

政府總部
發展局
規劃地政科

香港金鐘添美道 2 號

政府總部西翼 17 樓

本局檔號 Our Ref.

來函檔號 Your Ref. CB1/PL/DEV+HG



Planning and Lands Branch
Development Bureau
Government Secretariat
17/F, Central Government Offices,
West Wing, 2 Tim Mei Avenue,
Admiralty, Hong Kong

電話 Tel: 3509 8805

傳真 Fax: 2868 4530

(Translation)

By Email and
By Fax: 3529 2837

24 January 2013

Ms Miranda Hon
Clerk to LegCo Panel on Housing
Legislative Council Secretariat
Legislative Council Complex
1 Legislative Council Road
Central, Hong Kong

Dear Ms Hon,

**Panel on Development and Panel on Housing
Follow-up to the Joint Meeting on 9 November 2012**

Thank you for your letter of 13 November 2012, referring the request from the Hon WONG Kwok-hing on information relating to the supply of residential units and land in Hong Kong for the coming 10 years. The reply of Development Bureau on the future land supply is as follows:

As mentioned in the 2013 Policy Address, the Government will continue to adopt a multi-pronged approach to increase land supply in the short, medium and long terms through optimal use of developed land and identification of new land for development, so as to meet the housing and other needs of Hong Kong people.

Increasing supply of housing land in short to medium term

The major sources of land for housing are sites sold by the Government, sites allocated for public housing development, public housing redevelopment projects, private property redevelopment projects, development projects of the Urban Renewal Authority (URA) and railway property development projects. The following ten initiatives put forward in the 2013 Policy Address will help increase the supply of housing land in the short to medium term:

- (1) 36 sites, including Government, Institution or Community (GIC) sites and other Government sites, with an area measuring 27 hectares in total, would be used for housing development to provide about 11 900 residential flats. To identify more suitable land for conversion to residential use, the Planning Department (PlanD) will continue to review sites currently zoned for GIC uses and other Government sites.
- (2) The first stage of PlanD's Green Belt (GB) review has looked into devegetated, deserted or formed GB sites in the New Territories. 13 such sites, with a total area of 57 hectares, have been recommended to be rezoned for residential use and are expected to provide about 23 000 flats. PlanD is engaged in the next stage of GB review.
- (3) PlanD recommended in the review of industrial land completed in 2009 that 16 industrial sites, with an area measuring 30 hectares in total, should be converted for residential use. So far 13 sites (including five Government sites and eight private sites) have been completed or are undergoing the rezoning process. They can provide about 14 600 units upon redevelopment. PlanD is expediting the rezoning of the remaining three private sites which are expected to provide some 5 800 units. PlanD will also conduct another round of review of industrial land shortly.
- (4) The Development Bureau is working with PlanD and other departments to increase the development density of unleased or unallocated residential sites as far as allowable in planning terms. We will also take the same positive approach in handling applications from private residential developments.

Meanwhile, the Lands Department (LandsD) is reviewing land administration procedures and processes related to land grant and premium assessment to expedite land supply.

- (5) With a view to optimising the use of land, policy bureaux will actively review their respective sites, such that those where the original intended use is not required anymore could be converted for housing development or other uses that meet the more pressing needs in the community as soon as possible.
- (6) The Government is considering relaxing or lifting a moratorium, which is an administrative measure, currently in force to restrict the sale of new land or modification to lease in Pok Fu Lam and the Mid-Levels on Hong Kong Island.
- (7) To put into full play the integrated development of mass transportation and residential property, the Government will take forward the planning for residential development at Kam Tin South West Rail Kam Sheung Road Station and Pat Heung Maintenance Depot, with land of about 33 hectares in total estimated to provide about 8 700 flats. The Government will also conduct engineering studies for the 110-hectare adjoining areas, and explore vigorously the residential development potential of land along existing and planned railways.
- (8) URA's development projects from 2013 to 2017 involve a total of 4.9 hectares of land. It is estimated that about 4 700 flats can be provided. URA will also forge ahead with its "demand-led" redevelopment scheme to speed up the pace of urban renewal, and has set out to redevelop industrial buildings through a pilot scheme since October 2012, including redevelopment for residential purpose.
- (9) Over the past three years, the Town Planning Board has approved 57 planning applications for residential development. 55 of them involve a total of 130 hectares of land and are estimated to provide over 45 000 flats when the projects are implemented. The Government will, in the interests of the public, expedite the administrative approval procedures and take other corresponding measures to make available the flats as soon as possible.

- (10) To expedite the four development projects at the former Diamond Hill Squatter Areas (Tai Hom Village), former Cha Kwo Ling Kaolin Mine, former Lamma Quarry and Anderson Road Quarry, the Government will actively consider making use of private developers' capacity for development in providing infrastructure and ancillary facilities, and construction of public and private residential units thereon. The four projects together are estimated to provide about 27 hectares of residential land for the construction of about 15 000 units.

The objective of the above ten initiatives is to increase and expedite land supply so as to enhance the supply of housing. Seven of them already will make available over 300 hectares of land for housing based on known developments if they are all implemented. This figure does not include all the housing land supply in the short to medium terms. More housing land supply will be made available when each of the above measures is implemented in an on-going manner.

Long-term land supply

Creating new land supply is an essential source of land in the long term. Newly created land can be made available for large-scale and higher-intensity development by way of planning and engineering studies, forming undeveloped rural or other land, or by leveling hills or reclamations, etc. All these are common measures adopted for urban expansions or new town developments in the past.

Building up an abundant "land reserve" that can more than meet the short-term demand could help us to respond more flexibly to society's needs for land. The current-term Government is determined to develop new land extensively so that land can be used to meet future demand in a timely manner. Therefore, the Government will expeditiously take forward the following long-term land supply projects:

- (1) According to earlier planning, the North East New Territories New Development Areas (NDAs) will provide about 533 hectares of developable land, including housing land for 53 800 units. The Administration is actively studying the possibility of appropriately increasing the development density

of the NDAs to further increase housing supply, increasing the proportion of public housing to over 50%, identifying suitable sites for new Home Ownership Scheme developments, and suitably including clauses on “Hong Kong Property for Hong Kong People” for private housing sites.

- (2) Following the North East New Territories NDAs, the Hung Shui Kiu NDA is the next major development project. The study area of this NDA is 790 hectares and can provide over 400 hectares of developable land according to preliminary assessment.
- (3) There are also vast tracts of land released from the Closed Areas and other undeveloped areas in the New Territories North. PlanD will study the feasibility of taking forward further development of the New Territories North, with a view to developing a modern new town on a similar scale of the Fanling/Sheung Shui New Towns.
- (4) PlanD will expedite the review of agricultural land in North District/Yuen Long currently used mainly for industrial purposes or temporary storage, or which is deserted, such that suitable land within the 257 hectares of study area can be released for housing development as soon as possible.
- (5) The Tung Chung New Town Extension Study is underway and its study area involves a total land area of 287 hectares. Meanwhile, the Government will also continue to explore in earnest the development potential of Lantau Island and areas along the trunk routes in New Territories West.
- (6) The Government is also actively exploring reclamation on an appropriate scale outside Victoria Harbour. In accordance with the site selection criteria formulated after the stage one public engagement, the Administration will put forward possible reclamation sites for further consideration and commence the stage two public engagement as soon as possible. We will also conduct planning, environmental and engineering feasibility studies on selected sites. It is hoped that a total of about 2 000 to 3 000 hectares of land can be made available. Initially, North Lantau, Lung Kwu Tan in Tuen Mun, Southwest Tsing Yi and Ma Liu Shui near the estuary of Shing

Mun River, with a total of about 600 hectares of land, are among the sites we have identified.

- (7) Rock caverns and underground spaces are also viable sources of land supply. The Government is studying the feasibility of relocating the Sha Tin Sewage Treatment Works to a cavern to make way for housing or other uses. At the same time, a study on the long-term strategy for rock cavern development will be conducted to prepare rock cavern master plans and formulate policy guidelines. Moreover, we will further explore the potential of developing underground spaces in the urban areas.

We would like to reiterate that the Government is committed to increasing land supply so as to fundamentally address the current problem of an imbalance between supply and demand. The Administration will continue to adopt a multi-pronged approach to develop land resources actively and build up a land reserve. For land with potential for development, the Administration will review and assess its development feasibility as soon as possible. When a plot of land is ready for development, we will make appropriate arrangements, such as allocating it for public housing development, including it in the Application List for land sale, or allocating it for other uses.

Yours sincerely,

(Tony LI)
for Secretary for Development

c.c. Secretary for Housing (Attn : Mr Vincent TANG) (Fax: 2761 7445)