to help enhance the overall attractiveness of the shopping districts. Four streams of improvement initiatives are proposed:

1. greening and streetscape improvement;
2. enhancement of local character;
3. linkage improvement;
4. destination improvement.

### *Conclusion*

Hong Kong is a city with limited natural resources and constrained land supply. Our remarkable achievement is mainly attributed to the joint effort of its people and the government. In order to keep up with and sustain the development of this “Pearl of the Orient”, both the government and the community must continue to work together in planning for our future. Apart from introducing the actual work involved in the planning process integrating landuse, transport and environment; this teaching kit also attempts to show the young readers how town planners, relying on the principle of sustainable development, are able to realize the concept of “do more with less” and “quality before quantity”. It also demonstrates how we endeavour to stretch the limits of spatial confinement to achieve habitable and quality living environment through proactive planning initiatives.



*Planner's meeting*



## Worksheet 1 21<sup>st</sup> Century Sustainable Development in Hong Kong

### Suggested Answers and Marking Guidelines

#### Chapter 1 What is Sustainable Development

#### Topic 1 From Limited Resources to Sustainable Development

This question, together with Activity 1, aims to emphasise the three elements of “Sustainable Development” – economy, society and environment.

#### Multiple Choice (1 mark each)

According to the study on Sustainable Development for the 21<sup>st</sup> Century conducted in 1997, there was a common opinion that Hong Kong’s prosperity and success has been built upon a long established emphasis on (economic/social/environmental) development. Whilst individual sectoral groups were keen to see that the principles of sustainability did not stifle commercial development, there were good reasons for (economic/social/environmental) and (economic/social/environmental) aspects to be more specifically taken into account in development decisions, so as to reverse adverse trends in the areas of interest for these groups and ensure that decisions taken today do not compromise future choices.

When the respondents were asked to prioritise the importance of economic, social and environmental factors in the future development of Hong Kong, a remarkably larger proportion (69.8 %) of the respondents considered (economic/social/environmental) as the most important, followed by (economic/social/environmental) (24.9 %). Only 5.2 % considered (economic/social/environmental) as the most important factor.



No marks will be given for Activities.

#### Activity 1:

- Enter the proper description of the three major aims of sustainable development shown on the inside circles of the diagrams.
- The Hong Kong citizens interviewed valued the economic factor while ignored the environmental factor.

#### Topic 2 How Sustainable Development Became a Global Issue

- Explain the main ideas of sustainable development. (5 marks)

Sustainable development is an attitude in development planning which aims to enhance economic growth (1 mark) and at the same time to safeguard that the environment can be enjoyed by our future generations (1 mark). In Hong Kong, sustainable development means: (1) finding ways to increase prosperity and improve the quality of life while reducing overall pollution and waste and encouraging reuse and recycle (1 mark); (2) meeting our own needs and aspirations without causing damage to the well being of future generations (1 mark); and (3) reducing the environmental burden we put on our neighbours and helping to preserve common resources. (1 mark)

Marking Guidelines	Marks
Correctly reflect the ideas selected from Sources 2 & 3.	4-5
Only included sustainable development content.	2-3
Unanswered OR answer was incorrect OR only one point (such as reducing pollution or endeavouring to protect the environment) was mentioned.	0-1

SEN students only need to mention the balance of economy, society and environment. Each answer scores 1 mark according to its clarity and 1 mark for each point made (e.g. ‘balance of economy, society and environment / reducing waste to preserve resources’ scores 3 marks in total for two points).

- (2) List the common points and the differences between sustainable development and environmental protection. (10 marks)

**Common points:** both sustainable development and environmental protection consider the environment as their major target. (2 marks) In Hong Kong, both issues are under the responsibility of the Environment Bureau. (2 marks)

**Differences:** Sustainable development takes into consideration economy and society, along with environment (2 marks), and aims to balance and harmonise these three aspects. (2 marks) The focus of environmental protection is mainly on the ecology and natural environment of the earth. (2 marks)

Marking Guidelines	Marks
Answer was complete and correct, including the final point retrieved from the internet – environmental protection is mainly on the ecology and environment of the earth.	8-9
Answer was largely correct e.g. “Both sustainable development and environmental protection are aimed at the environment and both are the responsibility of the Environment Bureau. However, sustainable development takes into consideration the economy and society, as well as the environment, and tries to balance all three.”	6-7
Answer was partially correct, e.g. “Both sustainable development and environmental protection are aimed at the environment and both are the responsibility of the Environment Bureau. However, sustainable development takes into consideration the economy and society, in addition to the environment.”	4-5
Only answered one of the points correctly, e.g. both ‘sustainable development’ and ‘environment protection’ are the responsibility of the Environment Bureau.	2-3
Unanswered OR the answer was incorrect OR only one of the points (‘sustainable development’ or ‘environmental protection’) which are targeted at the environment was mentioned.	0-1

For SEN students, the full mark available is 5. Its allocation is dependent on mentioning the ‘consideration of the environment as their major target’ (1 mark) and ‘related to the Environment Bureau’ (2 marks). The final marks are for ‘Sustainable development needs to consider society and the economy’ (2 marks).

Apart from Wikipedia, students are encouraged to visit relevant web sites such as [conservancy.org.hk](http://conservancy.org.hk) or [foe.org.hk](http://foe.org.hk).

### Activity 2:

“Green movement”,

“sustainable

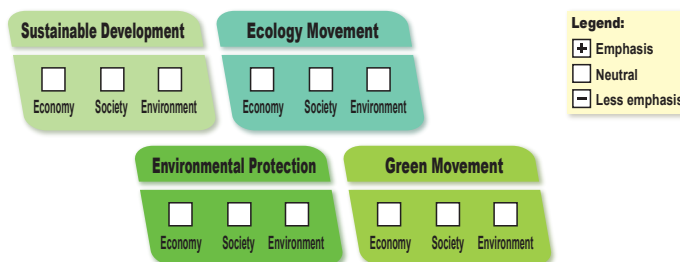
development”,

“ecology movement”

and “environmental

protection” all claim to

be concerned about the environment, but each have different approaches. Search the internet for background information on each and fill out the table below with “+” or “-” according to the legend. Do you agree with their approaches? Please discuss.

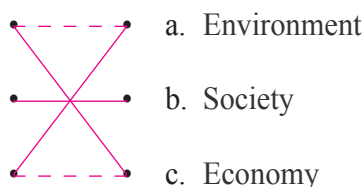


## Chapter 2 Sustainable Development and Hong Kong

### Topic 3 How does the Government Deal with Sustainable Development

Matching (5 marks, 1 mark each)

- find ways to increase prosperity and improve life quality while reducing pollution and waste
- meet our needs and aspirations without damaging the prospects of future generations
- reduce the environmental burden we put on our neighbours and preserve common resources



(——— directly related - - - - - may be related) Source: 1999 Policy Address

[www.policyaddress.gov.hk/pa99/index.htm](http://www.policyaddress.gov.hk/pa99/index.htm)



[http://www.pland.gov.hk/pland\\_en/p\\_study/comp\\_s/susdev/ex\\_summary/final\\_chi/ch5.htm](http://www.pland.gov.hk/pland_en/p_study/comp_s/susdev/ex_summary/final_chi/ch5.htm) (Table 5d)

## Fill in the Categories (10 marks, 1 mark each)

### Guiding principles:

- (1) **Economy:** Difference between percentage change in the upper quartile of after-tax household income and percentage change in the lower quartile of after-tax household income; Expenditure on tertiary, secondary and primary education as a ratio to GDP
- (2) **Natural Resources:** The total remaining landfill capacity (by volume); Volume of fresh water supplied per capital
- (3) **Biodiversity:** Area of Hong Kong of high terrestrial ecological value; area of managed terrestrial habitat for conservation.
- (4) **Leisure and Cultural Vibrancy:** Percentage of population living within districts with a shortfall of required provision of open space
- (5) **Environmental Quality:** Quantity (tonnes) of carbon dioxide emitted per year
- (6) **Mobility:** The cost of road-based freight transport as a ratio of GDP; Average trip distances travelled by passengers. (10 marks, 1 mark each)

## Topic 4 Sustainable Development Council and Sustainable Development Fund

<http://www.susdev.gov.hk/html/b5/council/>

SEN students only need to briefly describe the Sustainable Development Council. They must include 'advisory body' (2 marks), 'advises the government' (1 mark). Score 5 marks for also mentioning grants and education.

- (1) What kind of organization is the Sustainable Development Council? (5 marks)

The Sustainable Development Council is an advisory body (1 mark) composed of professionals and senior government officials (1 mark). The major responsibilities of the Council are to advise the HKSAR government on the priority areas it should address in promoting sustainable development (1 mark); to promote the public awareness of sustainable development (1 mark), and to facilitate community participation in the promotion of sustainable development in Hong Kong through various means, including the award of grants from the Sustainable Development Fund. (1 mark)

Marking Guidelines	Marks
Answer was complete and correct with all points retrieved from Source 4 and the internet.	4-5
Answer was only partially correct, e.g. just provided the organization of the Sustainable Development Council or the Sustainable Development Fund.	2-3
Unanswered OR answer was incorrect OR only one of the points was mentioned, e.g. the Sustainable Development Council is a consultative body composed of professionals.	0-1

<http://www.susdev.gov.hk/html/b5/sdf/index.htm>

This question is an abstract for SEN students. Score full marks for explaining how the three elements need to cooperate or balance. Score 3 marks for mentioning the three elements.

- (2) Referring to the Sustainable Development Fund poster (Source 4), what is the relationship between the three core elements of sustainable development – economy, society and environment? (5 marks)

We should consider the needs of economy, society and environment together (1 mark), as these three core concerns (1 mark) are not independent from each other (1 mark). They complement each other and thus should be considered as an integrated whole. (2 marks)

Marking Guidelines	Marks
Answer was complete and correct with all points covered.	4-5
Answer was partially correct only, e.g. just provided the content of sustainable development or mentioned the need to balance the three elements of sustainable development.	2-3
Unanswered OR answer was incorrect OR only one of the points was mentioned e.g. only one or two of the three elements (economy, society and environment) was included.	0-1

### (3) Summary of Opinion

#### Summary of Opinion

[http://www.susdev.org.hk/susdevorg/archive2004/b5/pdf/forum\\_report\\_ULS.pdf](http://www.susdev.org.hk/susdevorg/archive2004/b5/pdf/forum_report_ULS.pdf)

	(1) Solid Waste Management	(2) Urban Living Space
<b>Topics of concern</b>	<ul style="list-style-type: none"> <li>- Existing landfills will be saturated in the future.</li> <li>- Waste management gradually imposes pressure on public expenditure.</li> <li>- It is wasteful to dump valuable resources into landfill.</li> </ul>	<ul style="list-style-type: none"> <li>- The living environment is very crowded.</li> <li>- Urban design is not ideal.</li> </ul>
<b>Environmental</b>	Environment is our asset, whilst the consequences of environmental pollution will be shared by us. To protect the environment from proliferation of wastes, we have to promote waste reduction. Hopefully we can cut down squandering and at the same time extend the lifespan of landfills.	People nowadays prefer to living in cities. If citizens protect the environment, especially by reducing excessive wastes, they can still enjoy the comfortable living environment within the limited spaces.
<b>Community representatives</b>	Living environment is of utter importance to the neighborhood. Although residents should take part in reducing waste production, it is also the authorities' responsibility to ensure proper waste treatment. Thus landfills should stay away from our neighbourhood in any circumstances.	We understand that Hong Kong has a large population living within a small area. We hope the HKSAR government can leave us more green and scenic spaces when planning residential development.
<b>Business professionals</b>	We are willing to cooperate with the government and the public in wastes management, but remember that we also need land for waste treatments or recycling. Also, a reasonable profit is necessary.	We are willing to offer comfortable and convenient residences, but respect our need for financial viability.

## Chapter 3 Sustainable Development and Town Planning

### Topic 5 Hong Kong Environment and Development

#### Activity 3:

Based on the above sources, tick those items which require new land for their development, and put an asterisk (\*) by those items which are urgently in need of land for their development. (This is an open question and the answers are for reference only, thus no mark will be given)

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> commercial/industrial | <input checked="" type="checkbox"/> transport infrastructure (e.g. roads) | <input type="checkbox"/> telecommunication networks              |
| <input checked="" type="checkbox"/> health                | <input type="checkbox"/> energy efficiency                                | <input type="checkbox"/> crime prevention                        |
| <input checked="" type="checkbox"/> housing               | <input type="checkbox"/> education  | <input checked="" type="checkbox"/> waste disposal and landfills |

Note: Please refer to the "Community Facilities – Summary of Standards" on p.18.

[http://www.pland.gov.hk/pland\\_tc/tech\\_doc/hkpsg/full/ch3/ch3\\_tbl\\_4.htm](http://www.pland.gov.hk/pland_tc/tech_doc/hkpsg/full/ch3/ch3_tbl_4.htm)



## Quizzes

- (1) Which type of land use accounts for the largest portion of developed land in Hong Kong? (2 marks)  
**Housing.**
- (2) Comparing 2005 and 2009, which types of land use experienced an increase in land area? (2 marks)  
**Transportation (roads) and open space.**
- (3) Comparing the two years of 2005 and 2009, which types of land use experienced a reduction in land area? (2 marks)  
**Other urban or built-up land, especially vacant development land.**
- (4) Give two examples of building/development built on newly developed land during the years from 2005 to 2009. (2 marks)  
**The Hong Kong Disneyland.**

Marking Guidelines for (1) to (4)	Marks
Answer was complete and correct.	2
Answer was incomplete, e.g. only answered 'residence' in (1).	1
Unanswered OR answer was incorrect.	0

This is a simple question. There is no particular marking allocation for SEN students.

SEN students only need to understand the importance of being prudent in land use.

- (5) From Source 5 to 7, can you derive any considerations for land planning by the HKSAR government? Give two examples. (3 marks)  
**The HKSAR government is prudent in the planning of land uses to balance different needs (1 mark). The HKSAR government would only consider utilising undeveloped land when there is a genuine need (1 mark), such as the Hong Kong Disneyland (1 mark for example).**

Marking Guidelines	Marks
Answer was complete and correct with appropriate examples.	3
Answer was partially correct but there were insufficient or inappropriate examples.	2
Unanswered OR answer was not correct OR only one of the points was mentioned e.g. the Hong Kong Government was carefully monitoring the supply of land.	0-1

There is no particular marking allocation for SEN students.

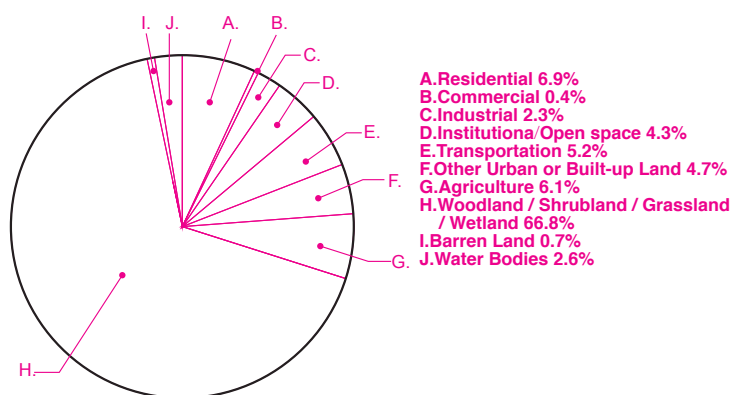
## Topic 6 Sustainable Town Planning

- Comparing the figures for 2005 with 2009, which category / categories of developed land was increased in land uses (please provide the figures)? (3 marks each)  
**Government, institution and community facilities (23 sq.km → 24 sq.km). (3 marks)**  
**Open space (22 sq.km → 24 sq.km). (3 marks)**  
**Transportation (54 sq.km → 58 sq.km). (3 marks)**

Marking Guidelines	Marks
Answer was complete and correct.	3
One of the figures was wrong or missing.	2
Only answered the categories but without figures.	1
Unanswered OR incorrect answer.	0

### Activity 4:

Based on the figures of 2009 in Source 8, fill in the sector of the circle. Write down the land usages and the percentages.



### Activity 5:

- (1) Tick the boxes to express your opinion about the demand for new land for different land usage. “1” means no land is needed and “5” means urgently in need of new land. (Tick your choices)

Land Usages	Land Need				
1) Commercial	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>	5 <input type="checkbox"/>
2) Residential	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>	5 <input type="checkbox"/>
3) Public Residential	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>	5 <input type="checkbox"/>
4) Industrial	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>	5 <input type="checkbox"/>
5) Open Space	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>	5 <input type="checkbox"/>
6) Government, Institution and Community Facilities	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>	5 <input type="checkbox"/>
7) Transport (Roads/Railways)	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>	5 <input type="checkbox"/>

- (2) Select one of the above choices which you have ranked “5” and explain why you think there is an urgent need for that land usage.

Residential use scores 5 (the highest) in land demand. Hong Kong’s housing prices are running high. Increasing residential land supply can relieve the demand for housing sites and regulate the high pricing.

## Worksheet 2 Vision for the Future

### Chapter 1 Review and Preview

#### Topic 1 Desirable Living Environment

### Activity 1:

Which characteristics of a desirable living environment mentioned in Source 2 are reflected in the place where you live and its surrounding environment? Describe the living environment in words and/or in photos.





No marks will be given for Activities.

Students are encouraged to discover (but not to exhaust) the advantages of their living environment.

This question may be difficult for SEN students. It can be changed to “According to Lewis Mumford, what are the functions of a city?” (5 marks). Use the 0-5 marks guideline for mark allocation.

Tai Koo Shing: most people living in Tai Koo Shing will probably agree that this 30-year old estate demonstrates many characteristics of a desirable living environment as mentioned in Source 2, including a green and clean neighbourhood (being located near the Quarry Bay Park, with efficient management services and quality landscaping). Although individual flats may not be very spacious, the overall orderly layout and user-friendly planning provide convenient urban living, with plenty of choices of facilities for residents (e.g. shopping, means of transport). The estate and its neighbourhood have been developed into a community with a sense of place.

- (1) According to Sources 1 and 2, do you think Hong Kong is fulfilling its functions as a city? Elaborate with examples. (20 marks)

(Reference answer) According to Lewis Mumford’s (1 mark) saying, “The chief function of the city is to convert power into form (1 mark), energy into culture (1 mark), dead matter into the living symbols of art (1 mark), biological reproduction into social creativity (1 mark)”.

Hong Kong, a city lacking in land and natural resources, has evolved from a nameless fishing village into a renowned international city due to the efforts of the government and every citizen. Land use planning and spatial design has optimised the utilisation of Hong Kong’s developed land to a miraculous extent. (background description: 1-3 marks) With the help of a green and clean environment, convenient transportation network, well-equipped communities and well-designed buildings, the city is able to translate its collective power into various forms, such as the energetic commercial areas in Central and the convenient underground railway network/ walkway that spreads throughout the city. (convert power into form: 1-2 marks, example: 1 mark, maximum 3 marks)

During the development process, Hong Kong strives to create a myriad of cultural experiences: the typhoon shelter in Causeway Bay and Aberdeen, western restaurants in Wan Chai and Tsim Sha Tsui, the mixture of Chinese and western religions in Kowloon City. The aforementioned features not only give a picture of the evolving dynamics within our community, but also provide diverse life styles for the community. What we see today represents the effort and wisdom of our older generations. These bear witness to how the spirit of physical and social features have been captured and attributes of the city have been preserved or recreated to become the cultural identities we are so proud of today. (convert energy into culture: 1-2 marks, example: 1 mark, maximum 3 marks)

Hong Kong is one of the most aesthetic cities with a variety of architectural characteristics: from the ultramodern HSBC main building, Tang Dynasty styled Chi Lin Nunnery, classic architectural Legislative Council Building to homes of common citizens such as the Y shaped public housing, they are all characteristic architectures in the eyes of both the local people and visitors. (convert dead matter into the living symbols of art: 1-2 marks, example: 1 mark, maximum 3 marks)

Last but not least, when you review Hong Kong’s history you’ll discover that the small fishing village with less than a thousand residents a hundred years ago has already become a big city which is home to 7 million people. It is the energy from our elder generations who lived and prospered in this city which creates such vibrant community for us to enjoy today. (convert biological reproduction into social creativity: 1-2 marks, example: 1 mark, maximum 3 marks)

Marking Guidelines	Marks
Quoted all of Mumford's points and provided appropriate background on Hong Kong. Described Hong Kong's development according to Mumford's points with appropriate and sufficient examples.	20
Quoted all of Mumford's points and provided appropriate background on Hong Kong. Described Hong Kong's development according to Mumford's points with examples but with minor mistakes in the description or one or two wrongly named examples.	18-19
Quoted all to Mumford's points and provided appropriate background on Hong Kong. Described Hong Kong's development according to Mumford's points, but without examples or with only one example per point.	16-17
Quoted all of Mumford's points and provided appropriate background on Hong Kong. Described Hong Kong's development according to Mumford's points, but the elaboration might include mistakes or be without relevant examples.	14-15
Described Hong Kong's development according to Mumford's points with examples but without quoting Source 1 or giving any background on Hong Kong.	12-13
Described Hong Kong's development according to Mumford's points with examples (but examples were insufficient or some examples were not correct) but without quoting Source 1 or giving any background on Hong Kong.	10-11
Simply copied Mumford's quotes and some descriptions on Hong Kong's past development but without point by point elaboration.	8-9
Simply copied Mumford's quotes with brief notes on Hong Kong's background but without elaboration or example.	6-7
Unanswered OR simply copied the quotes of Lewis Mumford (marking would depend on the completeness of the quotes and/or whether the full name of Lewis Mumford was mentioned)	0-5

- (2) What qualities of a good living environment does Hong Kong have? Which aspects can be improved? (5 marks)

(Reference answer) I think Hong Kong already possesses most of the qualities of a desirable living environment, especially being a compact city well-equipped with infrastructure, convenient transportation and diverse choices. (1-2 marks) But Hong Kong is a commercial society (1 mark) and distribution and access to recourses still needs to be improved. (1 mark) Rapid population growth and urban development of Hong Kong in the past have exerted enormous pressure on the environment. Economic development has also led to the production of huge amounts of waste and excess energy consumption. These are the areas that Hong Kong needs to improve on. (1-2 marks)

Marking Guidelines	Marks
Clearly described the characteristics of Hong Kong's quality of living as well as the areas to be improved.	4-5
Clearly described the characteristics of Hong Kong's quality of living, though without mentioning the areas to be improved.	2-3
Unanswered OR most of the answer was incorrect.	0-1

## Topic 2 The Links between the Mainland and Hong Kong

- (1) According to Sources 3 to 5, from the cross-boundary activity investigation, what changes and characteristics can be observed about the Mainland and Hong Kong relation in terms of economy? (9 marks)

Hong Kong's socio-economic ties with the Mainland, especially with the Pearl River Delta region, have intensified over the past 30 years. (1-2 marks) Since the reunification with the motherland, the number of cross-boundary journeys passenger trips increased dramatically from 205,000 people per day in 1997 to over half million trips in 2009. (1-2 marks) It's worth noting that most cross-boundary trips are for



leisure reasons, (1 mark) for both people living in Hong Kong and visitors from the Mainland. Vehicle trips for private cars and coaches have increased most rapidly, and vehicles trips for movement of goods have decreased. (1-2 marks) This shows the mode of economic connection between the Mainland and Hong Kong has changed from being an entrepot to a mutual consumption-based pattern which is mainly focussed on tertiary services. (1-2 marks)

Marking Guidelines	Marks
Answer was correct and complete (with all points in the reference answer).	8-9
Answer was largely correct, e.g. Hong Kong/China relations plus cross boundary tourists plus reasons, but without such points as the relevant economic models or types of cross boundary vehicles used.	6-7
Answer was partial, e.g. only covered the relation between Hong Kong/China and the increase of cross boundary tourists or only described the cross boundary tourist numbers and their reasons for crossing etc.	4-5
Only answered one of the points correctly e.g. Hong Kong/mainland relations or increasing cross boundary tourism between Hong Kong and mainland or the reasons for crossing etc.	2-3
Unanswered OR answer was incorrect OR only one relevant point was briefly mentioned, e.g. the Hong Kong and mainland economic relations becoming closer since the reform and opening up of China.	0-1

- (2) Explain, with examples, how the HKSAR Government has coped with the increase of cross-boundary activities between Hong Kong and the Mainland. (5 marks)

The HKSAR Government has opened up more boundary control points since the reunification with the motherland, (1 mark) including the Shenzhen Bay Control Point and the Lok Ma Chau Spur Line Control Point. (1-2 marks) and a 24-hour crossing service in Lok Ma Chau Control Point. (1 mark) These facilities are intended to handle the growing cross-boundary activities. (1 mark)

Marking Guidelines	Marks
Clearly described how Hong Kong dealt with increasing cross boundary activities and gave the two examples of Lok Ma Chau and Huang Gang.	4-5
Described how Hong Kong dealt with the increasing cross boundary activities but only covered either the new control points or the extended crossing services, not both.	2-3
Unanswered OR most of the answer was incorrect.	0-1

- (3) According to the 2009 data, what is the difference in trip purpose between Hong Kong residents living in the Mainland and other people living in Hong Kong or visitors from the Mainland who visit Hong Kong? (3 Marks)

When visiting Hong Kong, the main trip purpose for Hong Kong residents living in the Mainland is for work or education, (1-2 marks) while the trip purpose of other people living in Hong Kong and visitors from the Mainland is mainly for leisure. (1 mark)

Marking Guidelines	Marks
Clearly stated that Hong Kong residents living on the mainland were mainly travelling for the purposes of work or schooling, while other Hong Kong residents or mainland visitors were travelling mainly for leisure.	2-3
Unanswered OR simply said leisure was the main reason for cross boundary tourism.	0-1

### Activity 2:

Investigate and gather data about one of the items below, then draw a pie chart in the space provided. (The most popular cross-border destination is \_\_\_\_\_; the most popular cross-border purpose is \_\_\_\_\_.)

### Topic 3 Changing Economy

#### Activity 3:

Search the internet for the contribution made by the four industries below to Hong Kong's Gross Domestic Product (GDP).

- (1) Agriculture, fishing, mining and quarrying: 0.1%
  - (2) Import/wholesale and retail trades: 23.6%
  - (3) Manufacturing industry: 1.8%
  - (4) Financing and insurance: 15.2%
- (2009 statistics data)

#### Activity 4:

Carry out a survey on the occupation of students' parents in class, then produce a pie chart and compare the results with the data in Source 10.

(Working parents of the class totalled \_\_\_\_\_ persons, and those working in the four main industries totalled \_\_\_\_\_ persons, or \_\_\_\_\_ %.)

### Topic 4 Population Dynamics

#### Activity 5:

Combine the two graphs in Source 11 to produce a broken line graph showing Hong Kong's population trend from 1961 to 2036. (Pay attention to the population changes before and after 2006)

- (1) Using Sources 11 to 14 as reference, what will be the main reason for the slowdown in the rate of increase of population? (3 marks)

Significant decrease in birth rate in Hong Kong is the main reason (1-2 marks) for the downward trend. This will also lead to an ageing population.(1 mark)

Marking Guidelines	Marks
Clearly stated that the falling birth rate was the main reason behind the trend, which would also lead to an aging population.	2-3
Unanswered OR simply said 'reduced birth rate' etc.	0-1

- (2) Using Sources 11 to 14 as a reference, how can town planning cope with the problem of ageing and the decreasing population? (5 marks)

(Reference answer) To maintain Hong Kong's competitiveness (1 mark), the HKSAR Government should encourage the public to raise more children, selectively relax the restrictions on immigration of professionals from the Mainland, extend the retirement age and strengthen human resource training to enhance productivity and efficiency.(1-2 mark) From the planning aspect, the HKSAR Government can provide more barrier-free infrastructure and (1 mark) develop suitable facilities in a timely manner so as to provide a comfortable environment for the elderly to work and live.(1 mark)

Marking Guidelines	Marks
Clearly described how the Hong Kong government dealt with the aging population, including relevant town planning measures such as barrier-free infrastructure and facilities.	4-5
Answer mainly described how Hong Kong dealt with the aging population including encouraging the birth of children and loosening the immigration restrictions for professionals from the mainland, but did not mention any associated town planning measures.	2-3
Unanswered OR only provided brief answers such as 'encourage the birth of children'.	0-1





- (3) Elaborate on the pros and cons of high population mobility to city development. (10 marks)

Pros – Mobile residents coming to Hong Kong, whether for work or leisure, can bring economic benefits to the city. (1- 2 marks) As Hong Kong's economy is mainly supported by logistics, business services, tourism and financial services, (1-2 marks) etc, mobile residents are both a source of customers (1 mark) and they can bear witness to the quality services provided in these sectors which may help to publicise Hong Kong to the whole world and promote our image.(1 mark) (7 marks for this part)

Cons – The mobile population, by its nature, is not static. (1 mark) The uncertainty in demand of community and support facilities required for their daily needs will exert pressure on the planning and programme for provision of Hong Kong's infrastructure. (2 marks)

Marking Guidelines	Marks
Answer was complete and correct with all points covered.	14-15
Answer was largely correct but with one or two minor mistakes and/or the pros and cons were not clear, e.g. the difficulty of planning for the needs of mobile residents was mentioned but not the possibility of over/under supply.	12-13
Most of the pros and cons were covered, but some details were incomplete, e.g. could not fully list all the pros of mobile residents or their impact on planning.	10-11
Answer was largely correct but with little elaboration.	8-9
Answer was correct but not detailed enough, e.g. only two points were mentioned each for pros and cons.	6-7
Answer was partially correct e.g. only provided one point each for pros and cons.	4-5
Answer provided only one correct point, e.g. a mobile resident can facilitate the economy of the visiting city or mobile residents' time and length of visit may vary for individual reasons.	2-3
Unanswered OR answer was incorrect OR answer only briefly covered one of the points, e.g. mobile residents can bring new customers etc.	0-1

## Chapter 2 HK2030 Study

### Topic 5 Study Process

The HK2030 Study produced by the Planning Department is divided into four stages (See Section 1). The first stage is Agenda Setting and Baseline Review. We have already learnt about the four major areas of this study. List these four areas (2 marks each).

1. The desired living environment
2. National dimension
3. The changing economy
4. Population dynamics

### Activity 6:

Indicate the type of comment under the two plans (A and B) in Source 17 above:

(+) represents positive statements.

(-) represents negative statements.

(0) represents information and neutral statements.

(0/+) represents information that may be supportive towards the plan.

(0/-) represents information that may be destructive to the plan.

(May have different views) represents any different views and information concerning the landuse plan.

**Note:** This question aims to encourage students to think about comment. The answers provided are for reference only.

## Source 17

## Broad assessments of available choices for residential land use

Plan A - Optimization of Existing Development Areas	Plan B - Identifying New Supply
1. Redevelopment <ul style="list-style-type: none"> <li>Market-led, less government intervention and expenditure (+)</li> <li>Less development opportunities as tenement blocks deplete (-)</li> <li>Marginal gain in floor area affects viability and therefore reduce incentive for redevelopment (+)</li> <li>Usually small-scale and less opportunity for comprehensive replanning (-)</li> </ul> 2. Relaxation of Plot Ratio <ul style="list-style-type: none"> <li>Enhance viability of projects (+)</li> <li>Reduce need to deploy new land for development (+)</li> <li>Depend on the adequacy of infrastructure and community facilities (0→-)</li> </ul> 3. Rezoning and Infilling <ul style="list-style-type: none"> <li>Reduce the need of deploying new land for development (+)</li> <li>Primarily involve replanning of industrial zones as a result of economic restructuring (0)</li> <li>Depend on infrastructure capacity and integration of existing and new development (0→-)</li> <li>Market-driven process preferred over government-initiated resumption (0)</li> </ul>	1. Kai Tak <ul style="list-style-type: none"> <li>Kai Tak Review recently completed (+)</li> <li>Assume a medium density for residential developments given its harbour-front location (+)</li> <li>Integrating a mixture of other land uses, including cruise terminal and multipurpose sports stadium (-) (may have different views)</li> <li>Detailed feasibility studies needed (0→-)</li> </ul> 2. Northern New Territories <ul style="list-style-type: none"> <li>A number of New Development Areas have been identified (+)</li> <li>Allow comprehensive and cohesive planning (+)</li> <li>Time needed for extensive land resumption and engineering works (-)</li> <li>Detailed feasibility studies needed (0→-)</li> </ul> 3. Other Parts of Rural New Territories <ul style="list-style-type: none"> <li>Extensive engineering works needed (-)</li> <li>May conflict with areas with significant ecological and landscape values (-)</li> </ul> 4. Reclamation <ul style="list-style-type: none"> <li>Government committed that there would be no new reclamation planned in Victoria Harbour unless for overriding public interests (-)</li> <li>Reclamation outside central harbour should also be avoided as far as possible except given sufficient justifications (-)</li> </ul>

## Activity 7:

Using the information given in Sources 16 and 17 and, by searching on the internet, decide whether the buildings and areas mentioned below can be used for residential development. State at least one reason for your decision. (reference websites: Conserve and Revitalise Hong Kong Heritage [www.heritage.gov.hk](http://www.heritage.gov.hk); Statutory Planning Portal [www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk); Agriculture, Fisheries and Conservation Department [www.afcd.gov.hk](http://www.afcd.gov.hk) etc.)



- (1) Central Market: **No, it is a Grade III historic building and there is a proposal underway to conserve it into a “Central Oasis”.**
- (2) Ching Shan Shooting Field: **No, it is a military site.**
- (3) Pat Sin Leng: **No, it is within country park area.**
- (4) Lantau Island: **Doubtful. Apart from the Tung Chung area, the feasibility of opening up the country park areas should take into account environmental and engineering considerations.**
- (5) Mai Po Marshes: **No, this is a Ramsar Site listed under the 1995 Ramsar Convention as a protected wetland area.**

### Activity 8:

Divide the class into two groups to discuss the pros and cons of the two future development options given in Sources 17 and 18. Tabulate the results for comparison. (Suggested answers can be referred to Hong Kong 2030 Planning Vision and Strategy Chapter 9 P.84 [http://www.pland.gov.hk/pland\\_en/p\\_study/comp\\_s/hk2030/eng/finalreport/pdf/E\\_9.pdf](http://www.pland.gov.hk/pland_en/p_study/comp_s/hk2030/eng/finalreport/pdf/E_9.pdf))

## Topic 6 The Preferred Development Option

### Activity 9:

Find the HK2030 Study in the Planning Department website and look for information on how to plan for the future development of office buildings in Hong Kong. Express your answer by drawing it on the map below. (Suggested answers can be referred to Hong Kong 2030 Planning Vision and Strategy Chapter 11 P.102 [http://www.pland.gov.hk/pland\\_en/p\\_study/comp\\_s/hk2030/eng/finalreport/pdf/E\\_11.pdf](http://www.pland.gov.hk/pland_en/p_study/comp_s/hk2030/eng/finalreport/pdf/E_11.pdf))

## Topic 7 Impact Assessment and Sustainability Assessment

### Multiple Choice

Circle the preferred choice in the column under the criteria of sustainable development in Source 23. (1 mark each)

#### Evaluation Criteria

Evaluation Criteria	Preferred State
Environmental	
1. To enhance environmental quality and conserve natural and heritage resources	(Lower / Higher)
- Air pollutant emissions	(Lower / Higher)
- Exposure to roadside air pollution	(Lower / Higher)
- Noise exposure	(Lower / Higher)
- Exposure to potentially hazardous installations (PHIs)	(Lower / Higher)
- Impacts on the quality of fresh and marine waters	(Lower / Higher)
- Impacts on areas with ecological values	(Lower / Higher)
- Impacts on areas with heritage values	(Lower / Higher)
- Impacts on areas with landscape values	(Lower / Higher)
- Use of Greenfield sites and reclaimed land	(Lower / Higher)
- Production of construction and demolition materials	(Lower / Higher)

<p>Economic / Financial</p> <p>2. To enhance Hong Kong's potential for economic growth and ensure efficient use of resources</p> <ul style="list-style-type: none"> <li>- Gross domestic product</li> <li>- Diversity in economic activities</li> <li>- Benefit-to-cost</li> <li>- Provision of land for economic activities</li> </ul>	<p>(Lower / <u>Higher</u>)</p> <p>(Lower / <u>Higher</u>)</p> <p>(Lower / <u>Higher</u>)</p> <p>(Lower / <u>Higher</u>)</p>
<p>Land Use Planning</p> <p>3. To ensure an optimized land use pattern which can meet various land requirements</p> <ul style="list-style-type: none"> <li>- Provision of land to meet housing and various development needs</li> <li>- Provision of infrastructure facilities to meet various development needs</li> <li>- Distribution of employment and housing land</li> <li>- Segregation of incompatible land uses</li> <li>- Socio-economic linkage with the mainland</li> </ul>	<p>Balanced</p> <p>Balanced</p> <p>Balanced</p> <p><u>Higher</u></p> <p><u>Higher</u></p>
<p>Social</p> <p>4. To ensure access to major facilities and to foster community bonds</p> <ul style="list-style-type: none"> <li>- Population density</li> <li>- Employment opportunities</li> <li>- Mix of land uses at the community level</li> <li>- Provision of employment opportunities close to home</li> <li>- Number of persons affected by urban renewal and clearance</li> </ul>	<p>Optimised</p> <p>(Lower / <u>Higher</u>)</p> <p>(Lower / <u>Higher</u>)</p> <p>(Lower / <u>Higher</u>)</p> <p>(<u>Lower</u>) / Higher</p>
<p>Transport</p> <p>5. To enhance a safe, reliable, efficient, economically viable and environmentally friendly transport system to enhance mobility within Hong Kong and across the boundary</p> <ul style="list-style-type: none"> <li>- Travel distance and time</li> <li>- Requirement for new transport infrastructure</li> <li>- Usage of public transport services</li> <li>- Reliance on walking and cycling for short distance travel</li> </ul>	<p>(<u>Lower</u>) / Higher</p> <p>(<u>Lower</u>) / Higher</p> <p>(<u>Lower</u>) / Higher</p> <p>(<u>Lower</u>) / Higher</p>

### Activity 10:

Using Sources 23 and 24 for reference, put the factors below into suitable categories.

recovery of financial cost for development, provision of adequate land to meet housing demand, coordination of land use, air quality, heritage, aesthetic quality, cross-boundary travel, population affected by urban renewal, job opportunities, economic competitiveness, time needed to go to / from work

- (1) Environmental: air quality, heritage, aesthetic quality
- (2) Economic/financial: recovery of financial cost for development, economic competitiveness
- (3) Land use planning: coordination of land use, provision of adequate land to meet housing demand
- (4) Social: population affected by urban renewal, job opportunities
- (5) Transportation: cross-boundary travel, time needed to go to/ from work

### Activity 11:

Try to use the method mentioned in Source 24 to choose your “IES” learning topic.

(Details can be found on the CD-ROM in the learning material kit that accompanies this worksheet).

## Chapter 3 A Future Roadmap

### Topic 8 Development Directions

Why should Hong Kong’s future development be based on the guiding principles of “do more with less” and “focus on quality rather than quantity”? (5 marks)

The main concern in Hong Kong is lack of land for development.(1 mark) As population growth has slowed down, it is a good opportunity for us to focus on quality rather than quantity. (1-2 marks) In addition, our society is in search of a high quality living environment and planning for sustainable development. (1-2 marks) So, “do more with less” and “focus on quality rather than quantity” are vital principles.

Marking Guidelines	Marks
Clearly described Hong Kong’s lack of land and the expected slow future population growth , together with the city’s pursuit of high quality living conditions and sustainable development, leading to the principles of “do more with less” and “focus on quality rather than quantity”.	4-5
Described one of Hong Kong’s present conditions (lack of land, slow population growth or the pursuit of high quality living conditions) which led to “do more with less” and “focus on quality rather than quantity”.	2-3
Unanswered OR only briefly touched on one of the points, e.g. Hong Kong’s lack of land availability.	0-1

### Topic 9 Response Mechanism

#### Quizzes

- (1) According to Sources 28 and 29, which situation, “low – moderate” or “high - high”, will exert the most pressure on future development? Explain. (5 marks)

“High population growth- high economic growth” will exert more pressure on future development (1 mark) as fast population growth will over strain the capacity of transport infrastructure and housing provision.(1-2 marks) On the other hand, if a “low population growth – moderate economic growth” scenario occurs, we can fully utilise the existing infrastructure and facilities. Under the latter scenario, we should consider reducing the waste of resources.(1-2 marks)

Marking Guidelines	Marks
Clearly described the “High population growth – High economic growth” scenario and its impact on Hong Kong’s future and explained why the “Low population growth – moderate economic growth” scenario would have a relatively smaller impact.	4-5
Only described the “High population growth – High economic growth” scenario and its impact on Hong Kong’s future, but without mentioning the “Low population growth – moderate economic growth” scenario.	2-3
Unanswered OR simply stated that HPGS would put pressure on Hong Kong’s future development.	0-1



- (2) According to Sources 28 and 29, the future working population may be less than employment. How can we solve the problem of labour shortage? (3 marks)

We can cope with this issue by the following methods: extending the retirement age (1 mark), selectively allowing outside professionals to work in Hong Kong (1 mark) or provide more daycare centres to encourage women to enter the labour market, enhance training and upgrading of the work force to improve efficiency and productively, increase office automation, etc. (1 mark)

Marking Guidelines	Marks
Provided all three solutions.	3
Provided only two solutions.	2
Provided only one solution.	1
Unanswered OR answer was incorrect.	0

- (3) Which scenario, “low – moderate” or “high - high”, is more beneficial to Hong Kong’s development? (7 marks)

(Reference answer) I think the “high population growth- high economic growth” is more beneficial to Hong Kong’s development (1 mark). According to current trend, Hong Kong will inevitably face the problem of ageing population.(1 mark) High population growth will not only replenish the working population in the future (1 mark), but also slow down the ageing problem. (1 mark) High economic growth is what Hong Kong has always aimed to achieve as an international city. Being a city that lacks natural resources, only the enhancement and creation of human resources and intangible wealth can keep maintain Hong Kong’s competitiveness. (2-3 marks)

Marking Guidelines	Marks
Answer was complete and correct with all points covered.	6-7
Answer was largely correct e.g. the HPGS scenario would be beneficial to Hong Kong and supplied reasons, although the descriptions may not be complete.	4-5
Answer was partially correct e.g. the HPGS scenario would be beneficial to Hong Kong as the increased population would replace the working population and slow down the rate of aging population growth.	2-3
Unanswered OR answer only briefly touched one of the points, e.g. “I think HPGS would be beneficial to Hong Kong’s future development.”	0-1

## Worksheet 3 New Initiatives for Boundary Areas

### Chapter 1 The Closed Area Topic 1 Our Closed Area

#### Activity 1:

Referring to the background information and Source 1, mark all existing Control Points in Fig.1a with red circles and all planned new Control Points with blue circles.

Fill in the blanks:

Fill in the blanks. (2 marks each)

- (1) Hong Kong FCA was created in 1951.



- (2) Hong Kong FCA will be reduced from 2,800 hectares to around 400 hectares
- (3) The revised boundary will be closed in phases after the completion of the implementation of the secondary boundary fence.
- (4) After the revised boundary comes in effect, residents of Lo Wu will no longer require Closed Area permits when they enter or leave the area on foot.
- (5) Wetland makes up 10% of land in the FCA. It was demarcated as FCA by the HKSAR government in the 1950s.

### Activity 2:

Fig.2: Residence of Ip Ting-sz

Fig.3: MacIntosh Fort (Pak Fu Shan)

Fig.4: Mai Po

Fig.5: Lin Ma Hang Feng Shui Wood

Fig.6: Lok Ma Chau Control Point

Fig.7: Lin Ma Hang Lead Mine

Please also refer to the Photo Gallery on the Planning Department Website.

[http://www.pland.gov.hk/pland\\_en/misc/FCA/frontier\\_chi/frontier\\_c7.htm](http://www.pland.gov.hk/pland_en/misc/FCA/frontier_chi/frontier_c7.htm)

### Activity 3:

- (1) Organize a class or form site visit to one of the feng shui woods in Hong Kong. Information about the feng shui woods can be referred to the following website:  
[http://www.hkherbarium.net/herbarium/Topics/FSW/FSW\\_6\\_e.htm](http://www.hkherbarium.net/herbarium/Topics/FSW/FSW_6_e.htm)
- (2) Build a feng shui wood databank and complete the form below.  
Suggested planning mode (can choose more than one option):
  - ☐ Conserve the original landscape
  - ☐ Develop into an ecological scenic spot
  - ☐ Build low density residential buildings
  - ☐ Integrate with adjoining village for tourism development
  - ☐ Others (please explain): e.g. may integrate the planning of neighbouring heritage and historic buildings together with the feng shui woodland to enhance conservation initiatives.

## Topic 2 Development Feasibility

### Quizzes:

- (1) According to the information above, what is the best option for the development of the land released from the Closed Area? When the HKSAR government develops these areas, what factors should be considered? (10 marks)

(There's no model answer for this question. The answer below is for reference only.) According to the previous information, the Closed Area covers a valuable ecological conservation zone (the Lin Ma Hang Lead Mine) with historical heritage (MacIntosh Forts) and feng shui wood integrating natural landscape and cultural background in a unique area. (1-3 marks) Thus even small-scale construction will likely impose a negative impact if it disrupts the natural habitats of the existing rare species. (1-2 marks) The most important consideration is how to ensure sustainable development in this area (1 mark), so that we can pass on the natural and cultural heritage for the enjoyment of our future generations. (1-2 marks) Viable options include building small-scale activity centres such as eco-lodges or eco-farms that can harmonise with the environment yet serve as educational or recreational venues at the same time. (1-2 marks)

Marking Guidelines	Marks
Fully described the background of the Closed Area and clearly stated the impact of human development on the environment, the options and concerns etc.	10
Briefly described the background of the Closed Area and clearly stated the impact of human development on the environment, the options and concerns etc.	8-9
Briefly described the background of the Closed Area and mentioned the impact of human development on the environment, plus one of the suggested options e.g. building eco-lodges.	6-7
Briefly described the background of the Closed Area OR brief description of the Closed Area plus human impact on environment.	4-5
Answer only briefly described background of the Closed Area or talked about human impact on the environment.	2-3
Unanswered OR answer only briefly touched on one of the points, e.g. "We should consider the impact on the environment when planning for future developments."	0-1

- (2) Collect information on the idea of feng shui woods and the modern concept of environmental protection and sustainable development.(10 marks)

In the past, Chinese people in Southern China preferred to select the sites for their villages based on feng shui theories. Woodland and matures trees are considered to have special connotation to the wellbeing of the villages and closely related to the affluence of their future. Most feng shui woodlands are clustered along the foothill areas surrounding the outer fringe of rural settlement forming a special feature of the villages in South China, as well as offering protection and bringing good fortune to the villagers. (1-2 marks) Nowadays, the need for environmental protection has come about from the realization that human actions and behaviour sometimes causes catastrophic damage to nature and so we need to take active steps for protection. (1 mark) Even in planning and development stage, we should consider measures that can reduce, or even avoid making negative impacts on environment in order that man and nature can co-exist in harmony and prosper together. (1-2 marks) (5 marks for this part)

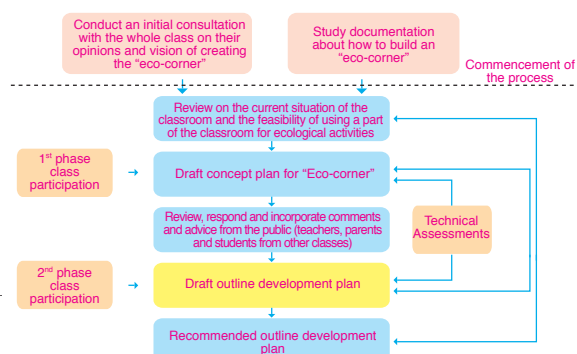
Although the creation of the feng shui woods was for the benefits of villagers, (1 mark) the environment was also being protected unintentionally when man protected the feng shui woods. (1 mark) Whilst both feng shui woods and conservation can protect nature, the former tends to present a cultural dimension. (1-2 marks)

Marking Guidelines	Marks
Answer included all differences and similarities.	10
Largely covered all differences and similarities, although there were one or two minor areas which needed further clarification.	8-9
Largely covered all differences and similarities, although there were one or two incorrect descriptions.	6-7
Although differences and similarities were provided, one or two main points were incorrect or insufficient, resulting in an imbalanced answer.	4-5
Only provided one each of the differences/similarities.	2-3
Unanswered OR the answer only briefly touched one of the points, e.g. a rough answer saying both past and present citizens care about environment protection.	0-1

### Topic 3 Methods of Study

#### Activity 4:

Apply the study process shown in Fig.9 to a recent class activity and present your answer in a similar diagram below. (What do students think about the method used?)





### Activity 5:

If you were a resident living in the Closed Area and were invited to a Q&A session about its development, what questions would you raise? (Please design 3 to 5 relevant questions)

Preparation: Remind students that the FCA is different from other districts in Hong Kong, including the need for Closed Area permits, poor transport links, many abandoned animals, etc.

(Reference answers below)

- Q.1: Kong Nga Po is near to Sandy Ridge Cemetery. As it does not have a convenient transport network. How can its development potential be improved?
- Q.2: How to protect residents' living environment while developing the region?
- Q.3: Are there any opportunities for stimulating local economy in the region?
- Q.4: Can the HKSAR government help us to address the issue of abandoned farm livestock?

The Planning Department alternatively carried out study and consultations in the Closed Area Development Study. Reflect your views on this study method by answering the following questions.

- (1) Have you joined any seminars, consultation sessions or survey concerning Hong Kong's planning?
- ☐ Yes. Format: ☐ seminars ☐ consultation sections ☐ survey
- ☐ others: \_\_\_\_\_
- ☐ No. (can consider making reference to the questionnaire about pedestrian attitude survey in Causeway Bay from Part 2 of Worksheet 6, then answer the following questions.)
- (2) Do you think your opinion concerning a development project can be reflected through participation in seminars or answering questionnaires?
- ☐ Yes ☐ No
- (3) What methods do you suggest to use to enhance the public participation in planning?

(Reference suggestion) Conduct planning seminars in different districts when necessary (can be organized with the assistance of District Councils).

### Topic 4 Development Suggestions

#### Fill in the blanks

Fill in the blanks with suitable words. (1 mark each)

- (1) Referring to Sources 5 to 9, there will be three new development areas near the border. They are **Kwu Tung North**, **Fanling North** and **Ping Che and Ta Kwu Ling**.
- (2) The eco-lodge in the district will be located at **Ma Tso Lung** and covers about **14 hectares** of land.
- (3) The land reserved for residential development in the district will be located at **Hung Lung Hang**.
- (4) The new border control point will be located at **Liantang/ Heung Yuen Wai**.
- (5) The majority of released Closed Area is suggested to be used as **green belt**, which take up around **30%** of land in the total study area.

### Activity 6:

Divide the class into two groups. Discuss amongst yourselves and then conduct a debate on the following topic: “As HK and SZ become more and more urbanised and there is need for increasing accessibility and cross-boundary transport linkages, should we promote ‘point-line-surface’ cultural heritage conservation in the Closed Area?”. (Read Sources 10 and 11 first.)

## Topic 5 Assessment

### Activity 7:

Search on the internet for information on the five Draft Development Permission Area Plans released by the Town Planning Board in July 2010, which cover the Closed Area in the northern New Territories. Then find the land use planning and development restrictions related to Ma Tso Lung and Hoo Hok Wai and fill them on the lines below.

In the Draft Development Permission Area Plan, Ma Tso Lung and Hoo Hok Wai take up around 553 hectares of land, of which around 217.75 hectares are designated as “green belt” to restrict development and suppress the expansion of urban areas. A total of 9.15 hectares of land is designated as “eco-lodge zone” for the development of low density and short holiday resort-styled hotels to promote the development of sustainable tourism. Hoo Hok Wai has around 246.32 hectares of land designated as “Unspecified Use” (the development details of this zone will be studied later).

### Activity 8:

Divide the class into three groups, representing common citizens, residents living in the closed area (FCA residents) and bats respectively. Discuss the pros and cons of completely banning human entry into areas of high ecological value or developing eco-tours. Write down the rationale of each side in the table below.

**Completely Ban Human Entry into Areas of High Ecological Value or Develop Eco-tours**

representatives	Ban human entry into areas of high ecological values		Develop eco-tours	
	Pros	Cons	Pros	Cons
HK citizens	Facilitates species development	Lost opportunity to learn about or to appreciate nature	Educate, observe	Disturbs the natural habitat
FCA residents	None	Lost the opportunity to develop the site	May bring development opportunities in the future	Development restricted
Bats	Undisturbed	Increased misunderstanding about the bat's way of life	Enhance the understanding of human beings	May bring disturbance

According to Sources 12 to 14, if you are a bat, what do you think about the assessment by human beings about the land use planning for the Closed Area? What suggestions do you have? (5 marks)

(Suggested answer only) Although this plan is intended to protect species and give specific regard to the ecological status of the area, it did not consider the development from the view point of other animals. (1 mark) If people really want to protect us, they should enlarge our living space for greater protection. (1 mark) Opening our habitat to the public will lead to disturbance for us. (1 mark) I think they should set up notice boards around our habitats to explain our daily lives to the public and display information so as to enhance people's knowledge. (1-2 mark)

Marking Guidelines	Marks
Answer was clear and completely covered all the points.	4-5
Answer stated that it was not considered from the view of other creatures, and suggested that better protection should be provided but without mentioning that the human activity might lead to further disturbance of the bats.	2-3
Unanswered OR simply answered that "Human being ignored our (bats) feelings!"	0-1

## Chapter 2 Lok Ma Chau Loop

### Topic 6 Baseline Study

#### Activity 9:

Match the figures in Source 16 with the relevant information below.

The present view of LMC Loop (Fig.15)

Aerial photo of LMC area (Fig.14)

LMC Village (Fig.16)

Shenzhen Huanggang to the north of LMC Loop (Fig.17)

Multiple Choice: (1 mark each)

(1) C (2) B (3) A (4) B (5) C

### Topic 7 Study and Design

#### Activity 10:

Based on the study process in the Planning and Engineering Study on Development of LMC Loop listed in the first section of this worksheet, draw a study flow chart in the space below. (Hint: Please refer to the "Planning and Engineering Study on development of LMC Loop" on <http://www.lmcloop.gov.hk/eng/study.html>)

Multiple Choice: (1 mark each)

(1) C (2) B (3) C (4) A (5) C

#### Quizzes

(1) The LMC Loop is situated beside the wetland with a high ecological value, so why does the HKSAR government consider developing this area? At the same time, how will the HKSAR government mitigate the impact caused by the development on the ecological environment in that area? (10 marks)

The LMC Loop is within HK's border and near the business centre of SZ and boundary control points. Given its strategic location, it has great potential for development. Its



development will benefit both HK and SZ in the long term. (1-3 marks) However, this area is located upstream of the protected Mai Po ecological zone and marine mangrove. (1-2 marks) The HKSAR and SZ government will carry out detailed study and technical analysis during their comprehensive research, and will suggest a series of measures to compensate for the impacts caused by the planned development on the ecological environment. (1-2 marks) For example, a “low carbon development model” with low energy consumption and minimum pollution. Migration routes of the birds would be preserved and reed beds would be compensated if being affected by development, etc. (1-3 marks)

Marking Guidelines	Marks
Answer was correct and complete, with all points covered.	10
Most of the points had been covered, though some of the examples might be incomplete.	8-9
Answer largely covered why the Hong Kong and Shenzhen governments would like to study and develop the LMC Loop, and how they would compensate for the impact of the development on the local environment, giving one example.	6-7
Answer largely covered why the Hong Kong and Shenzhen governments would like to study and develop the LMC Loop, and how would they compensate for the impact of the development on the local environment, but with no examples.	4-5
Answer only covered why the Hong Kong and Shenzhen governments would like to study and develop the LMC Loop, but without mentioning how the two governments would compensate for the impact of the development on the local environment.	2-3
Unanswered OR answer only touched on one of the points, e.g. the development of the LMC Loop would be beneficial to Hong Kong/Shenzhen economic growth.	0-1

(2) Explain “high-end technological research and development” and “cultural and creative industries” with examples. (10 marks)

There is currently no standard definition of “high-end technological research and development” and “cultural and creative industries”. (1 mark) Generally speaking, high-end technological industries, which includes industries that require intensive input of technology and knowledge, are based on scientific research and focused on product development. (1-2 marks) Take the Hong Kong Science Park as an example, companies in the park are mainly involved in electronic, bio-technology, precision engineering, information technology and environmental technology. (1-3 marks) “Cultural and creative industries” are industries that mainly depend on innovation, creativity and talents which require an intensive knowledge input, (1 mark) such as advertising, architecture, design, publishing, software and information technology services, movie, animation and digital entertainment, multi-media and creative art etc. (1-3 mark)

Marking Guidelines	Marks
Fully explained ‘high-end technological research and development’ and ‘cultural and creative industries’, with sufficient correct examples.	10
Fully explained ‘high-end technological research and development’ and ‘cultural and creative industries’, but only provided one or two examples for each category.	8-9
Fully explained ‘high-end technological research and development’ and ‘cultural and creative industries’, but only provided one example for each category.	6-7
Briefly explained ‘high-end technological research and development’ and ‘cultural and creative industries’, without giving any examples.	4-5
Roughly explained ‘high-end technological research and development’ and ‘cultural and creative industries’ without examples.	2-3
Unanswered OR answer only briefly touched one of the points e.g. “There is currently no uniform definition of ‘high-end technological research and development’ and ‘cultural and creative industries’”.	0-1

## Chapter 3 The new Control Point

### Topic 8 Liantang / Heung Yuen Wai Boundary Control Point

True or false (1 mark each)

(1) False ; (2) True ; (3) True ; (4) True ; (5) True

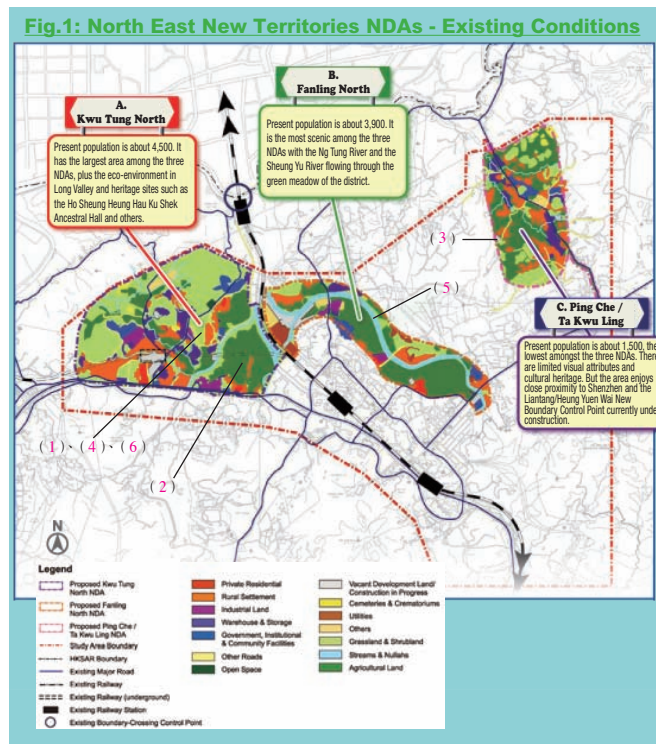
## Worksheet 4 Potentials for New Development

### Chapter 1 North East New Territories New Development Areas

#### Topic 1 Baseline Conditions of Kwu Tung North, Fanling North, Ping Che / Ta Kwu Ling

#### Activity 1:

There are important ecological areas, natural view points and cultural heritage sites found in the NENT NDAs. Fill in the correct numbers of information listed under Source 1 in the brackets in Fig.1. (Details and photos can be found on the website <http://www.nentnda.gov.hk/>)



#### Activity 2:

(1) Referring to Source 1, Fig. 1 and the principles of sustainable development (balancing the needs of economy, society and environment), choose the most appropriate land uses for the NENT NDAs in the table below. (5 for the most preferable and 1 for the least preferable). (Details can be referred to North East New Territories New Development Areas Planning & Engineering Study Stage One Public Engagement Digest website: [http://www.nentnda.gov.hk/eng/Digest\\_English.pdf](http://www.nentnda.gov.hk/eng/Digest_English.pdf))

Land Uses	Preference				
(a) Commerce, shopping centre	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>	5 <input type="checkbox"/>
(b) Private residential	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>	5 <input type="checkbox"/>
(c) Public housing	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>	5 <input type="checkbox"/>
(d) Industrial/special industry lands	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>	5 <input type="checkbox"/>
(e) Recreation	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>	5 <input type="checkbox"/>
(f) Hotel, resort facilities	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>	5 <input type="checkbox"/>
(g) Ecological/cultural conservation centre	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>	5 <input type="checkbox"/>

(h) Others, please list: _____	1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/>
-----------------------------------	--

- (2) Based on your answer in (1), explain the reasons for your choice of the most preferable type of land uses.

(Reference answer) Ecological/cultural conservation centre – the NDA contains feng shui woodland and a large piece of wetland (Long Valley) which is the habitat for many species of birds. It also has declared monuments, such as the Hau Ku Shek Ancestral Hall. It is the best place to build a ecological/cultural conservation centre to introduce and publicise the attributes of these sites to outsiders as well as and to attract tourists.

## Topic 2 The Planning Principles

### Activity 3:

#### Planning Principles for the NDAs

1. Creating an environmental-friendly and **people** oriented community to meet territorial development needs.
2. Promoting sustainable development by giving due regard to the **social**, **economical** and **environmental** needs of the community.
3. Capturing cross-boundary opportunities.
4. Ensuring a balanced and harmonious community through mixed and integrated land uses.
5. Providing a quality living environment and adequate open space with comprehensive public amenities.
6. Respecting, conserving and embracing existing natural and **cultural** heritage resources.
7. Implementing infrastructure and development projects in a timely manner.
8. Engaging the community in an open participation during the planning process.

### Activity 4:

Based on Source 2, Fig. 2 and your choices in Activities 1 and 2, place the preferred land uses in suitable locations (in your own opinion) in the NDAs. (reference answer)

E.g.: Kwu Tung North – others (new railway station), housing

Kwu Tung North: **Commercial, shopping centre**

Fan Ling North: **Residential, government, institution or community uses, shopping centre**

Ping Che/Ta Kung Ling: **Land for other economic activities, residential development**

### Activity 5:

- (1) Divide the class into groups of two. Exchange and evaluate each other's choices in Activities 1 and 2 according to the Planning Principles for the NDAs set out in Activity 3. (1 mark for fulfilling the principles, 0 mark for not involving any principles, and -1 mark if against any principle)
- (2) After evaluation, the teacher will pick out the student who scores the highest marks and the whole class will discuss the options made by that student to see whether he/she fulfills the Planning Principles outlined in Activity 3.



### Topic 3 The Vision of the NDAs

#### Activity 6:

Assuming that the HKSAR Government is going to resume several pieces of privately-owned land in Kwu Tung North for residential and commercial development, pick seven students to play the roles of different stakeholders (Opinion of different stakeholders can be referred to North East New Territories New Development Areas Planning & Engineering Study Stage One Public Engagement Digest P.27.) who will present their different demands to the authorities (which can be played by the teacher or other students). The remaining students will act as district councilors and vote on their acceptance or rejection of the demands with a show of hands.

### Topic 4 Preliminary Outline Development Plan

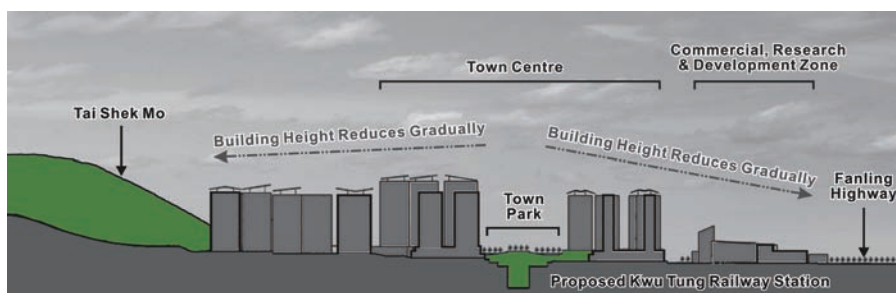
#### Activity 7:

Referring to Source 5, discuss the proposals for the Kwu Tung North NDA.

Public Comments	Guiding Principles
<b>1. Strategic Roles of NDAs</b>	
<ul style="list-style-type: none"> <li>Coordinate with the long-term development of the Pearl River Delta and promote integration with the development of Shenzhen</li> <li>KTN NDA could be developed for mixed or regional uses</li> <li>FLN NDA could provide a quality living environment with green space</li> <li>PC/TKL NDA could foster diversified development, with the setting up of high value-added industries</li> </ul>	<ul style="list-style-type: none"> <li>Coordinate with regional development and capitalize on the opportunities provided by the Lok Ma Chau (LMC) Loop development and the Liantang / Heung Yuen Wai Boundary Control Point (BCP) to support the planning and development of the NDAs</li> <li>Reserve suitable land for special industries, scientific research and development, creative industries, commercial, educational and hospital / medical facilities</li> </ul>
<b>2. People-Oriented Communities</b>	
<ul style="list-style-type: none"> <li>Minimise impacts on existing communities and enhance integration between existing and new communities</li> <li>Ensure a balanced mix of public and private housing</li> <li>Avoid high-density development, “wall effect” or “concrete jungles”</li> <li>Provide more open space and green areas</li> <li>Ensure timely provision of adequate community facilities</li> <li>Create sufficient employment opportunities</li> </ul>	<ul style="list-style-type: none"> <li>Review the boundary and coverage of the NDAs, with consideration of the existing indigenous villages and due respect for the burial grounds</li> <li>New community facilities should be located close to the existing settlements as appropriate for the enjoyment of new and existing residents</li> <li>The overall ratio of public and private housing is 35%-45% to 55%-65%</li> <li>Restrict development density with plot ratios ranging from 0.75 to 5</li> <li>Restrict building height to not more than 35 storeys</li> <li>Protect ridgelines, introduce view/green corridors and wind corridors</li> <li>A mixture of land uses to provide more diversified employment opportunities</li> </ul>
<b>3. Sustainable Living Environment</b>	
<ul style="list-style-type: none"> <li>Conserve natural ecology, natural landscape and cultural heritage resources within the NDAs</li> <li>Conserve Long Valley with due consideration of landowners’ property rights</li> <li>Improve existing transport infrastructure</li> <li>Minimize the use of non-renewable energy resources</li> </ul>	<ul style="list-style-type: none"> <li>Preserve existing villages, Fung Shui woodland and cultural heritage</li> <li>Conserve an area of Long Valley with high ecological value and consider development that can integrate with the natural ecological environment through private sector participation</li> <li>Reduce reliance on road transport by introducing cycle tracks and comfortable pedestrian walkways to encourage walking</li> <li>Introduce green buildings, district cooling systems, water-saving strategies and measures for the re-use of treated effluent</li> </ul>
<b>4. Implementation Mechanism</b>	
<ul style="list-style-type: none"> <li>The prevailing compensation arrangement for land resumption could not meet landowners’ expectations</li> <li>Local re-housing to retain long established social networks</li> <li>Support the introduction of private sector participation provided that it is fair and transparent</li> </ul>	<ul style="list-style-type: none"> <li>Continue to listen to the public and consider their views carefully</li> <li>Further explore the arrangements for land resumption, compensation and re-housing with relevant bureau and Government Departments</li> <li>Further examine the feasibility of introducing private sector participation under the prevailing legislative framework based on the principles of fairness, openness and equity to achieve early implementation of the NDAs</li> </ul>

### Activity 8:

Referring to Sources 4 to 6, apply different colours to the following figure. (Green: hills and woods; Grey: buildings; Blue: rivers)



Tick the features which are shown in the illustration: (Reference answer)

- |  |     |
|--|-----|
| (1) Clear ridgeline                          | (✓) |
| (2) Presence of wind corridors               | (✓) |
| (3) Presence of view corridors               | (✓) |
| (4) Stepped building height from high to low | (✓) |

### Activity 9:

Look at the shaded areas in the map below and, with reference to Source 8, write down their land use in the coloured spaces provided. Discuss the development plan and planning basis for the Fanling North NDA.



### Quizzes:

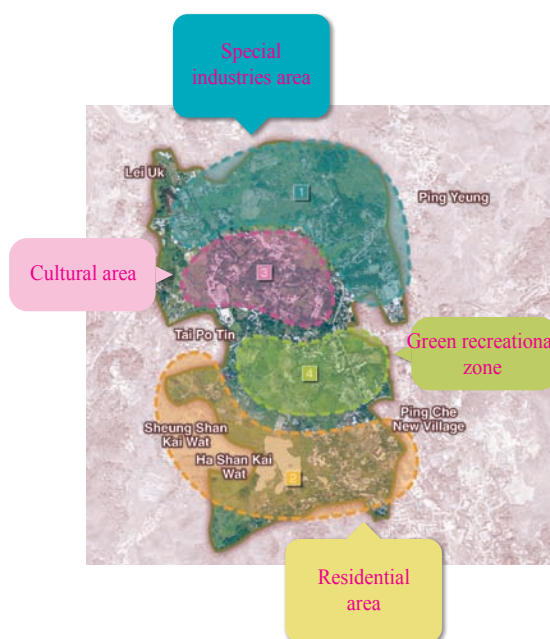
With reference to Sources 8 and 9, think about the advantages of placing the Central Park in such a location.

The Central Park is designed in accordance with the wind direction (i.e. northeast to southeast) to allow air and wind to permeate into Sheung Shui New Town and to provide a green backdrop for enhanced visual purpose. The Central Park will become the green gateway of the Fanling North NDA. Together with the Riverside Park along Ng Tung River, these parks will form a series of integrated public open spaces so that residents can enjoy the beautiful scenery of Ng Tung River.

Marking Guidelines	Marks
Clearly described the characteristics of the design of the Fan Ling North NDA, as well as the convenient commercial/communication facilities provided at the nearby Kwu Tung North NDA.	4-5
Described the characteristics of the design of the Fan Ling North NDA, but without mentioning the convenient facilities provided by nearby Kwu Tung North NDA.	2-3
Unanswered OR simply answered something like: "Fan Ling North NDA is a riverside town with a nice environment."	0-1

### Activity 10:

Based on Sources 10 and 11, write down the land use for Ping Che/ Ta Kwu Ling NDA in the coloured spaces below (Hints: four themed areas for special industries, residential, cultural, and green recreational zone). Then discuss the planning proposals for this NDA and the basis for such proposals.



## Chapter 2 Review of Industrial Land in Hong Kong

### Topic 5 Background

**Extended activity:** a class visit to an industrial block located in the same district as the school.

### Activity 11:

Name an industrial building which you have visited that has been redeveloped. Fill in the following table.

Organization: (Free answer) \_\_\_\_\_

Name/ Original Name of Industrial Building: \_\_\_\_\_

Facilities	Comment		
(1) Inner Space (partition, ceiling)	<input type="checkbox"/> very narrow <input type="checkbox"/> spacious	<input type="checkbox"/> narrow <input type="checkbox"/> very spacious	<input type="checkbox"/> average
(2) Public Area (corridors, elevators)	<input type="checkbox"/> very narrow <input type="checkbox"/> spacious	<input type="checkbox"/> narrow <input type="checkbox"/> very spacious	<input type="checkbox"/> average
(3) Hygiene Facilities	<input type="checkbox"/> poor <input type="checkbox"/> good	<input type="checkbox"/> bad <input type="checkbox"/> very good	<input type="checkbox"/> acceptable
(4) Decorations and fittings	<input type="checkbox"/> poor <input type="checkbox"/> good	<input type="checkbox"/> bad <input type="checkbox"/> very good	<input type="checkbox"/> acceptable
(5) Building Management (security, cleanliness)	<input type="checkbox"/> discordant	<input type="checkbox"/> acceptable	<input type="checkbox"/> harmonious



(6) Compatability with other uses within the building	<input type="checkbox"/> poor <input type="checkbox"/> bad <input type="checkbox"/> good <input type="checkbox"/> very good <input type="checkbox"/> acceptable
(7) Impact of Peripheral Environment on the building	Observations and comments on the redeveloped industrial building <hr/>

## Topic 6 Results of Industrial Land Review

### Multiple Choice

(1) **A** ; (2) **C** ; (3) **C** ; (4) **B** ; (5) **D**

## Topic 7 Measures to Help Industrial Building Renewal

### Case Study 1:

Mr Chan owns three units of an industrial building in Tsuen Wan East. On the first day of 2011, he received a call from Mr Lee, another unit owner in the same industrial building. He said that the HKSAR government had announced the rezoning of industrial land in Tsuen Wan East and asked whether he would be interested to join with other owners of the building to either redevelop or carry out wholesale conversion of the building. Suppose you are an old friend of Mr Chan and had heard about the package of solutions for industrial building redevelopment in the Policy Address 2009, what advice will you give to Mr Chan regarding the development of his building? (20 marks)

I would advise Mr. Chan to take the following steps:

- (1) Check the list of unit owners of the industrial building (1 mark) and call for an owners' meeting (1 mark) to confirm whether there are enough owners who will vote for the proposal for redevelopment or wholesale conversion of the building. (1-3 marks)
- (2) Contact the relevant government departments (Development Bureau, Planning Department, Lands Department) (1-3 marks) to enquire and clarify the relevant policies and procedures before starting the formal application. (1-2 marks)
- (3) If the option is for redevelopment, (1 mark) Mr Chan has to consult all owners on the new uses and building density (1-2 marks) to see whether any land premium is required and the amount. (1-2 marks)
- (4) If the land premium exceeds 20 million dollars, (1 mark) Mr Chan can consider paying by installments or (1 mark) to opt for wholesale building conversion and apply for exemption of the "waiver fee" for change of land use. (1-2 marks)

Marking Guidelines	Marks
Fully described the four suggested steps - actual marks would depend on the completeness of individual points.	16-20
Briefly described the suggested steps. However, the number and sequence of the steps may be difference and there may be mistakes in some of the points.	11-15
Briefly described the possibilities of reconstruction or wholesale conversion of industrial buildings, points to look for, application methods etc, but not a step by step suggestion with details.	6-10
Unanswered OR simply said it is possible to apply for reconstruction without giving any details.	0-5

## Topic 8 Rezoning Case Study of Tsuen Wan East

### Activity 12

Suppose you are a HKSAR government official who received both supportive and non-supportive opinions on the rezoning of Tsuen Wan East. Fill in the following table below with the collected opinions.

(1)

Tsuen Wan East Stakeholders	Support	Oppose
Students	Roads are leaner and wider.	Job opportunities will be reduced.
Workers	Why not! My boss will take me to the new plant.	May lose job.
Tenants/ Stakeholders/ Industrialists	Um... the compensation's good. (owner of property)	They want me to move. (tenants)
Office workers	Finally, it's like a real office.	What? They are going to move far away.
Shop owners	Not bad, renovation can attract new customers.	No more old customers... have to start again.
Others (e.g. passers by)	The district has a brand new look.	Construction will cause inconvenience.

(2) What do you think the HKSAR government should take into consideration when they respond to the demands from stakeholders of Tsuen Wan East regarding the proposed rezoning of the area? List out four such considerations.

(Reference answers)

- (1) Maintain or even create employment opportunities;
- (2) Alleviate impacts on existing factories / shops and tenants;
- (3) Reduce noise and/or pollution caused by the works during construction stage;
- (4) Consider compatibility and integration with neighbouring areas..

## Worksheet 5 The New Face of Victoria Harbour

### Chapter 1 New Central Harbourfront

#### Topic 1 Old and Present Central

(1) Have you been to Central? How did you get there? (2 marks)

Yes, I went there by bus/ tram/ MTR / ferry / taxi.

(2) List two iconic buildings in Central (they can be new or old) and search on the internet for a description of their architectural, cultural or historical significance.

(3 marks)

HSBC headquarters building: it has a pair of bronze lions in front of the entrance.

Legislative Council building: on top of the building is a blind-folded statue of Justice, representing Themis, the Greek Goddess of Justice and Law. The International Financial Centre also represents a building with unique modern design, as well as a prominent local landmark and an icon for our Central Business District.

### Activity 1:

Discuss what conditions are needed to create a “Central Business District” (CBD).

(The following conditions are not exhaustive and are for reference only)

- (1) Geographical advantage – belongs to a well developed part of the city, which has a sufficient supply of different resources (e.g. human, economic, infrastructural)
- (2) Convenient transportation – the area has a comprehensive transport network that is easily accessible by a multi-modal transport system with well connected transport links to other parts of the city.
- (3) Focal point for key business sector – able to attract various key business sectors from stock exchange, major banks and international headquarters, retail shops of international brands, to convention and exhibition venues, other professional services including legal, accounting, financial, medicine and health.
- (4) Cultural attributes – as a cultural hub, the city centre should draw an international mix of people and varieties of cultural activities and events.
- (5) International image – fulfilling the above qualities, a core commercial centre will eventually become a globally renowned location, such as Wall Street in New York, Soho in London and Ginza in Tokyo.

### Topic 2 Overview of Central Reclamation

Explain government’s aim of the reclamation plan in Central. (3 marks)

It aims to provide land for building essential transport infrastructure (1-2 marks) in order to improve traffic conditions in north Hong Kong Island.(1 mark)

Marking Guidelines	Marks
Clearly stated that the purpose of land reclamation is for transport infrastructure for the island north of Hong Kong.	2-3
Unanswered OR simply said reclamation is for transport.	0-1

### Topic 3 The Urban Design Study for the New Central Harbourfront

#### Map Reading

- (1) Of the eight key sites, which one has the largest area? According to the study, what is its function? (2 marks)

Site 7 has the largest area. (1 mark) It is designated as an “Open Space” designed to form a continuous waterfront promenade linking up the city core through a network of open space, green corridors and pedestrian links connecting Central district eastward to the Wan Chai district. It also provides a green unifying edge to the harbour and lots of open space for public enjoyment. (1 mark)

- (2) In the Figs. 4 and 5, how many piers are located in Central? Which key site(s) are Central Piers 4 to 6 located within? (2 marks)

There are ten piers in Central in Figs.4 and 5.(1 mark) Of which, Central Piers 4 to 6 falls within the site boundary of Site 1. (1 mark)

Marking Guidelines for Map Reading	Marks
Correctly answered all parts of the question.	2
Answered only one part of the question e.g. in (1), only answered “Key Site 7 is the largest.”	1
Unanswered OR answered incorrectly	0



## Topic 4 Public Engagement

### Activity 2:

Collect the opinions of your classmates and then discuss the following questions concerning the planning items. (Teacher can produce charts or tables as discussion aids after collecting the opinions)

- (1) Have you got any information about the development of the new Central harbourfront? If yes, where did you get it?
- (2) Have you ever stated your own opinions on the planning suggestions to the HKSAR government? If yes, share your opinion on the topic and the reason for such opinion with your classmates.
- (3) Do you think the HKSAR government has enough channels for the public to express their views on the New Central Harbourfront Study? What other ways can you think of to encourage public engagement?
- (4) It is said that many Hong Kong residents are the silent majority. Can you think of any methods that would encourage the public to express their views and participate in the planning process?

## Topic 5 The Key Sites Planning and Design Suggestions

- (1) Do the new Central harbourfront planning and design suggestions reserve land for commercial development? If yes, which sites are involved? (2 marks)

Yes, in Site 3 and 5.

- (2) Where will the Queen's Pier be re-assembled? (2 marks)

Between Central Piers Nos. 9 and 10 to revive the function of Queen's Pier.

Marking Guidelines to Quiz (1), (2)	Marks
Answer is correct and includes all relevant sites.	2
Answer is correct but only mentions one relevant site.	1
Unanswered OR answer was incorrect.	0

- (3) Is there residential land in the New Central Harbourfront Study? Explain why or why not. (3 marks)

No (1 mark), as Central is the financial and administrator centre, (1 mark) it is not appropriate to develop a residential community. (1 mark)

Marking Guidelines	Marks
Correctly answered the question with all points covered.	2-3
Unanswered OR simply said "No".	0-1

### Activity 3:

Fig.3 shows the land near the sea at the east side of the Central New Pier area which has been reclaimed. The land is very valuable and symbolises the last stretch of the coastline of Central, which will also be the location of the waterfront promenade. Victoria Harbour is an iconic symbol of Hong Kong and renowned

world-wide for its spectacular scenery. Re-design of the waterfront will present an enormous challenge.

Divide the class into four groups. Students can name their groups and will all be participating in the design of new Central harbourfront site 7 – the waterfront promenade. Each group should nominate at least two members to explain and present their design concept and results. The whole class and the teacher will pick the best design. Students may use pictures, photos or other supplementary tools to help illustrate their design. When developing the design concept, students may refer to the six key points in urban design and consider whether their design can meet the environmental friendly, sustainability and greening requirements. (Students may refer to HKPSG Chapter 11 Paragraph 6.2.16 for more details on Urban Design Guidelines)

## Chapter 2 The Evolving Kai Tak

### Topic 6 Origin

#### Matching

Match the relevant information with the two airports (Kai Tak Airport or the new Chep Lap Kok Airport). (1 mark each)

- |                          |  |   |
|--------------------------|--|---|
| Old Kai Tak Airport      |  | A. Located in the outlying islands          |
| New Chep Lap Kok Airport |  | B. Has two runways                          |
|                          |  | C. Located in the city centre               |
|                          |  | D. Started operating from since 1998        |
|                          |  | E. Ten most dangerous airports in the world |

## Topic 7 Restart

- (1) What is the purpose of the Protection of the Harbour Ordinance? (2 marks)

There is a presumption against (1 mark) reclamation to protect and conserve the harbour. (1 mark)

- (2) According to the interpretation of the Court of Final Appeal, under what circumstances can a reclamation project be carried out in Victoria Harbour? (2 marks)

There is an overriding (1 mark) public need for reclamation. (1 mark)

Marking Guidelines to Quizzes (1) ~ (2)	Marks
Answer is complete and correct.	2
Answer is partially correct e.g. in (1) only answered that “the purpose is to protect the harbour”.	1
Unanswered OR answer is incorrect.	0

- (3) What do you consider as “overriding public needs”? (3 marks)

Public needs (including the economic, environment and social needs of the community) should be regarded as “overriding” if it is compelling (1 mark) and present and there is no reasonable alternative to reclamation.(1 mark) The extent of reclamation should not go beyond the minimum that is required by the overriding need and must be fully justified.(1 mark)

Marking Guidelines	Marks
Answer is correct with all points covered.	4-5
Answer is correct but only provided some of the points e.g. missing the point “cannot exceed the minimum impairment limit set by overriding public need”.	2-3
Unanswered OR simply answered that the ‘overriding public need’ is most important.	0-1

- (4) Why did the Kai Tak Planning Review begin with “no reclamation” as the starting point when it was commissioned by the Planning Department in July 2004? (3 marks)

As the approved OZPs at the time covered 133 hectares of reclamation area, the government commissioned the Kai Tak Planning Review to ensure compliance with the legal requirement (1 mark) under the Court of Final Appeal judgement. (1 mark) The KTPR began with “no reclamation” as the starting point and engaged the public throughout the study process. (1 mark)

Marking Guidelines	Marks
Answer is correct with all points covered.	3
Answer is correct but some of the points missed e.g. not including “there must be ‘overriding public need’ in order to overthrow the assumption of not allowing any reclamation projects in Victoria Harbour”.	2
Unanswered OR simply answered that its because of the ‘overriding public need’.	0-1

## Topic 8 Everyone’s Kai Tak

Multiple Choice (1 mark each)

- (1) B ; (2) D ; (3) D ; (4) D

## Topic 9 Land Uses

Fill in the Blanks (1 mark each)

Kai Tak Planning Review was completed in 2007. Its suggested developments include a variety of residential buildings, a cruise terminal, a multi-function stadium and metro park, etc. After three stages of public consultation, the Town Planning Board exhibited the draft Kai Tak Outline Zoning Plan for the public to inspect. In November 2007, the Chief Executive in Council approved the draft outline, which involved a total of about 323 hectares of land. Most of the land will be reserved for recreational use, which would take up 30.23% of the total area. Meanwhile, residential land use has been divided into three groups in which Group A has the highest development density while Groups B and C have a lower development density. Residential (Groups A, B and C) would take up 10.40, 19.85 and 6.07 hectares respectively, where Group B is the most popular location.

### Quizzes

- (1) Do you think the land use of the approved Kai Tak Outline Zoning Plan matches with public opinion in the Kai Tak Planning Review? Why? (2 marks)

Yes, (1 mark) because the public generally support more recreational uses and a lower density development. (1 mark)

Marking Guidelines	Marks
Correctly answered with reasons.	2
Unanswered OR simply said “Yes”.	0-1

- (2) List three advantages of public engagement in the Kai Tak Planning Review. (3 marks)

Allow the public to participate at the early stage of the planning process; develop a common vision and planning principles with the public; raise the public’s attention gradually; directly addressing the public comments can strengthen communication between the government and the public; allow the public to participate in depth discussions; communication method: repeated Q&As can enrich the discussion between the government and the public, which create more chance of reflecting the opinion of both side, identify the most popular proposal and prepare PODP for further discussion to build up general consensus; allow the public actively join in the consultation activities to build up their support for Kai Tak Development; discuss specific development items to further improve the land use proposal. (Any 3 points)

Marking Guidelines	Marks
*The reference answer provided more than three advantages, of which some scored 1 mark and some 1-2 marks. Thus, it would be enough to answer with only 2 or 3 of them.	2-3
Unanswered OR simply said “it raised public concern” etc.	0-1

## Topic 10 Cruise Terminal

### Activity 5

What are the economic, social and environmental impacts from the development of the new Kai Tai Cruise Terminal project? Collect information from newspapers or on the internet and complete the following table. (Reference answer)

Item	Impact
(1) Economic Impact	(1) Brings economic benefits to the HKSAR government. (2) More tourists will come to Hong Kong to stimulate retail consumption and commercial activities. (3) Shops at the terminal will create more jobs for Hong Kong people
(2) Social Impact	(1) Can promote a positive image of Hong Kong to foreigners. (2) Revitalise the relatively old district of Kowloon City.
(3) Environmental Impact	(1) Using renewable energy for the terminal can promote green living. (2) Using environmental friendly facilities can reduce the pollution brought by the terminal operations.



## Topic 11 The Lung Tsun Stone Bridge Remnants

### Activity 6

Search for public suggestions about preservation of the Lung Tsun Stone Bridge on the internet and write them on the following lines.

- (1) Use of Armour Glazed Roof for preservation and exhibition of remains (e.g. street remains in Sung Dynasty on Beijing Road, Guangzhou).
- (2) Exhibition of remains outdoor (e.g. Ruínas da Antiga Catedral de S. Paulo, Macau).
- (3) Exhibition of remains indoor (e.g. Terracotta Warriors, Xian).

## Worksheet 6 Local Area Improvements

This worksheet mainly focuses on case studies, and those examples used are taken from districts in Hong Kong. It is more applicable to SEN students.

### Chapter 1 Causeway Bay Topic 1 Public Engagement

#### Activity 1

##### Data Processing:

Divide the class into five groups to analyse the completed questionnaires. (Questions number 1 and 6 will be handled by the same group, while each of the other groups will analyse one of the remaining questions). Then, present the data in statistical charts as the following example. (Free Answer)

### Topic 2 Congested Environment

##### Data processing:

Analyse the questionnaire responses in class (please circle).

- (1) The section of Hennessy Road in front of the SOGO Department Store is very crowded. (Yes / No / No opinion)
- (2) I am satisfied with the pedestrian environment at Kai Chiu Road. (Yes / No / No opinion)

### Topic 3 Recommendations for Improvement

#### Quizzes

1. Express your opinion regarding the HKSAR Government's plan for improving the environment of Causeway Bay from its original proposal of building a pedestrian-cum-retail link across Hennessy Road to the underground subway system and its subsequent amendment to a reduced pedestrian tunnel ending at Times Square. (9 marks)

(For reference only) The slow progress in improving the pedestrian environment in Causeway Bay shows that it is not a simple process. (1-2 marks) Despite gaining public support for the improvement plan during consultation, the authorities cannot

initiate improvement works for Hennessy Road immediately as there are a number of considerations. (1-3 marks) Firstly, Hennessy Road cannot be converted into a tram and bus only lane until the completion of the Central-Wan Chai Bypass. (1-2 marks) Secondly, the building of a subway system would be subject to the underground complexities of the district. I suggest the HKSAR Government should implement the plan in stages by firstly expanding the existing Causeway Bay MTR station to help release the congestion on roads, and then extending the subway to both Victoria Park and Happy Valley. (1-2 marks)

Marking Guidelines	Marks
Fully described problems encountered in the improvement of old districts, and precisely expressed the steps needed for implementing improvements.	8-9
Fully described problems encountered in the improvement of old districts, and briefly stated the approach to implementing improvement, e.g. “step by step”.	6-7
Fully described problems encountered in the improvement of old districts, without suggestions for improvement.	4-5
Briefly described problems encountered in the improvement of old districts without suggestions for improvement.	2-3
Unanswered OR simply stated that “It’s difficult to improve the old districts.”	0-1

2. What lesson can you learn from the development of the Causeway Bay underground pedestrian system? (3 marks)

Planning has to take into account more than just land use considerations (1 mark), in particular the traffic and the environmental issue. Thorough consideration of all factors is necessary before proposing a plan. (1-2 marks)

Marking Guidelines	Marks
Clearly stated the importance of careful consideration in planning, including traffic and environmental factors.	2-3
Unanswered OR simply stated that “Planning needs careful consideration” etc.	0-1

## Chapter 2 Tsim Sha Tsui

### Topic 4 Tainted Tourist Centre

#### Activity 2:

Identify the roads or streets where key issues existed in Fig.4.

- Junction of Nathan Road and Kimberley Road
- Canton Road
- Hau Fook Street
- Salisbury Road
- Tsim Sha Tsui East

### Topic 5 Priority Improvement Projects

#### Activity 3:

Select one of the key issues from Activity 2 and analyse its cause(s).

(Issue for reference) In Fig. 3e of Topic 4, the entire area makes people feel packed – with the closely - built commercial buildings and retail shops occupying the pavement with their goods. The environment in TST East may adversely affect tourists’ feelings and impressions of this famous tourist location.

#### Activity 4:

Referring to your choice in Activity 3 and Source 5, recommend possible solutions to improve the issue. (For reference only)

Issue(s)	Recommendations for Improvement
Recommendations for improving the streetscape of TST East	(1) Feature repaving of footpaths between buildings.
	(2) Greening with trees planting and provision of street furniture.
	(3) Encouraging the neighbouring retailers to use the space as a roadside café or alley for cultural crafts and souvenirs.

### Chapter 3 Mong Kok

#### Topic 6 Fancy Meeting Point

#### Activity 5:

Follow the Example

With reference to Figs.10-18, identify a location Mong Kok where improvement is required. Take a photo of the spot and label it with the issues to be resolved.

#### Topic 7 More than a Shopping Centre

#### Activity 6:

Follow the example

Referring to Activity 5, provide a solution to the issues you located in Mong Kok. (Take the examples in Figs. 19-23 as reference.)

(e.g. Options may include building more pedestrian links and subways to reduce vehicular pedestrian conflicts.)

Note: Activity 2 and 3 are for the same case, while Activity Room 4 and 5 are for separate cases.

## Design Note:

Young planner Dee made his debut at the Planning Department to learn from senior planners, Mr. P and Ms. P, how to plan for a modern city. The comic strips aim to introduce students to the daily work of planners in an informal and lively manner, particularly those common but easily neglected planning details around us. Some of the content may also appear in different parts of the worksheets e.g. the urban design attributes were mentioned in both Worksheets 1 and 6, thus this section is titled “Modular Composite Exercise”.

The Hong Kong Planning Standards and Guidelines (HKPSG): In addition to introducing the work of the planners, this part also focuses on HKPSG – the working manual for planning- which lists detailed guidelines for planning work e.g. design guidelines and what to observe in industrial land planning.

## 1. Sustainable Development and Community Design (Worksheet 1)

### Activity 6:

- (1) Tick the boxes next to the facilities which are currently available in your neighbourhood.

- |  |   |  |  |
|--|---|--|--|
| <input type="checkbox"/> primary schools                   | <input type="checkbox"/> secondary schools      | <input type="checkbox"/> universities    | <input type="checkbox"/> hospitals                                   |
| <input type="checkbox"/> polyclinics/specialist clinics    | <input type="checkbox"/> clinics/health centers | <input type="checkbox"/> police stations | <input type="checkbox"/> magistrate courts                           |
| <input type="checkbox"/> fire stations                     | <input type="checkbox"/> libraries              | <input type="checkbox"/> community halls | <input type="checkbox"/> integrated children & youth service centers |
| <input type="checkbox"/> integrated family service centres | <input type="checkbox"/> study rooms            | <input type="checkbox"/> post offices    |  |

- (2) Based on your answers in (1), what community facility, in your opinion, is most urgently needed in your neighbourhood and give reasons. (5 marks)

(Answer for reference only) There is no specialist clinic in my neighbourhood and the nearest one is half an hour by taxi. Since my parents are getting old, it will be difficult for them to get to the clinic when they need to.

## 2. The Preferred Development Option and Sustainable Development (Worksheet 2)

- (1) According to Source 30 and 31, what is the difference between scenario 1a and 1b in sustainability implications? (3 marks)

The only difference in sustainability implications between the two scenarios is that Scenario 1a (Preferred Development Option with possible container terminal location at Northwest Lantau) will decrease the marine eco-value; (1 mark) while Scenario 1b (Preferred Development Option with possible container terminal location at Southwest Tsing Yi) will have a similar effect to that of the “Without Scenario” in that both will have small improvement to the marine eco-value. (1-2 marks)

Marking Guidelines	Marks
Clearly stated the different impact of situation 1a and 1b on Hong Kong’s marine eco-value.	2-3
Unanswered OR simply said that: “1a will lower Hong Kong’s marine eco-value.”	0-1



- (2) According to the information above, what are the pros and cons of the Preferred Development Option in terms of sustainable development? (9 marks)

Overall speaking, from the perspective of sustainable development, the Preferred Development Option will bring social and economic benefits to Hong Kong. However, it will involve a significant amount of construction and there will be pros and cons of the Preferred Development Option in terms of environmental impacts. (1-2 marks)  
Below are the details:

Pros: The Preferred Development Option will stimulate investment in society. More residential buildings will be built and housing shortage can be better addressed. (1 mark) It will increase the expenditure on education, which will in turn enhance Hong Kong's competitiveness. (1 mark)

Cons: Constructing a container terminal, roads and residential flats will bring economic and social benefits. However, it will produce vast amount of construction wastes (1-2 marks) and will to some extent affect our heritage sites and natural landscape. (1 mark) If the choice of location for the container terminal is not selected with care, our precious marine assets may be permanently destroyed. (1 mark)

Marking Guidelines	Marks
Complete and correct description of the pros and cons of the impact of the Preferred Development Option on Hong Kong's economy, society and environment.	8-9
Clear description of the pros and cons of the impact of the Preferred Development Option on Hong Kong's economy, society and environment, with one or two minor mistakes.	6-7
Answer stated that the Preferred Development Option might benefit, as well as affect, Hong Kong's economy, society and environment with some elaboration.	4-5
Answer stated that the Preferred Development Option Might benefit Hong Kong's economy and society and affect the environment, without further elaboration.	2-3
Unanswered OR simply stated that: "the Preferred Development Option would benefit Hong Kong's economy."	0-1

### 3. Planning and Conservation (Worksheet 3)

#### Activity 11:

- (1) Look for the following zones, locations, preserved heritages or buildings in your school's neighbourhood.

Country Park: (fill in the name)

Coastal Protection Area: (fill in the name)

Site of Special Scientific Interest: (fill in the site and the natural habitat protected)

Green Belt: (fill in the district)

Conservation Area: (fill in the site and the natural habitat protected)

Declared heritage or historical buildings: (may include your school)

Name:

Year of completion:

- (2) Observe and record the planning condition of the sites you found and complete the following table. Fill the suitable numbers in the blanks. (From 0 to 5, 0 represents none and 5 represents the most.)

A. Buildings	<input type="checkbox"/> Residence <input type="checkbox"/> Office buildings <input type="checkbox"/> Houses <input type="checkbox"/> Others ( )
B. Public transport	<input type="checkbox"/> Buses <input type="checkbox"/> Mini-buses <input type="checkbox"/> Trucks <input type="checkbox"/> Cars <input type="checkbox"/> Bicycles
C. Public facilities	<input type="checkbox"/> Social centres <input type="checkbox"/> Clinics/Hospitals <input type="checkbox"/> Schools <input type="checkbox"/> Others ( )

May be one of the school blocks.

This observation aims to find out whether there are any differences between protected landscape/heritage and ordinary community facilities.

D. Land use	<input type="checkbox"/> Industrial/commercial	<input type="checkbox"/> Apartments	<input type="checkbox"/> Social districts	<input type="checkbox"/> Agricultural land
	<input type="checkbox"/> Others (      )			

#### 4. Industrial Land Use Planning (Worksheet 4)

##### Activity 13:

Search the internet for information on industrial estates and answer the following questions.

- (1) How many industrial estates are there in Hong Kong?

Three.

- (2) Where are the industrial estates?

In Tai Po, Tseung Kwun O, and Yuen Long.

- (3) Go to the Town Planning Board website and search for the zoning of these industrial estates in the Development Permission Areas Plan. What are the planning proposals for zoning?

“Other Specified Use (Industrial Estate)” zone. The planning intention is to provide/reserve land for the development of industrial estates to cater for the needs of industrial organizations based on the criteria set out by the Hong Kong Science and Technology Parks Corporation. Industries to be housed in the industrial estates are not fit for normal multi-storey industrial buildings because of their specific operational and site requirements.

- (4) Is there any science park in Hong Kong? Where is it? Which organization is responsible for its management?

Yes. It is located at Pak Shek Kook in Shatin and managed by the Hong Kong Science and Technology Parks Corporation.

##### Case Study 2:

Source 20 indicates that the plot ratios for both industrial estates and science parks are relatively low, please find out from internet the appearance, design and peripheral environment of a science park, and compare its characteristics of design and setting with normal industrial buildings to see their differences.

In terms of planning: Compared with general high rise industrial areas, the planning of industrial estate is characterised by higher greening ratio with amenity planting, low-rise built form, more creative architecture and innovative landmark features and provision of special facilities (such as waterfront locations and ancillary cargo handling features, greater buffer belt between buildings and along roads).

In terms of functions: Whilst the industrial operations in general multi-storey high rise industrial buildings are mostly labour intensive, science parks are focused on high-tech sectors with high value-added nature but cannot be accommodated in traditional industrial premises due to special operational requirements.

##### Activity 14:

As the traditional industrial premises cannot be fully utilised in view of economic transformation, there is a need to consider revitalisation and reuse to optimise their potential. Please analyse the advantages and disadvantages of redevelopment or conversion of such buildings. (suggestions – may consider the issue from environmental, resource utilisation, land use and town planning perspectives)

(Free Answer)

## 5. Mountain and Sea – Urban Design Guidelines for the Two Shores of Victoria Harbour (Worksheet 5)

### Activity 7:

- Use the internet to search for the name and height of the tallest buildings on Hong Kong Island and in Kowloon.  
Hong Kong Island – International Financial Centre (420m); Kowloon – International Commerce Centre (490m).
- Take a photo of the International Commerce Centre in Tsim Sha Tsui from Hong Kong Island. Observe whether the buildings in the photograph block the view of the mountain ridgeline behind.
- Take a photo of the International Financial Centre and the nearby commercial buildings in Central from Victoria Harbour in Kowloon. Observe whether the buildings in the photograph block the view of the mountain ridgeline behind.

### Quizzes:

- According to Sources 13 to 16, why do the two sides of Victoria Harbour have numerous skyscrapers like the International Financial Centre (IFC)? (9 marks)

Hong Kong is an international financial centre and a famous harbour city, whose scenery attracts many visitors every year. (1-2 marks) The skyscraper is a commonly recognized symbol of a metropolis, like the Empire State Building in New York and the Petronas Twin Towers in Kuala Lumpur. (1-3 marks) Therefore the building of skyscrapers in parts of Hong Kong broadly matches the description in Source 13: “Enhance enchanting view of Victoria Harbour... and encourage creative building design” (1 mark) and doesn’t go against what is mentioned in Source 16: “allow landmark buildings to appear at suitable locations to make the mountain ridgeline visually more prominent”. (1 mark) At the same time, skyscrapers are mainly concentrated in Central and Tsim Sha Tsui. (1 mark)

Marking Guidelines	Marks
Introduced Hong Kong’s background as an international financial centre. Then named other international cities, together with Sources 16 and 17, as reasons to support the construction of skyscrapers. Finally, the answer should also point out that Hong Kong’s skyscrapers were concentrated in Central and Tsim Sha Tsui.	8-9
Introduced Hong Kong’s background as an international financial centre. Then named other international cities together with Sources 16 and 17, as reasons to support the construction of skyscrapers.	6-7
Introduced Hong Kong’s background as an international financial centre. Then named other international cities as examples, and pointed out that all these cities had built landmark skyscrapers.	4-5
Briefly introduced Hong Kong’s background as an international financial centre, and pointed out that skyscrapers could attract tourists to the city.	2-3
Unanswered OR simply answered something like: “Skyscrapers could attract tourists.”	0-1

- According to Sources 13 to 16 and using Young Planner Dee as a reference, what should be considered when developing real estates in the Northern Coast of Hong Kong Island? (10 marks)

Hong Kong Island has a unique natural environment. The Victoria Peak stands on the Island, overlooking the Victoria Harbour and the Kowloon Peninsula. Developments on the northern shore of Hong Kong Island should respect the dominance of Victoria Peak and other ridgelines / peaks when viewing from the

Kowloon side, in particular from the proposed West Kowloon Cultural District, the Cultural Centre, Tsim Sha Tsui and the proposed promenade at the South East Kowloon Development. Uncontrolled building height for developments within the view corridors which may breach the building-free zone should be avoided.

Marking Guidelines for (a) to (c)	Marks
Correctly answered with all points covered.	8-10
Answered with some of the points, e.g. in (a), only answered "Central already has numerous skyscrapers, therefore the ridgeline will not be significantly affected by one more tall building."	4-7
Unanswered OR simply answered things like: in (c) "Charter Garden is our collective memory for Hong Kong."	0-3

## 6. Landmark Designs (Worksheet 6)

Can you name and tell the story behind the following famous Hong Kong landmark buildings, natural sceneries or gateway designs? (3 marks each)

- (1) Fig.24 Lion Rock: Apart from being the most notable landmark of northern bound urban Kowloon, (1 mark) it also gained attention when RTHK screened the *Below the Lion Rock* TV series (1 mark) with the accompanying famous title song in the 1970s. Lion Rock has since then became an icon of community unity in Hong Kong. (1 mark)
- (2) Fig.25 The Hong Kong Convention and Exhibition Centre – It was completed in 1988. (1 mark) Its design symbolises a flying seagull on the Victoria Harbour. (1-2 marks)
- (3) Fig.26 Amah Rock: This famous natural landmark is located in Shatin on its way to the New Territories. (1 mark) The legend is that the rock is in the shape of a woman carrying her baby on her back. The woman looked out to sea longing for her fisherman husband, who has drowned without her knowing. (1-2 marks)
- (4) Fig.27 The Avenue of Stars statue: This is a landmark design on the Avenue of Stars at the waterfront corridor of TST East. (1 marks) The avenue imitates the Hollywood Walk of Fame and has many hand imprints of famous movie star of Hong Kong and China. (1-2 marks)

Marking Guidelines	Marks
Answered correctly with all points covered.	2-3
Unanswered OR simple answered with something like: "The W Chai Exhibition & Convention Center is designed after a flying seagull."	0-1

### Activity 7:

Have you noticed any minor decorations on the streets? (Hint: they are shown in this worksheet.)

Fig. 8b on P.10, the several large round stones on Ashley Street.





Overall concept:

In addition to the focus on landuse, town planning takes into account other aspects such as sustainable development, environmental and transport considerations. Being a major coastal city of China, our relationship and interaction with the Mainland also constitute major elements in our planning work. Planning involves redevelopment and conservation as well. This section would introduce the initiatives of Development Bureau in heritage conservation. The Urban Renewal Authority, responsible for undertaking redevelopment, rehabilitation, revitalisation and preservation projects (4R) through the new approach of “people-first, district-based and public participating”, is also included. As this section aims to integrate different modules and contains material of various topics covered therein, it is a cross-module exercise.

### 1. Sustainable Development and Public Transport (Worksheet 1)

- (1) According to the information, which public transport mode has the greatest increase in volume? (2 marks)

**Railway.**

- (2) According to the information, which public transport mode has the greatest decrease in volume? (2 marks)

**Franchised bus.**

- (3) Why did the passenger volume of different public transport modes have changes? (5 marks)

**The volume of railway passengers kept rising while the passenger volume of franchised buses, public light buses and taxis had obviously dropped. It reflects that many passenger opted for the convenient, reliable and environmental friendly railway.**

Marking Guidelines	Marks
Answered clear and correct.	4-5
Answer was partially complete, e.g. only answered “SARS” for (1) or answered “15” for (4).	2-3
Unanswered OR answer was incorrect.	0-1

- (4) Suppose Hong Kong has a population of 7 million in 2010, what will be car-owning ratio for that year? (2 marks)

**1 car per 15 persons (1:15).**

### Activity 7:

- (1) Search the internet to find out the person per car ratio in the United States.

**1 car per 2 persons (1:2).**

- (2) What would be the impact on sustainable development and town planning if Hong Kong employs a private-car-based transport system?\*

**Sustainable development:** although a private-car-based transport system may be beneficial to relevant car importers, there will also be increase in demand for petrol and thus the oil price will rise. As for the environment, the increase of private cars will aggravate air pollution and Hong Kong will need to plan for more roads and facilities such as gas stations and car parks. Meanwhile, increasing the number of cars will be a burden to Hong Kong’s already very crowded road network.

**\*Further discussion could be made on the following topics:**

- why the US does not focus on public transport and rail-based planning
- the impact of geographic conditions on planning

## 2. Survey on Hong Kong People Living in Shenzhen (Worksheet 2)

### Activity 2:

Do a survey on the county of origin for students of your class (based on the birth place of grandfathers) by a show of hands, then complete the table below.

County of origin	Hong Kong	Macau	Guangzhou	Shenzhen	Zhuhai	Foshan	Dongguan	Zhongshan	Ciaosan	Others
No. of students										

### Activity 13: Where would you be in 2030?

Fill in the blanks:

Living in (County, City) : \_\_\_\_\_

Why will you live there? : \_\_\_\_\_

Working at (County, City) : \_\_\_\_\_

Reason : \_\_\_\_\_

Will you consider working and living in the same city? (Circle your answer): Yes/No

Why? : \_\_\_\_\_

After looking at the reasons why Hong Kong citizens take up residence in Shenzhen in Source 34, will you change your mind about your answer in Activity room12? Why? (e.g. I will purchase homes in both Hong Kong and Shenzhen so that I can enjoy Hong Kong's prosperity and convenience and a better living environment in Shenzhen.) \*

*\*The questions in this section considered that more and more Hong Kong people may consider cross boundary living or working, thus increasing the variables and factors to be considered in planning.*

## 3. Hong Kong's Natural Asset – Landscape (Worksheet 3)

### Activity 12:

Identify the landscapes marked by the letters (A-L) on the map in Source 27 and write the letters in the boxes of the corresponding pictures below.

The sequence of answers: I, J, E, F, G, H, A, B, C, D, K and L.

Students are encouraged to appreciate Hong Kong's landscape from the view of town planners.

## 4. Hong Kong Today – Town Planning (Worksheet 4)

### Activity 15:

Find the statutory plan for your school district from the Town Planning Board website and paste it in the square below. Then circle the location of your school on the statutory plan and fill in the information below. (Free Answer)

This worksheet includes some map reading exercises. Students can use this question as the starting point for map reading.

School name: \_\_\_\_\_

Corresponding statutory plan: \_\_\_\_\_


Land use of the school site: \_\_\_\_\_

Land use of the area surrounding the school: (e.g.: residential, commercial)



### Activity 16

Search for a redevelopment project from the Urban Renewal Authority website and fill in the following table. (suggested answers)

<p><b>(1) Project Details</b>  <b>Title:</b>  Argyle Street / Shanghai Street Project (Langham Place)  <b>Usage before redevelopment:</b>  commerce, residential  <b>Total floor area before redevelopment:</b>  40,810 square metre  <b>Usage after redevelopment:</b>  commerce, government/ institutional/ community facilities  <b>Total floor area after redevelopment:</b>  commerce 160,866 square metre  <b>Completion Date:</b>  completed in 2006</p>	<p><b>(2) Photo of the Project</b></p> 
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### 5. Institutional Setup for Victoria Harbour (Worksheet 5)

Visit the Harbourfront Commission website on the internet and search for the names of the commission members. Then complete the following table. (Suggested answer)

#### Composition of the Harbourfront Commission

<b>Group members</b>	<b>Business sector:</b> (1) Business Environment Council (2) Real Estate Developers Association of Hong Kong
	<b>Civic groups:</b> Society for Protection of the Harbour, Conservancy Association (3) Friends of the Earth
	<b>Professional groups:</b> (4) Chartered Institute of Logistics and Transport in Hong Kong (5) Hong Kong Institute of Architects (6) Hong Kong Institute of Landscape Architects (7) Hong Kong Institute of Planners (8) Hong Kong Institute of Surveyors (9) Hong Kong Institute of Urban Design (10) Hong Kong Institution of Engineers

Students can surf the websites of these organizations to see their relationship with Victoria Harbour issues.

<b>Government officials</b>	Secretary for Development Bureau (Vice Chairman)
	Representative of Tourism Commission
	Representative of Transport Department
	Representative of Civil Engineering and Development Department
	Representative of Leisure and Cultural Services Department
	Representative of Marine Department
	Representative of Planning Department
<b>Individual members</b>	8

## 6. Planning, Renewal and Preservation (Worksheet 6)

### Activity 8:

Surf the Conserve and Revitalise Hong Kong Heritage website ([www.heritage.gov.hk](http://www.heritage.gov.hk)) and find a revitalising historic building through the partnership scheme. Fill the information in the table below.

Project Name	Hong Kong Baptist University Chinese Medicine and Healthcare Centre – Lui Seng Chun
Historic Building	Lui Seng Chun was built and owned by Mr. Lui Leung who was one of the founders of the Kowloon Motor Bus Company (1933) Ltd. In 1929, Mr. Lui appointed W. H. Bourne, a local architect specialised in designing shophouses (also known as “Tong-lau”) to construct Lui Seng Chun, and the building was completed in around 1931.
Original Use	The ground floor of the building was occupied by a Chinese bone-setting medicine shop named “Lui Seng Chun”, while the upper floors became the living quarter for the members of the Lui family.
Revitalised use	Chinese medicine and healthcare centre
Participating Agency	Hong Kong Baptist University

*\*Students are encouraged to explore on the internet to see whether an application for re-planning of land use (rezoning a site) is required in the revitalisation of heritage buildings.*

### Activity 9

Attach a photo of the revitalised historic building mentioned in Activity 8 below.



Lui Seng Chun





## How to conduct a Liberal Studies Independent Enquiry Study (IES)

Hello everyone. The Independent Enquiry Study or IES, one of the compulsory requirements of the New Senior Secondary curriculum, is probably the most challenging element of the Liberal Studies for most students. Some publishers would produce a whole series of guidebooks to help students in this area. When we prepare this set of worksheets, we hope it could provide students with a new approach for their IES projects.

I will discuss IES project from two perspective. Firstly, how to use the planning information for the study topic and ,secondly, what you should pay attention to during each process. Students can also refer to the guidelines and related information in the curriculum framework prepared by the Education Bureau (EDB).

Topical study is familiar to students who frequently undertake project work. However, they may still not fully understand how to choose a suitable subject because teachers would usually outline the broad study area, if not pre-setting the topic already. But in Liberal Studies, there are six modules and a wide range of topics are provided for selection. You must bear in mind that the aim of IES is not to test the students' understanding of the content of these six modules, but rather to evaluate their ability to think independently and to analyze systematically. So when choosing their IES topics, students should make sure that the subject can allow them to fully demonstrate their ability to study and think. This may sound a bit abstract, may be I'll put it this way - IES is all about evaluating the ability of students to collect, process and present information!

The chosen topic will define our project objective, and therefore the method and scope for collection of information. Generally speaking, a suitable topic can attract readers' attention. The ideal topic should be either interesting or important. Or better still if the topic is both important and interesting! The best way to get hold of such issues is to look around us, this is also called the "situation".

The "situation" can be a familiar experience for you or your friends. For example you can study "The habit of Hong Kong students in using computers and taking extracurricular activities" by looking into how frequent they use computers/ go to tutorials/ play video games. Your study can also take into account media reports on the subject. Using the publicly available information from the Planning Department enables you to design topics directly related to the module on "Hong Kong Today" under the subject of Liberal Studies. For instance, for a large-scale study, you could visit places like Kwu Tong North and North Fanling which are New Development Areas in the New Territories. For a smaller scale study, students can go to the shopping areas in Causeway Bay and Kai Chiu Road to experience the pedestrian environment.


The information from Planning Department can provide a broad range of choices for the IES, such as different types of buildings – commercial and residential areas, factory buildings, historical features etc. Such themes can be related to natural ecology, cultural heritage or different events. On the basis of our planning work, students can further extend to explore related subjects of their interest, such as land use in your neighbourhood, unique buildings near your school, or an environment or street view that need to be improved, etc. We can say the work of the Planning Department is closely related to most of the “situations” in our daily life.

Another advantage for using planning information in IES is that planning study is conducted in response to a development need. The study is generally based on objectives and concepts, further substantiated by information and analysis relevant to the study objectives. Take the Hong Kong 2030 as an example. You will easily understand that the planning process completely meet the requirements of IES.

As the emphasis of Liberal Studies is on thinking skills, so how the IES is being conducted matters more than the content or conclusion. When undertaking the IES, students will be aware that teachers tend to assess the project on the design and processing of information (from various sources such as literature review, survey and interviews). Details can be found in the EDB's Curriculum and Assessment Guide. Hence, the assessment focuses on the process of producing the IES rather than the content.

The method I've mentioned includes the following :

1. **Defining the “situation”:** You need to translate the “situation” into a topic. When you have decided on a topic, the most important thing is to make sure it is feasible. The topic is usually assigned by the teachers according to the students' ability. However, when students select their own topics, they should avoid choosing topics of wide-ranging nature, for instance, 'How the Lifestyles of Hong Kong People Affect the Planning of Waste Processing Facilities'. A topic like this tends to cover a board area, with plenty of information yet difficult to compile, or may probably take years of effort and large manpower to complete. If such topic can be narrowed down to a smaller area, say just the school neighbourhood, it will become a more feasible and manageable research topic. Also, students are required to list their research methods, the information required, objectives and the expected results. If you can meet the above requirements, you are more likely to complete the report successfully and smoothly.
2. **Research methods:** Whether a topic is feasible depends on how you tackle it. Normally there are two approaches – descriptive and quantitative. The former focuses on textual passages to describe and analyse all kinds of qualitative information, while the latter method relies on analysis of statistics to come to a objective conclusion. For both methods, you cannot miss out or skip the information collection stage.
3. **Collecting information:** After deciding the approach to be adopted, you have to collect information. This is the most demanding part as you need to observe the strictest requirements. IES has listed out four methods, including literature review, questionnaires, personal interviews and field work. I will highlight the key issues for research methods later.
4. **Analysing information:** IES report can be in the form of a textual document or audio-visual presentation. For both options, students are assessed on their



understanding of the topic they worked on and their ability to analyse the question from different perspectives. As illustrated in Worksheets 3 and 6, when listening to opinions of participants or ‘stakeholders’, it would be useful to consider their individual background and circumstances so as to understand the same topic from different angles.

- (1) **Literature review:** this is considered as second-hand information because the source of the literature, does not originate directly from us. We must be aware of the rules regarding academic referencing. Students are required to fill in the standard chart with the information collected under different categories. However, students are reminded to provide the source in writing up IES reports.
- (2) **Questionnaire:** There is a Questionnaire Design and a Questionnaire/Interview Assessment sheet in the EDB guidelines, which provides detailed guidelines on how to design a questionnaire. In designing the questionnaire, you must take into account the viewpoints of the respondent. A questionnaire focuses on a group of people rather than individuals. Most respondents will not be willing to provide their personal background, so interviewers may have to fill in basic details based on their own observations, such as sex, age group, etc. Questionnaires will be statistically analysed and you need at least 30 completed questionnaires to produce valid results.
- (3) **Interview:** The EDB guidelines has an “interview draft design” guidelines that can be used as a guideline for students when carrying out interviews. Although interview is an effective way to collect information directly, it is not always the most practical way, as we need to make appointments with professionals and government officials. As such, other sources, such as related reports and press release, could be used as alternatives instead of personal interviews.
- (4) **Field work:** There is a Field Work Result Grid in the EDB guidelines. For field work, as safety is the first and most important issue, division of work and team cooperation would be preferred. Besides using textual description, you can also illustrate the site conditions by photos, audio and video, making your report more persuasive. The field work will be more efficient if you contact the local representatives or person in charge before hand, ensure even distribution of tasks, and arrange a pre-trip visit to familiarize yourself with the target location. You should remember that any report or photo-taking without the permission of the concerned parties may violate the Personal Data (Privacy) Ordinance!

You can use the all the above methods, literature review, questionnaire, interview and field work, in a integrated manner to collect information so as to meet the purpose of doing IES report.

I trust by now, you would have a better understanding on how to select a IES topic and the process involved. As I have mentioned, IES is a task that assesses your ability to collect, process and present information (“Project”). You can make use of the information from the Planning Department to help produce an interesting project. At the same time, please remember that the IES is a part of the school-based assessment for HKDSE Liberal studies, therefore it’s important to follow the guidelines for every stage of the process. Finally, may I wish you every success in the coming assessment!



# *Planning for a Sustainable City*

## **About the book**

To facilitate the implementation of the subject on Liberal Studies in the new senior secondary academic curriculum, the Planning Department has produced this teaching kit for general reference. This document has adopted a simple and progressive approach with activity-based involvement and group participation. It aims to introduce to users the subject of town planning, particularly how town planners perceive and tackle problems, the thinking process in resolving issues and making tradeoff in arriving at informed decisions. The teaching kit comprises of six worksheets, embracing the broad planning concepts and principles, territorial planning framework and preparation of local plans. The worksheets will introduce to students planning terminologies and their explanations are at the "Glossary" section at the end of each worksheet.

The teaching kit will illustrate different aspects of planning works, from the broadbrush planning framework at the macro level, followed progressively to district planning, individual studies and specific projects. For comprehensive appreciation of the teaching kit, users are suggested to follow the order and sequence of the document so as to enable a more systematic understanding of the planning concepts. Each theme in the worksheet consists of different topics and projects providing students with flexibility and a broad range of choices. Users can select topics of their interest from the worksheets to suit the needs of the curriculum and their own teaching programme.

Furthermore, students are also encouraged to make reference to the process of analysing and resolving issues as well as the techniques and methods adopted by town planners as described in this teaching kit during the preparation of their Independent Enquiry Study (IES). This teaching kit also includes a CD with a short video demonstrating on how to apply the planning methodologies in writing up the IES.