



**Planning & Development Division**  
Sr Edmond Yew PDD Council Chairman

## Greater Bay Area CPD-Shenzhen Visit

PDD organised a Shenzhen study tour on 6-7 July. We visited five departments - Urban Planning, Lands, Urban Renewal, Transport and Oceanic Administration departments under the Urban Planning, Land and Resources Commission of Shenzhen Municipality (Municipality Oceanic Administration of Shenzhen) (深圳市規劃和國土資源委員會(海洋局)) to discuss various planning and development topics such as the planning of the Hong Kong/Shenzhen Innovation and Technology Park in the Lok Ma Chau Loop, Guangzhou-Shenzhen-Hong Kong Express Rail Link Connection and urban regeneration projects in Shenzhen. Aligning with the visions stated in the 13th Five-Year Plan, Shenzhen has proposed the concept of urban renewal in the “關於推進‘三舊’改造促進節約集約用地的若干意見” put forward by Guangdong and launched plans such as integrated urban development that facilitates business transformation and new housing systems in order to boost the city's long term development.



Driven by the Greater Bay Area Initiative, there would be more cross-border cooperation opportunities between Hong Kong and Shenzhen as well as with other mainland cities as the cities fall into a single integrated economic zone. Meanwhile, the integration has undoubtedly created a golden development opportunity for professionals in the surveying industry. For members who are interested in urban development of Shenzhen, you are highly encouraged to look up the following topics.

- **Urban Renewal (城市更新)**

Old industrial, commercial and residential areas, urban villages and old village houses with poor

living environments that induce serious safety risks or whose existing zoning does not match the development demand of the society would be revitalized, demolished or redeveloped. Among these three modes of renewal - rehabilitation, revitalisation and redevelopment, Shenzhen focuses on the last mode which requires demolition and reconstruction.

As of May 2018, 688 cases which involve a total area of 52.73 sq km are included in the urban renewal projects in which over 60% of them (32.69 sq km) have already been approved. Furthermore, the plans for the redeveloped area should possess these characteristics - it follows the Outline Zoning Plan, it has taken opinions of different government departments or experts into account, it is generated by the authorised urban planning units and has the same legal effect as the Outline Zoning Plan once it is approved.

The original land owner can either develop the rezoned land themselves or invite developers to form a joint-venture. They would need to pay a premium to the government for the additional GFA or new usage such as residential, commercial, hotel, etc.

The urban renewal works would greatly promote the overall industrial transformation of Shenzhen as a total of around 19 million sqm of commercial housing would be resulted from the scheme. With the clear objective of “市場運作, 公益優先”, the developers are also required to provide 30% of the social facilities to the community. Hence, the works improve people's quality of life with better and more amenities such as schools, hospitals, social housing and community centres available in the community.

- **City Master Plan 2016-35 Shenzhen 3.0 (城市總體規劃 2016-35 深圳 3.0)**

Shenzhen 3.0 refers to Shenzhen transforming from an economic-centric city to an international city. Taking up the role of the global technology innovation hub in the Greater Bay Area, Shenzhen aims to further enhance the collaboration between neighboring cities by improving the cross-border transportation infrastructure. In light of this, Shenzhen plays an important role in deepening the integrations between Hong Kong and Mainland. There are a total of 8 railways today and by 2020 and 2022, there would be 11 and 15 railways respectively. The strategic positioning of the master plan is to help Shenzhen to be an outstanding special economic zone of China, the core city in the Greater Bay Area, the global innovation hub as well as the Maritime Capital of the World.

- **Comprehensive Transportation 2030 Development Strategy (綜合交通 2030 發展策略)**

In order to optimise the capacities of the ports, there are plans to rearrange them so that the system will follow the layout of “東進東出, 西進西出”. Also, with the aim of making Shenzhen the Southern China’s transport hub, 6 new railways will be constructed to connect the city to the Yangtze River Delta, Beijing-Tianjin-Hebei region and Great Southwest part of Mainland. Railway will be the backbone of the transport systems shared by Shenzhen and the connected cities to boost transport efficiency, forming the “七放射, 兩半環” transport network. To maintain the vibrancy of the city center, Shenzhen has also been actively developing stations towards the periphery of the urban areas, forming a total of 24 railway service lines.

To alleviate the shortage of parking spaces, the Shenzhen government has proactively increased the provision of both temporary and permanent park spaces at schools, residential buildings and public open areas.

- **Industrial Space Planning (產業空間規劃)**

Shenzhen embraces the concept of mixed-use in their plans. Districts such like Futian, Luhou and Nanshan are planned to be self-contained (群組式規劃), of which different land uses such as residential, commercial office / studio and schools can be found within the community.

- **Housing and Government-Subsidised Housing (房屋及保障性住房)**

According to the “關於深化住房制度改革加快建立多主體供給多渠道保障租購併舉的住房供應與保障體系的意見”, the Shenzhen government plans to provide an additional 1.7 million housing units to house the local residents and young professionals, where social housing accounts for 60%, by 2035.

- **Marine Bureau (海洋局)**



As Shenzhen aims to be the Maritime Capital of the World, the rearrangement of the Marine Bureau plays an important role in monitoring industries related to the ocean such as marine transportation and tourism.

We visited two successful urban renewal projects- Upper Hills (上城) and DaChong Huaruncheng in Nanshan District (南山區大冲華潤城), which has been honored in the New Buildings category of the 2018 Excellence in Structural Engineering Awards by the Structural Engineers Association of New York and

is one of the largest urban regeneration projects in Shenzhen respectively.

The site for Upper Hills was originally a factory site (MO) owned by Hitachi and SEG has successfully acquired it in around 2010. The project has a land area of 120,000 sqm and a GFA of 895,700 sqm comprising MO, B, & B2 new zoning. It is a complex facility, with 170,000 sqm of high-end luxury apartments, 330,000 sqm of office towers, 100,000 sqm of LOFT office space for SMEs, a shopping mall, the first Muji Hotel in the world and a Mandarin Oriental hotel. As the site is surrounded by highways, to enhance the accessibility of the tower, the government has built a flyover to bring people to the 2nd floor directly.

As for DaChong Huaruncheng in Nanshan District, the area has transformed from an old urban village to an aesthetic business district which integrates the elements of culture and arts. Being the largest renewal project in Shenzhen, it has a land area of 6.84 mil sqm and a GFA of 30 mil sqm. It consists of an iconic office building and affiliated office buildings with the height of 300m, a 5-star hotel, 2 4-star hotel, a mega shopping mall with an area of 1.8 mil sqm as well as service apartments and residential units which accounts for a total of 22.8 mil sqm.

## HKU Urban Planning Course for HKIS Members

We successfully negotiated with the Department of Urban Planning and Design, HKU to offer seats for our members to attend the course “Planning practise, Law and Ethics in Hong Kong”. This Course is open to all HKIS Corporate Members who have proven development experience but do not have planning practise and experience in Hong Kong.

The deadline of the application is due by 24 Aug and maximum seats are limited to 10. Stay tuned for further details!

## Upcoming CPD

**17 August 2018, 7-9:30pm**

CPD Talk by Mr Albert Wong

Topic: When Spatial Data Infrastructure Meets Smart City

**20 August 2018, 7-8:30pm**

CPD Talk by Mr Yeung Tak-keung, Commissioner for Sports

Topic: Review of Private Recreational Lease Policy

**23 August 2018, 7-8:30pm**

CPD Talk by Sr Reeves Yan

Topic: Collective Sale in Hong Kong from an Investment Prospective