

**For information  
2 January 2015**

**LEGISLATIVE COUNCIL  
PANEL ON DEVELOPMENT**

**Increasing Land Supply**

**Purpose**

This paper updates Members on the Government's multi-pronged strategy to increase land supply and the latest progress of the various initiatives for the short, medium and long term.

**Land Supply for Hong Kong's Continued Development**

2. Providing land for various infrastructures, facilities and developments is an important part of the Government's work to meet the development needs of Hong Kong. Between the 1970s and 1990s, the Government had steadily and substantially increased the area of developable land in Hong Kong by developing new towns through reclamation and land formation in the rural New Territories (NT) so as to cope with the rapid and diversified economic growth, and to cater for the housing and social needs of the rapidly growing population<sup>1</sup>. Since the 1970s, the Government has been developing nine new towns<sup>2</sup>. The development of our last new town, Tung Chung, commenced back in the early 1990s. Between 1985 and 2000, we had created over 3 000 hectares (ha) of land through reclamation, i.e. an average of about 200 ha (2 km<sup>2</sup>) per annum.

3. The supply of new developable land through reclamation and site formation and different types of properties has slowed down significantly over the past decade despite the continued growth in population, household number

---

<sup>1</sup> Over the three decades between 1971 and 2004, the total population in Hong Kong had increased from 4.10 million (m) to 6.80m, or by 2.70m/66%, at an annual average of 82 000 or 1.5% per annum. The number of households had been increasing at an even higher rate: between 1982 and 2004, the number of domestic households increased from 1.31m to 2.14m, or by 830 000/63%, at an annual average of 38 000 or 2.3% per annum, due to the rapid decline in average household size from 3.9 persons to 3.1 persons during the period.

<sup>2</sup> Namely, Tsuen Wan, Sha Tin, Tuen Mun, Fanling/Sheung Shui, Yuen Long, Tai Po, Tin Shui Wai, Tseung Kwan O and Tung Chung.

and Gross Domestic Product (GDP). Over the period between 2000 and 2013, only about 570 ha of land were reclaimed. With respect to housing supply, as a result of the series of measures introduced by the Government in 2003 and 2004 to stabilise the property market, the new completion of residential units<sup>3</sup> had contracted from around 47 000 in 2004 to around 29 200 in 2013, and was as low as 19 000 in 2007. This could not cater for the growth in population and number of domestic households during the same period, even though the rates were slower than before<sup>4</sup>. As at end 2013, there were only some 47 000 vacant private domestic flats, equivalent to a vacancy rate of 4.1%, which was the lowest since 1997. In terms of public rental housing (PRH), as at end September 2014, there were about 130 200 general applicants (i.e. family and elderly one-person applicants) and about 133 600 non-elderly one-person applicants under the Quota and Points System.

4. In terms of economic development, after a modest growth of 9% in real terms between 1997 and 2003, the GDP of Hong Kong had picked up and rise by about 43% in real terms between 2004 and 2013. During the same period, however, floor space for economic activities had only recorded a modest increase. From 2004 to 2013, the total private office stock in terms of internal floor area (IFA) had increased by only about 12% while the vacancy rate of private offices, after soaring to a record high level of 12.7% in 2004, had been on a steady declining trend and reached 6% to 7% in the past three years. The private commercial stock (retail included)<sup>5</sup> had increased by about 16% over 2004 to 2013. Like private offices, after reaching its highest level of 10.8% in 2004, the vacancy rate of private commercial stock had continued to decline and reached just 7% to 8% in the past three years. The private flatted factories<sup>6</sup> stock had decreased slightly by 1.8% between 2004 and 2013, while its vacancy rate had declined from 8.7% in 2004 to a low of 5% to 6% between 2011 and 2013. The private storage stock<sup>7</sup> had increased by about 5% during the same

---

<sup>3</sup> Includes both private and public housing, but excludes village housing.

<sup>4</sup> Between 2004 and 2013, Hong Kong's population increased from 6.80m to 7.22m, or by 424 000/6%, or an annual average of 47 000 or 0.7% per annum; and the number of domestic households increased from 2.11m to 2.40m, or by 290 000/14%, or an annual average of 32 000 or 1.4% per annum.

<sup>5</sup> Private commercial premises include retail premises and other premises designed or adapted for commercial use, with the exception of purpose-built offices. Commercial premises owned by The Link Real Estate Investment Trust (The Link REIT) had been included in the Rating and Valuation Department's statistics starting from 2006.

<sup>6</sup> Private flatted factories comprise premises designed for general manufacturing processes and uses, including offices, directly related to such processes, and normally intended for sale or letting by the developers.

<sup>7</sup> Private storage premises comprise premises designed or adapted for use as godowns or cold stores and include ancillary offices. Premises located within container terminals are also included.

period, and its vacancy rate remained low during the entire period, ranging from 2.8% to 5.2%.

5. According to the latest projections of the Census and Statistics Department (extract at **Annex A**), our population will continue to increase by about 1.4 million from 7.07 million to 8.47 million between 2011 and 2041 (i.e. 20% or 0.6% per annum). Birth rate remains stable throughout the period, and while crude death rate rises due to ageing, the natural growth of population (i.e. births minus deaths) is projected to remain positive up to 2026. Net movement of population remains positive and steady throughout the period. Meanwhile, the number of domestic households is forecasted to increase by about 678 700 from 2.37 million to 3.05 million between 2011 and 2041 (i.e. 29% or 0.8% per annum) (extract at **Annex B**). The increase in households is faster than the increase in population due to the projected decrease in the average household size from 2.9 persons in 2011 to 2.7 persons in 2041. This rate of household increase is equivalent to growth at a scale of one Sha Tin New Town (including Ma On Shan)<sup>8</sup> every ten years.

### **Multi-Pronged Strategy to Increase Land Supply**

6. The need for increasing land supply to support Hong Kong's sustainable development is indisputable. To cater for the continued increase in population and number of households, we need to provide more land for housing and the necessary infrastructures; utilities; open space; government, community and recreational facilities; etc. At the same time, we need to provide more land to meet the continued demand for more space for economic activities and commercial facilities to sustain Hong Kong's economic development and provide new employment opportunities. New land supply would also provide us with the much needed room to improve the living space and environment for the people of Hong Kong. In providing land for development, the Government will continue to strike an appropriate balance between development and conservation, having regard to the established planning guidelines and standards to achieve sustainable development.

7. As announced on 16 December 2014, the Government has adopted 480 000 units as the total housing supply target for the coming 10 years (i.e. 2015/16 to 2024/25), with public housing (comprising both PRH flats and subsidised sale flats (primarily Home Ownership Scheme flats)) accounting for 60% of the new production. Delivering this target is undeniably a huge challenge for both the Government and the community. Given the significant

---

<sup>8</sup> Based on Population Census 2011, Sha Tin New Town (including Ma On Shan) had a population of 635 846 and 208 702 domestic households in Year 2011.

slowdown in land supply in the last decade, we have to press ahead full steam to catch up on land supply to meet the housing demand and various social and economic needs of the Hong Kong community. To achieve this, the Government will continue to adopt a multi-pronged strategy to increase land supply in the short, medium and long term, through the continued and systematic implementation of a series of measures, including the optimal use of developed land as far as practicable and identification of new land for development.

8. The Development Bureau (DEVB) together with relevant government departments including the Planning Department (PlanD), Civil Engineering and Development Department (CEDD) and Lands Department (LandsD) have been pressing ahead with priority the various initiatives under the multi-pronged approach to increase land supply. These land supply measures cover the short, medium and long-term, and can be broadly classified into the following categories –

- (a) **increase development intensity of developable land:** this mainly concerns allowing the development intensity of individual housing sites to be increased by up to 20% where planning terms permit, and lifting development restrictions applied long since to specific areas where it is considered justified and acceptable to do so;
- (b) **change of use of existing land and convert idling reserved sites:** this mainly involves conducting land use reviews of existing land (e.g. government sites, green belt, industrial land, etc.) to identify potential sites suitable for housing development and initiate change of their uses, and converting to housing use reserved sites with no development plan or for which the original purpose is no longer pursued;
- (c) **facilitate/expedite development/redevelopment on existing land:** these mainly involve expediting the railway property development projects and urban renewal projects, streamlining the development processes and introducing new measures such as the Pilot Scheme for Arbitration on Land Premium to facilitate private development/redevelopment;
- (d) **take forward major land development projects:** this mainly concerns taking forward planning and engineering studies and works for comprehensive development of new development areas and new town extensions, including the conversion of vast tracts of “brownfield” sites and squatter areas in the rural NT for high density development; and

- (e) **explore new sources of developable land/space**: this mainly involves conducting studies to explore new mode or source of providing developable land/space including reclamation outside Victoria Harbour, developing remaining parts of the NT, potential caverns in the territory, underground space in existing built-up areas and developing Lantau Island.

## **Latest Progress of Increasing Land Supply**

9. Generally speaking, the initiatives in paragraphs 8(a) to (c) aim at increasing short-term housing land supply, while major land development projects and exploration of new land/space under paragraphs 8(d) to (e) would take time to plan and implement, and will provide land supply for the medium and long-term. In all cases, making the land available for development is subject to consideration of various technical factors, including traffic impact, environmental (e.g. noise and air quality) impact, air ventilation and visual impact, infrastructural capacity, etc. In many cases, the development may require infrastructural works (e.g. site formation, access road or other infrastructure provision). Even the conversion of existing land for development may not happen in the short-term in some cases, e.g. if substantial works are required.

10. **Annex C** shows the map of Hong Kong indicating various major land supply initiatives.

### **(A) Short- to Medium-Term Land Supply**

11. While the Government is expeditiously taking forward various land use planning and development projects to catch up on land supply, these projects take time to materialise and would serve to ensure our medium to long term land supply. There is however no easy and painless option to increase and expedite land supply in the short run. The most immediate and effective way to augment land supply in the short to medium term is to make more optimal use of the developed areas in the existing urban areas and new towns, as well as the nearby land in the vicinity of existing infrastructures, through land use reviews and increasing development intensity where planning terms permit.

#### ***(1) Increasing Development Intensity where Planning Terms Permit***

12. The Government announced in the 2014 Policy Address that, except for the north of Hong Kong Island and Kowloon Peninsula which are more densely populated, the maximum domestic plot ratios (PRs) that can be allowed

for housing sites located in the other Density Zones of the Main Urban Areas and New Towns would be raised generally by about 20% as appropriate and where planning terms permit. However, this does not mean an automatic increase in development intensity for individual housing sites. The increase in the PR of individual housing sites would continue to be subject to necessary approvals by the Town Planning Board (TPB) under the statutory planning mechanism where applicable. In assessing such cases, PlanD will continue to take into account relevant planning considerations such as the traffic and infrastructure capacity in the area; the existing characters and development intensity of the neighbourhood; the potential environmental, visual and air ventilation impacts; etc. in determining the domestic PR of each housing site. The increase in the maximum domestic PR of a site will continue to be subject to relevant planning principles and considerations, and will be pursued only when there is scope in terms of development capacity, and the various constraints and impacts so arising, if any, could be addressed or mitigated through appropriate measures.

13. Under this initiative, subject to the necessary planning approval by TPB, individual housing sites will be able to provide more developable floor area (but the actual increase in population capacity or flat number will depend on the family and flat unit size as well as other factors). This can increase the land supply for housing developments. In the past few months, the development intensity of the newly identified private and public housing sites has been increased accordingly with a view to making optimal use of our scarce land resources. The revised guidelines on development intensity have also been adopted in on-going planning studies and land use reviews as appropriate, and will apply to all future ones. If necessary, the Government will submit planning applications to TPB to seek approval for increasing the development intensity of individual residential sites.

14. Since February 2014, TPB has approved such planning applications in respect of 11 housing sites in Tuen Mun, Yuen Long, Ma On Shan, Sha Tin, Fanling, Sheung Shui and Kwai Chung, allowing an increase of about 770 flats. We have completed the land use review and the technical study for increasing the development intensity of Kai Tak Development (KTD), which has been confirmed to be feasible to provide additional 6 800 residential flats (alongside additional 430 000 square metres of commercial floor spaces) in KTD. For privately owned sites, TPB will adopt the same planning principles in considering the applications for increasing development intensity.

## **(2) *Land Use Reviews***

15. To meet the ten-year housing supply target, PlanD has been carrying

out a series of land use reviews. A number of major sites, where the originally earmarked purposes will no longer be pursued, have been made available for housing development or other more needs of the community. These include: a site at Tai Po Area 9 originally reserved for private hospital development and now re-allocated for public housing; the Cheung Sha Wan Wholesale Food Market Phase 2 site to be used for public housing, private housing and hotel development; Tin Shui Wai Areas 112 and 115 originally earmarked for the Hong Kong Housing Society to implement community projects and now re-allocated for private residential development; and the western part of the Queen's Hill site, originally reserved for developing self-financing tertiary education and now re-allocated for public housing development.

16. PlanD has also conducted reviews over the whole territory on the government land currently vacant, under Short Term Tenancies (STTs) or different short-term, Government, Institution or Community (G/IC) and other government uses, as well as Green Belt (GB) sites.

17. With respect to the GB sites, as explained in various replies to questions at the Legislative Council (LegCo), the review comprises two stages and has all along been conducted in an open, transparent and reasonable manner. Stage 1 GB review mainly identified and reviewed GB sites that are devegetated, deserted or formed. In the Stage 2 GB review, we have looked at GB sites in the fringe of built-up areas that are closer to existing urban areas and new towns. Albeit vegetated, these GB sites have relatively low conservation value and buffering effect. As these sites are close to supporting infrastructural facilities, including transport, water supply, sewerage, etc., they are considered suitable for urban expansion and thus have good potential to be rezoned for housing purpose. Upon completion of the two stages of GB reviews, there are about 70 GB sites with a total area of about 150 ha, or only about 1% of the total area of land zoned GB over the whole territory, that are considered appropriate to be rezoned for residential use and be made available in the coming five years. If they could be rezoned to housing use, they would have a capacity to provide over 80 000 public and private housing units.

18. As reported in the 2014 Policy Address and in our submission for the Joint meeting of LegCo Panel on Development and Panel on Housing on 29 January 2014 (Paper No. CB(1)781/13-14(01)), the various land use reviews above have identified in total some 150 potential housing sites, most of which may be made available for housing development in the five years of 2014-15 to 2018-19 for providing over 210 000 flats (over 70% for public housing units), subject to timely amendments to their respective statutory plans for change of land use and/or increase in development intensity. The geographical distribution of these some 150 sites and their estimated flat production capacity

and types of housing<sup>9</sup> by districts are shown at **Annex D**.

19. The Government fully appreciates the technical challenges and local concerns on these potential housing sites. DEVB and PlanD, together with relevant departments, have commenced the consultation with individual District Councils (DCs) since April 2014 and provided them with an overview of the potential housing sites requiring plan amendments in their respective districts. We briefed the DC Chairmen and Vice-chairmen in April 2014, and have commenced DC consultation on this overall picture since then. As at end December 2014, we had presented relevant information to 15 out of the 16 District Councils (DCs) concerned, and will make a presentation to the last DC shortly. As with the established practice, we will further consult the respective DCs/local community when we finish technical assessments and will firm up planning parameters to proceed with statutory plan amendments. Statutory plan amendments had already been initiated in respect of 45 of these sites as at end December 2014, among them 9 sites had completed the statutory rezoning procedures.

20. Rezoning these sites for residential use would be one of the important sources for achieving the new housing supply target of 480 000 flats in ten years' time (for the period from 2015/16 to 2024/15). Nonetheless, even assuming that local consultation and plan amendments could be completed in time, site formation and infrastructure still take time before housing flats could be produced. We expect the bulk of housing production from these sites will be available towards the latter part of the 10-year period (between 2015-16 and 2024-25), and some may inevitably fall outside this timeframe. Our current best estimates on public housing flat supply are at **Annex E**.

21. As for private housing land supply, DEVB's aim is to maintain land supply from various sources for an annual average of about 18 800 private residential units. As per established practice, we will announce the forecast of private housing land supply from various sources when announcing the annual Land Sale Programme at the beginning of each year. The Government will continue to explore means to increase production capacity and advance works programme to expedite housing land supply as far as possible, and will continue to be on the lookout for other suitable sites, e.g. G/IC and government sites, that have potential for residential and other uses in higher demand in the community.

---

<sup>9</sup> It should be noted that these 150 or so sites form only a part of the total supply of housing sites that can be made available in the five-year period of 2014/15 to 2018/19. Also, the estimated number of sites, number of flats and year of availability may be subject to change depending on the timely completion of plan amendments, the technical assessments of individual sites and the progress of relevant procedures or works.



These however entail difficult choices and trade-offs, such as traffic, visual and other environmental impacts, that the community as a whole would have to bear for Hong Kong to achieve the housing supply target.

### ***(3) Relaxing Moratorium where Public Interest Prevails***

22. The partial lifting of the Pok Fu Lam Moratorium to the south of Pok Fu Lam, i.e. the area close to Wah Fu Estate, was announced in the 2014 Policy Address to provide new public housing developments and facilitate the Wah Fu Estate redevelopment, providing about 11 900 additional PRH and Home Ownership Scheme (HOS) units. The Government will conduct various technical assessments to examine the feasibility of the proposed public housing developments to the south of Pok Fu Lam, including Wah Fu North, Wah King Street, Near Chi Fu Road, Kai Lung Wan and Wah Lok Path. The technical assessments are expected to commence in early 2015 and will take about a year to complete.

### ***(4) Development of Former Diamond Hill Squatter Areas and Quarry Sites***

23. The planning for the development of the former Diamond Hill Squatter Areas (Tai Hom Village), as well as the former Cha Kwo Ling Kaolin Mine, former Lamma Quarry and Anderson Road Quarry (ARQ) is in good progress. For instance, we have commenced the detailed design and site investigation works for the development of the ARQ. The ARQ development will cater for a planned population of 25 000 with the production of about 9 410 flats. On the other hand, in view of the suggestions from the DC and locals, we have revised the development proposal for the former Diamond Hill Squatter Areas, which will provide about 4 050 public housing (including both PRH and HOS) units, as well as other facilities. Furthermore, we are considering whether we could make use of private developers' capacity for development in providing infrastructure and ancillary facilities, and construction of residential units on these sites.

### ***(5) Urban Renewal Projects***

24. Subsequent to the award of tender of the San Shan Road/Pau Chung Street project (about 144 flats) in April 2014, the Urban Renewal Authority (URA) awarded the tender for joint-venture development of the Kwun Tong Town Centre Project (Development Areas 2 & 3) (about 1 700 flats) in early September 2014. Tenders for two projects at Hai Tan Street (which will yield about 69 flats and 845 flats respectively) were recently awarded in December 2014 with another one for the Fuk Wing Street project (about 90 flats)

planned in the fourth quarter of 2014-15. The above four projects will yield a total of about 2 700 flats.

25. Over the past ten years (ending 2013-14), URA had tendered out 23 projects for joint venture development. When completed, the projects will provide a total of over 6 900 flats. URA will continue to redevelop old and dilapidated private buildings through self-initiated projects and demand-led projects under the Demand-led Redevelopment Project Pilot Scheme (the Demand-led Scheme).

26. Since the rollout of the Demand-led Scheme in July 2011, 10 projects have been commenced (including two subsequently terminated projects which failed to meet the 80% owners' acceptance threshold). URA had completed a review of the Demand-led Scheme and announced revisions to the Scheme in early December 2014. Changes included raising the minimum site size, the first owners' consent threshold and attaching a greater weighting to building conditions in the scoring criteria for applications to the Demand-led Scheme. These changes will apply to applications to future rounds of the Demand-led Scheme.

#### ***(6) Railway Property Developments***

27. Regarding railway property developments, the West Rail property development projects are being taken forward by the West Rail Property Development Limited, a company jointly founded by the Government and the Kowloon-Canton Railway Corporation for the purpose of developing the West Rail property sites. The MTR Corporation Limited (MTRCL) is the agent for implementing such projects. Since 2010-11, a total of six West Rail property development projects, namely Nam Cheong Station, Tsuen Wan West Station TW5 (Cityside), Tsuen Wan West Station TW5 (Bayside), Long Ping Station (North), Tsuen Wan West Station TW6 and Long Ping Station (South), have been successfully tendered, and they are capable of producing about 9 100 flats. The MTRCL has also completed the relevant planning procedures in respect of the property development project at West Rail Yuen Long Station (about 1 880 flats) taking into account the views of the local residents and DC. The MTRCL will tender this project upon completion of other relevant procedures.

28. As for the projects owned by MTRCL, which is a listed company, the Company has the discretion to determine how to implement its own property development projects. We will continue to encourage MTRCL to expedite the implementation of its projects taking into account the tight private housing land supply situation. MTRCL successfully tendered its LOHAS Park Package 4 in Tseung Kwan O Area 86 (about 1 600 flats) in 2013-14. In 2014-15, MTRCL

also successfully tendered the Tai Wai project (about 2 900 flats) and LOHAS Park Package 5 (about 1 600 flats) in October and November 2014 respectively. MTRCL is tendering its LOHAS Park Package 6 (about 2 400 flats) from 23 December 2014 to 19 January 2015; and is inviting Expression of Interest for the project at the Tin Shui Wai Light Rail Terminus (about 1 500 flats) from 30 December 2014 to 8 January 2015. Subject to market conditions, it plans to tender other LOHAS Park package(s) (about 1 200 flats) in 2014-15.

29. As mentioned in the 2013 Policy Address, the Government will continue to strive to actively pursue the integrated development of mass transportation (including railways) and residential property. One such example is the planned residential development at Kam Sheung Road Station and Pat Heung Maintenance Depot in Kam Tin South. We are also exploring the residential development potential of stations and railway-related sites along existing and planned railways.

### **(B) Long-Term Land Supply**

30. Creating new land supply is an essential source of land in the long term. The Government is striving to take forward as expeditiously as possible a number of long-term land supply projects including but not limited to the Kwu Tung North (KTN) and Fanling North (FLN) New Development Areas (NDAs); Hung Shui Kiu (HSK) NDA; extension of new town (e.g. Tung Chung New Town Extension); review of deserted agricultural land in North District and Yuen Long (including the Planning and Engineering Study for Housing Sites in Yuen Long South); developing the NT North and Lantau (including the “East Lantau Metropolis”, Sunny Bay and the Hong Kong boundary crossing facilities (HKBCF) island of the Hong Kong-Zhuhai-Macao Bridge (HZMB)); exploring other reclamations on an appropriate scale outside Victoria Harbour; rock cavern and underground space developments; etc. These long-term land supply projects will be our foci in meeting future population growth, providing land resources for economic developments and improving people’s living space and environment. For those studies of which the study area and scope are more defined, the latest estimated developable land area, flat production and earliest year of land availability of the various major long-term land supply projects are set out at **Annex F**.

#### ***(7) Kwu Tung North and Fanling North NDAs***

31. NDAs are a major source of land supply to meet the medium to long-term housing as well as other social and economic development needs of Hong Kong. The KTN and FLN NDAs, as extensions to the Fanling/Sheung Shui New Town, will provide about 60 000 new flats, with 60% for public

housing (including both PRH and HOS). To provide land for meeting the housing demand early and to fit the first population intake with the provision of community facilities, we have to undertake the Advance Works for KTN and FLN NDAs, including site formation of housing sites and associated infrastructure works. The Advance Works can provide land for 16 000 new flats, of which 13 000 are public housing units including those for local rehousing of residents in the area. LegCo's Finance Committee (FC) approved the funding for the detailed design and associated site investigation for the Advanced Works in June 2014; the detailed design and associated site investigation has commenced in November 2014. Subject to further funding approval from FC, the main construction works for the Advanced Works is expected to commence in 2018 with first population intake by 2023.

#### ***(8) Tung Chung New Town Extension***

32. With the anticipated completion of the HZMB and the Tuen Mun-Chek Lap Kok Link, Lantau Island, particularly Tung Chung, is poised to become an important transport hub to overseas destinations and the Pearl River Delta (PRD) region. PlanD and CEDD are undertaking the Tung Chung New Town Extension Study to examine the feasibility of extending the Tung Chung New Town into a distinct community, and leverage on future economic opportunities that would help create more jobs for Tung Chung residents. According to the draft Recommended Outline Development Plan (RODP), about 48 000 flats will be provided in the extension area and the public to private housing ratio will be about 60:40. The first population intake is expected to start in 2023 the earliest. A commercial hub is also proposed in Tung Chung East, providing a gross floor area of about 850 000 square metres for office, retail and hotel uses. It is expected that a total of about 40 000 job opportunities will be created. Stage 3 Public Engagement of the study to consult the public on the RODP was launched from August to October 2014. We anticipate that the whole study will be completed by 2015.

#### ***(9) Hung Shui Kiu NDA***

33. We have formulated a Preliminary Outline Development Plan (PODP) for HSK NDA, which will provide about 60 000 residential units. The Stage 2 Community Engagement exercise was completed in October 2013. Based on the relevant technical assessments and taking into account the public views collected, we are preparing the RODP for Stage 3 Community Engagement in 2015.

34. The HSK NDA area currently hosts over 190 ha of brownfield sites which have been converted over the years to various incompatible uses

detrimental to the environment. One of the major objectives of HSK NDA is to convert these brownfield sites to more optimal uses through comprehensive planning and provision of infrastructures. However, as many of these brownfield operations are still active, one of the main challenges in taking forward HSK NDA development is to consider how these brownfield operations could be consolidated to make way for development. As mentioned in the 2014-15 Budget, the Government is exploring feasible improvement measures, including accommodating some of these operations in suitable multi-storey buildings.

### ***(10) Deserted Agricultural Land in North District and Yuen Long***

35. To make more gainful use of agricultural land which is currently used mainly for industrial purposes, temporary storage, or deserted, the Government is reviewing a total of about 238 ha of such sites in North District and Yuen Long, with a view to identifying more suitable sites for housing development as soon as possible. In this connection, planning and engineering studies on three areas in Kwu Tung South (KTS), Yuen Long South (YLS) and Fanling/Sheung Shui Area 30 (FSS) would be conducted to ascertain the feasibility of and scope for residential development. The studies on the, YLS and KTS sites have already commenced for completion by 2015-16, while the feasibility study on the FSS site will be conducted in two phases, with Phase 1 to commence in 2015 for completion by 2016 and Phase 2 to commence upon review of Phase 1's findings. According to the preliminary assessment, some of the sites are anticipated to be available for housing development in 2020 at the earliest.

36. For example, under the "Planning and Engineering Study for Housing Sites in Yuen Long South" that commenced in November 2012, a PODP has been formulated proposing provision of about 26 100 new flats in Yuen Long South for a population of about 78 000. The Stage 2 Community Engagement on the PODP was completed in July 2014. Taking into account the public views received and technical assessments, a draft RODP will be prepared for further community engagement. Similar to HSK NDA, YLS is also an area concentrated with brownfield operations occupying some 106 ha. Clearance of the brownfield operations in YLS also presents a major challenge. Accommodating the compatible brownfield operations in special multi-storey buildings will be explored.

### ***(11) Kam Tin South Development***

37. In putting into full play the integrated development of mass transportation and residential property, PlanD will take forward the planning for residential development above the Kam Tin South West Rail Kam Sheung Road

Station and Pat Heung Maintenance Depot, with land of about 41 ha in total and estimated to provide about 8 750 flats. In parallel, a land-use review of the adjoining areas of about 110 ha has also been undertaken. It is estimated that these adjoining areas have the potential to further provide about 24 950 flats (including about 16 900 public housing units). We have undertaken consultations on the development of the West Rail property and its adjoining areas, including with the Yuen Long DC, Kam Tin and Pat Heung Rural Committees, green groups and other concern groups, the locals, etc. Further studies will be conducted to examine feasibility of the proposed developments. The Government will continue to explore the residential development potential of land along existing and planned railways.

### ***(12) Reclamation outside Victoria Harbour***

38. To build up a land reserve, the Government will press ahead with reclamation outside Victoria Harbour while endeavouring to keep the impact on the environment and marine ecology to a minimum. The two-stage public engagement (PE) exercise for Enhancing Land Supply Strategy: Reclamation outside the Victoria Harbour and Rock Cavern Development was completed in June 2013. Five possible near shore reclamation sites, namely Sunny Bay and Siu Ho Wan in North Lantau, Lung Kwu Tan in Tuen Mun, Southwest Tsing Yi, and Ma Liu Shui in Sha Tin, and artificial islands in the central waters between Hong Kong Island and Lantau were identified for further consideration.

39. To prepare for taking forward the reclamation proposals in Sunny Bay, Siu Ho Wan and Lung Kwu Tan, CEDD has been conducting a Chinese White Dolphin (CWD) survey and cumulative environmental impact assessments (CEIA) in the northern Lantau waters, for completion in early 2015. This has revealed that the impact would be acceptable for Sunny Bay and Lung Kwu Tan reclamations whereas the planning of Siu Ho Wan reclamation would have to pay due regard to the CWD habitat there. We are pressing ahead to seek support to funding application for commencing strategic studies to explore the feasibility of constructing artificial islands in the central waters between Hong Kong Island and Lantau including development of the “East Lantau Metropolis”, and a planning and engineering (P&E) study for the proposed Sunny Bay reclamation at the earliest possible. We also plan to seek similar funding support for commencing another P&E study for the proposed Lung Kwu Tan reclamation in later half of 2015. Concerned studies for other proposed near-shore reclamation sites will also commence in succession.

### ***(13) Rock Cavern and Underground Space Developments***

40. Reclamation aside, rock cavern and underground space developments

are also viable sources of land supply. We have confirmed the feasibility of relocating the Sha Tin Sewage Treatment Works (STSTW) to caverns, which is generally supported by the public. We have commenced the investigation and design for the relocation project with a view to completing the design work in phases starting from 2017 and, subject to funding approval, commencing construction as soon as possible afterward, so as to release about 28 ha of land at the existing STSTW site for housing and other uses. We have also commenced the feasibility studies on the relocation of the Sai Kung Sewage Treatment Works, the Sham Tseng Sewage Treatment Works and the Diamond Hill Fresh Water and Salt Water Service Reservoirs to caverns with a view to releasing a total of about 6 ha of land in urban areas for other beneficial uses. The studies are expected to complete by end 2016. Besides, we are carrying out a study on the long-term strategy for cavern development, with the aim of preparing a Cavern Master Plan formulating policy guidelines to facilitate future cavern developments and preparing an implementation programme for systematic relocation of suitable public facilities to caverns. The study is expected to complete in end 2015.

41. Furthermore, we have commenced a territory-wide study to identify potential areas for underground space development in urban areas and new towns, with a view to increasing usable space and enhancing connectivity. We are also preparing to commence a pilot study on underground space development in four strategic areas, namely Tsim Sha Tsui West, Causeway Bay, Happy Valley and Admiralty/Wan Chai, with the objectives of formulating underground master plans and identifying suitable priority projects for early implementation in these areas.

#### ***(14) Developing the New Territories North***

42. Apart from KTN and FLN NDAs, there are vast tracts of undeveloped land in the NT North (including land released from the Closed Area) that could be considered for meeting the long-term development needs of Hong Kong. The Preliminary Feasibility Study on Developing the NT North, commissioned by PlanD and CEDD, has already commenced since January 2014. The study will explore development opportunities in the area and the required infrastructures, as well as the scope for developing a new town of similar scale as Fanling/Sheung Shui. The Fanling Golf Course and Fanling Lodge are included in the study area.

#### ***(15) Development of Artificial Islands in the Central Waters including the East Lantau Metropolis***

43. East Lantau has a huge potential for sustainable population and

economic growth of Hong Kong in the long run. Geographically, the central waters to the east of Lantau are close to our central business district (CBD) on Hong Kong Island. Ecologically, this area is less sensitive when compared with the western or northern waters in Lantau. Capitalising on the locational advantages and the strategic transport infrastructure, we see the potential of developing an “East Lantau Metropolis” (ELM) on reclamations in the central waters and adjacent areas. On the proposed reclaimed artificial islands, there will be scope for comprehensive planning with the application of innovative and forward-looking planning and design for the future generation of new town housing a population of several hundred thousand. Apart from housing land, with the provision of convenient railway and highway links to the main urban areas, as well as Lantau Island and further to NT West, the ELM can accommodate a third CBD for Hong Kong with critical mass for office, hotel and other commercial developments, providing business enterprises an alternative locational choice in the western part of the territory other than the traditional CBD and Kowloon East. It will not only create more employment opportunities on Lantau to enhance the economic competitiveness of Hong Kong, but also contribute to a more balanced distribution of employment in the territory. Apart from the ELM, there is great potential for developing artificial islands in the central waters in the longer term for accommodating other beneficial uses, with a view to releasing the scarce land resources in existing urban areas and providing new land to meet our socio-economic needs.

44. In support of the above development, we are preparing to commence strategic studies to explore the feasibility of constructing artificial islands in the central waters between Lantau and Hong Kong Island. The studies will take into account port operation, marine, traffic, environmental, engineering, infrastructure support and financial aspects in a holistic manner. We are pressing ahead to seek funding support for commencing the studies as soon as possible.

#### ***(16) Lantau Development Advisory Committee (LanDAC)***

45. To better capitalise on the benefits brought by major infrastructure projects at Lantau, the LanDAC, established by the Government in January 2014, will advise the Government on the development strategy for Lantau balancing development, conservation and social needs of Hong Kong. LanDAC has agreed on the development themes of Lantau with its northern corridor and north-eastern area as well as the “East Lantau Metropolis” for major economic and housing development, whereas mainly preserving other ecologically sensitive parts of Lantau for nature conservation, leisure, cultural development and green tourism. LanDAC will study development proposals under these themes and advise us in drawing up an overall strategy balancing



amongst development, conservation and other needs, with a view to benefitting the local community as well as Hong Kong as a whole.

### **(C) Other Initiatives to Increase Land Supply and Expedite Land Development**

#### ***(17) Streamlining Land Administration Process***

46. The LandsD has been reviewing the processes under lease and implemented enhancement measures such as simplification of some lease conditions, alignment with the Buildings Department's standard in respect of a number of items in approving building plan submission under lease and streamlining the procedures in processing lease modification (including land exchange) applications. Two consolidated/revised Practice Notes on the processing of building plans under lease were promulgated in August 2014 to assist the trade. LandsD will continue to review and, where practicable, implement further suitable measures to facilitate land development.

#### ***(18) Pilot Scheme for Arbitration on Land Premium***

47. A lease modification/land exchange application, including premium negotiation, is a contractual matter between the Government acting in the capacity of a private landlord and the applicant, which could be completed and executed only upon mutual agreement. To facilitate agreement on premium for lease modification/land exchange applications so as to advance land supply for housing and other uses, the Government announced in January 2014 the introduction of a Pilot Scheme for Arbitration on Land Premium for lease modification/land exchange applications as an administrative initiative for facilitating the determination of premium. The Scheme was launched in October 2014.

#### ***(19) Energizing Kowloon East***

48. Kowloon East, being another CBD in Hong Kong, has the potential to supply an additional commercial/office floor area of about 5 million square metres. To expedite the process, we are considering relocating or re-organising the existing government facilities in the two action areas of Kowloon East and making available some vacant and appropriate sites in the action areas to the market as soon as possible. It is expected that these two action areas will be able to provide about 500 000 square metres of floor area in total for commercial/office and other uses. Two sites in Kowloon East have been included in the Government's 2014-15 Land Sale Programme and can

provide about 120 000 square metres of commercial/office floor area.

### ***(20) Topside Development at the HKBCF island of HZMB***

49. The HKBCF island has an area of about 130 ha. With its proximity to the Hong Kong International Airport (HKIA), it will serve as a gateway for Hong Kong and the western PRD and has potential for development of “bridgehead economy”. Utilisation of land at the HKBCF island for commercial development and the development of other economic activities, such as shopping, dining, entertainment, hotel facilities, creative industry and logistics development, can capitalise its unique locational advantage and create synergy among HKIA, the AsiaWorld-Expo, the North Commercial District (NCD) on airport island, the HKIA’s Third Runway Project under planning, and other tourist and business destinations on Lantau. This will enhance Hong Kong’s overall tourist receiving capacity and relieve the crowdedness of the urban core. The commercial development and the development of other economic activities can also create job opportunities on Lantau and for Hong Kong as a whole.

50. In support of the “Topside Development” at the HKBCF island, we are preparing to commence a Planning, Engineering and Architectural (PEA) Study to ascertain the feasibility and optimise the scope and scale of the proposed commercial development and the development of other economic activities on the HKBCF island through topside and underground space development. We are seeking funding approval for commencing the PEA Study in early 2015.

### **Conclusion**

51. All the above short, medium and long term land supply initiatives are of significant importance in meeting the housing demand of the community and the on-going economic and social development needs of Hong Kong. We can only improve people’s living space and environment in the long run through optimising the use of developable land and creating more new land for development. On the other hand, apart from providing land for housing development, we should provide adequate supporting infrastructures and community facilities, address the impacts of developments on various areas including traffic and environment, and provide land resources for different economic activities so as to create job opportunities, by way of proper planning.

52. Therefore, in increasing land supply for development, the Government that has been adopting a holistic strategy to identify suitable areas

and sites for development, determine the priority of utilisation and development of land, and conduct appropriate planning and engineering studies or land use reviews, instead of just looking for vacant or undeveloped land scattered over different areas. On the one hand, these sites may not be suitable for development owing to a number of constraints in infrastructure, amenities, traffic and environment, etc., or it may not be cost-effective taking into consideration the infrastructure and other ancillary facilities required for development. On the other hand, there is an established mechanism for determining the priority of land development, given the limited resources available.

53. The Government appreciates different views on the development and use of land in the society. For land with potential for residential development or other uses that meet the more pressing needs in the community, we will review and assess the feasibility of the relevant development proposals under the established mechanism. The Government will carefully consider the various land development proposals from all parties. For ways which are considered feasible in increasing land supply, we will definitely consider exploring. For a number of land supply suggestions made in the past, we have set out our key responses at **Annex G**. Generally speaking, those suggestions that are considered feasible have already been incorporated into our multi-pronged strategy to increase land supply.

54. In conclusion, the Government will continue to adopt a multi-pronged approach to increase land supply in the short, medium and long term through optimal use of developed land and identification of new land for development. We understand that different stakeholders have different views or suggestions on the development and utilisation of land. On increasing land supply, the Government has considered the development situations of different land and districts, and prioritised the utilisation and development of land on the premise that resources are limited and an overall planning are relatively more cost-effective. Resources have thus been dedicated to taking forward a series of measures to increase land supply as mentioned above, including the land use reviews and rezoning, as well as planning and engineering studies in various districts, so as to increase the land supply in Hong Kong effectively and continuously.

55. In face of the urgent housing needs of Hong Kong people, especially the pressing needs of those waiting to move into PRH or to improve their living environment, the community as a whole would need to put the overall housing needs of Hong Kong above their own personal interests. Land demand for other uses such as economic activities and community facilities is also intense. An integral part of the land supply process is the support and understanding

rendered by the LegCo, DCs, local districts and residents. The community as a whole has to make hard choices and accept trade-offs to realise the goal for the good of Hong Kong and our community. We welcome Members' feedback and undertake to work closely with LegCo in taking forward the initiatives to increase land supply in the short, medium and long term.

**Development Bureau**  
**January 2015**

Components of population growth, 2011–2041  
人口增長的組成部份, 2011-2041Thousands  
千人

Reference time-point (mid-year) 統計時點 (年中)	Hong Kong Resident Population 居港人口	Usual Residents 常住居民	Mobile Residents 流動居民	Compared with the previous reference time-point 與上一統計時點比較		From the previous reference time-point to this reference time-point 由上一統計時點至本統計時點		Net movement (inflow less outflow) 淨遷移 (移入減移出)
				Population Growth 人口增長	Births 出生	Deaths 死亡		
2011 (Note 註)	7 071.6	6 859.4	212.2	47.4	95.3	42.7	- 5.2	
2012	7 131.4	6 917.3	214.2	59.9	92.7	42.9	10.1	
2013	7 188.7	6 973.1	215.6	57.2	73.8	43.9	27.3	
2014	7 250.4	7 033.3	217.1	61.7	58.6	44.8	47.9	
2015	7 311.3	7 093.0	218.3	61.0	58.7	45.8	48.1	
2016	7 370.5	7 151.3	219.2	59.2	59.3	46.7	46.6	
2017	7 433.7	7 213.9	219.8	63.1	59.9	47.7	50.9	
2018	7 494.6	7 274.5	220.1	60.9	60.2	48.6	49.2	
2019	7 552.1	7 331.8	220.3	57.5	60.5	49.4	46.5	
2020	7 607.5	7 387.0	220.5	55.4	60.4	50.3	45.3	
2021	7 662.0	7 441.0	221.0	54.5	60.0	51.2	45.7	
2022	7 720.5	7 498.7	221.8	58.5	59.4	52.1	51.2	
2023	7 777.8	7 555.1	222.7	57.3	59.0	53.1	51.4	
2024	7 833.2	7 609.4	223.8	55.5	58.6	54.1	51.0	
2025	7 886.2	7 661.0	225.2	53.0	58.1	55.1	49.9	
2026	7 937.1	7 710.3	226.7	50.9	57.6	56.1	49.5	
2027	7 986.1	7 757.7	228.3	49.0	56.9	57.2	49.3	
2028	8 033.0	7 803.1	229.9	46.9	56.3	58.3	49.0	
2029	8 077.9	7 846.5	231.4	44.9	55.5	59.5	48.9	
2030	8 120.5	7 887.6	233.0	42.6	54.7	60.8	48.7	
2031	8 160.9	7 926.2	234.6	40.3	53.9	62.1	48.6	
2032	8 199.4	7 962.7	236.6	38.5	53.0	63.6	49.1	
2033	8 236.3	7 997.5	238.8	36.9	52.2	65.3	50.0	
2034	8 271.4	8 030.7	240.6	35.1	51.5	67.2	50.8	
2035	8 305.2	8 062.8	242.4	33.8	50.9	69.1	52.0	
2036	8 337.2	8 093.7	243.5	32.0	50.5	71.1	52.7	
2037	8 368.0	8 123.4	244.7	30.9	50.4	73.3	53.8	
2038	8 396.0	8 151.3	244.7	28.0	50.5	75.5	53.0	
2039	8 422.2	8 177.3	244.8	26.1	50.8	77.8	53.1	
2040	8 446.5	8 201.6	244.9	24.3	51.4	80.1	53.0	
2041	8 469.0	8 224.1	245.0	22.6	52.1	82.4	52.8	

Note : Base year population estimates.

註: 基準人口估算

**Number of domestic households and average household size**

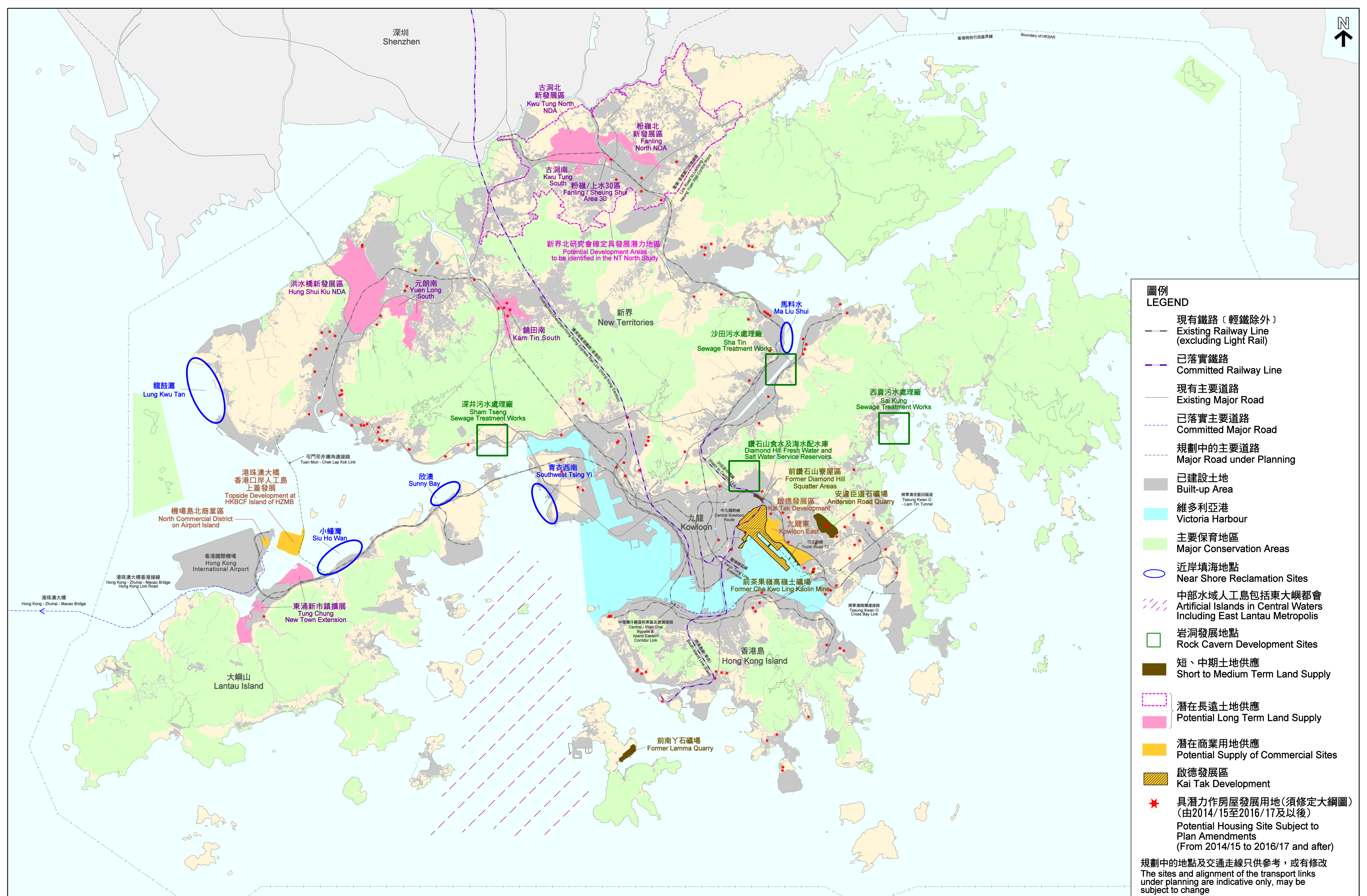
**家庭住戶數目及平均住戶人數**

Year	Number of domestic households	Average annual growth over the past 5 years	Average household size
年份	家庭住戶數目	前五五年內平均每年增幅	平均住戶人數
1981	1 244 700	-	3.9
1986	1 452 600	41 600	3.7
1991	1 582 200	25 900	3.4
1996	1 855 600	54 700	3.3
2001	2 053 400	39 600	3.1
2006	2 226 500	34 600	3.0
2011	2 368 800	28 500	2.9
2016	2 513 700	29 000	2.9
2021	2 662 500	29 800	2.8
2026	2 793 500	26 200	2.8
2031	2 903 600	22 000	2.7
2036	2 988 300	17 000	2.7
2041	3 047 500	11 800	2.7

Notes : Figures below the broken lines are based on projections.  
The projection results aim at illustrating what would happen if the past demographic

註： 虛線以下的數字是推算數字。

推算結果反映若過往有關生育、死亡、人口遷移及戶主率的人口趨勢仍延續，未來的整體趨勢情況。要注意的是由於未來可能會發生現階段不能預見及預測的情況，因此，有關未來趨勢的假設亦受制於這些不確定因素的發展。

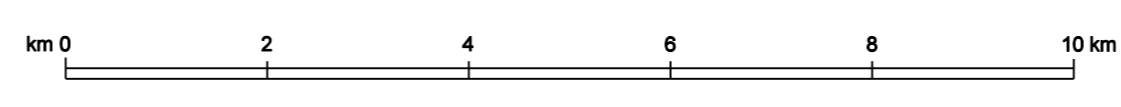


**圖例 LEGEND**

- 現有鐵路 (輕鐵除外)  
Existing Railway Line (excluding Light Rail)
- 已落實鐵路  
Committed Railway Line
- 現有主要道路  
Existing Major Road
- 已落實主要道路  
Committed Major Road
- 規劃中的主要道路  
Major Road under Planning
- 已建設土地  
Built-up Area
- 維多利亞港  
Victoria Harbour
- 主要保育地區  
Major Conservation Areas
- 近岸填海地點  
Near Shore Reclamation Sites
- ▨ 中部水域人工島包括東大嶼都會  
Artificial Islands in Central Waters Including East Lantau Metropolis
- 岩洞發展地點  
Rock Cavern Development Sites
- 短、中期土地供應  
Short to Medium Term Land Supply
- ▨ 潛在長遠土地供應  
Potential Long Term Land Supply
- 潛在商業用地供應  
Potential Supply of Commercial Sites
- ▨ 啟德發展區  
Kai Tak Development
- ★ 具潛力作房屋發展用地 (須修定大綱圖)  
(由2014/15至2016/17及以後)  
Potential Housing Site Subject to Plan Amendments (From 2014/15 to 2016/17 and after)

規劃中的地點及交通走線只供參考，或有修改  
The sites and alignment of the transport links under planning are indicative only, may be subject to change

短、中和長期主要土地供應措施及可進一步研究的填海地點和岩洞發展地點  
Short, Medium to Long Term Major Land Supply Initiatives, Reclamation Sites and Rock Cavern Development Sites for Further Studies



Distribution of the Potential Housing Sites (As at 31 December 2014)<sup>Note 1</sup>

District Council <sup>Note 2</sup>	Estimated No. of Flats (Approximate)	Estimated Land Availability Year			
		Total No. of site (No. of Sites Already Initiated Rezoning)	2014-15	2015-16	2016-17 and after
Central and Western <sup>Note 3</sup>	2 700	2	(to be confirmed)		
Eastern	3 000	7	--	--	7
Southern	10 400	14	2	3	9
Kwun Tong	16 000	12 (6)	2	2	8
Wong Tai Sin	1 900	1	--	1	--
Kowloon City	3 060	4 (1)	--	1	3
Sham Shui Po	980	1 (1)	1	--	--
North	19 600	6	--	1	5
Sha Tin	8 100	11 (4)	1	5	5
Tai Po <sup>Note 4</sup>	27 600	23 (14)	(to be confirmed)		
Sai Kung	25 300	12	--	--	12
Yuen Long	42 000	14 (2)	1	3	10
Tuen Mun	40 700	24 (11)	--	9	15
Tsuen Wan	3 100	6	--	--	6
Kwai Tsing	15 000	13 (5)	3	3	7
Islands	1 000	1 (1)	--	1	--
<b>Total</b>	<b>&gt;210 000</b>	<b>151 (45)</b>	<b>10</b>	<b>29</b>	<b>87</b>



Notes :

- (1) For sites rezoning of which have not yet been initiated, their development parameters (including estimated flat number and estimated land availability year) are subject to further technical and other assessments and changes.
- (2) No sites were identified for rezoning for residential use in two districts (Yau Tsim Mong and Wan Chai) out of the 18 districts.
- (3) For Central and Western district, the two identified sites are subject to land use review and their development parameters (including the flat number) will be further revised.
- (4) In early 2014, we informed the Legislative Council Panel on Development and subsequently District Council (DC) Chairmen and Vice-chairmen the overall picture of these potential residential sites, among which 23 are in Tai Po district. Since then, we have provided Tai Po DC specific details of 14 sites for rezoning for residential use initiated in 2014, and we plan to provide Tai Po DC information on the remaining sites shortly. The total site number and other development parameters are subject to changes.

**Potential Housing Sites Requiring Plan Amendments**

**需修訂法定圖則的具潛力作房屋發展用地**

(As at 31 December 2014

截至 2014 年 12 月 31 日)

District Council 區議會	Estimated Land Availability Year 預計用地可供 發展年份 <sup>Note 1</sup>	Location 地點	Existing Zoning 目前土地 用途地帶	Planned Zoning 規劃的土地 用途地帶	Housing Type 房屋類型 <sup>Note 2</sup>
Central & Western 中西區	To be confirmed 待定	Ka Wai Man Road Phase 1, Sai Wan 西環加惠民道第 1 期	U	R	Public 公營
	To be confirmed 待定	Ka Wai Man Road Phase 2, Sai Wan 西環加惠民道第 2 期	U	R	Public 公營
	Total 總數: 2 sites 幅 (約 2 700 flats 個單位)(The identified sites are subject to land use review, and their development parameters including the flat number will be further revised. 有關用地正進行土地用途檢討, 發展參數包括單位數目會有更改。)				
Eastern 東區	2016-17 and After (及以後)	Junction of Chai Wan Road, Wing Ping Street and San Ha Street, Chai Wan 柴灣柴灣道/永平街/新廈街交界	O	R	Public 公營
	2016-17 and After (及以後)	Between Cheung Man Road and Chai Wan Park 祥民道和柴灣公園之間	GB	R	Public 公營

District Council 區議會	Estimated Land Availability Year 預計用地可供發展年份 <sup>Note 1</sup>	Location 地點	Existing Zoning 目前土地用途地帶	Planned Zoning 規劃的土地用途地帶	Housing Type 房屋類型 <sup>Note 2</sup>
	2016-17 and After (及以後)	Java Road, North Point 北角渣華道	G/IC	R	Public 公營
	2016-17 and After (及以後)	Behind Chai Wan Swimming Pool, Chai Wan 柴灣游泳池後方	GB, G/IC	R	Public 公營
	2016-17 and After (及以後)	Hau Yuen Path, Braemar Hill 寶馬山校園徑	G/IC	R	Private 私營
	2016-17 and After (及以後)	Braemar Hill Road 寶馬山道	G/IC	R	Private 私營
	2016-17 and After (及以後)	Next to St. Joan of Arc Secondary School, Braemar Hill 寶馬山聖貞德中學旁	G/IC	R	Private 私營
	Total 總數: 7 sites 幅 (3 000 flats 個單位)				
Southern 南區	2014-15	West of Wong Ma Kok Road (near Regalia Bay), Stanley 赤柱黃麻角道以西(近富豪海灣)	GB	R	Private 私營
	2014-15	East of Wong Ma Kok Road (near Regalia Bay), Stanley 赤柱黃麻角道以東(近富豪海灣)	GB	R	Private 私營

District Council 區議會	Estimated Land Availability Year 預計用地可供發展年份 <small>Note 1</small>	Location 地點	Existing Zoning 目前土地用途地帶	Planned Zoning 規劃的土地用途地帶	Housing Type 房屋類型 <small>Note 2</small>
	2015-16	Wah Fu North, Pok Fu Lam 薄扶林華富北	O	R	Public 公營
	2015-16	Wah King Street, Pok Fu Lam 薄扶林華景街	O, Road	R	Public 公營
	2015-16	Wah Lok Path, Pok Fu Lam 薄扶林華樂徑	G/IC	R	Public 公營
	2016-17 and After (及以後)	Lee Nam Road, Ap Lei Chau 鴨脷洲利南道	OU	R	Private 私營
	2016-17 and After (及以後)	Near Carmel Road (Cape Road, south to Ma Hang Estate), Stanley 赤柱近佳美道(環角道，馬坑邨以南)	GB	R	Private 私營
	2016-17 and After (及以後)	Near Stanley Village Road (near Ma Hang Prison), Stanley 赤柱近赤柱村道(近馬坑監獄)	GB	R	Private 私營
	2016-17 and After (及以後)	LCSD Lower Shouson Hill Nursery, San Wan Village, Wong Chuk Hang 黃竹坑新圍村康樂及文化事務署的下壽臣山苗圃	O	R	Private 私營
	2016-17 and After (及以後)	Red Hill Peninsula, Tai Tam 大潭紅山半島	GB	R	Private 私營

District Council 區議會	Estimated Land Availability Year 預計用地可供發展年份 <sup>Note 1</sup>	Location 地點	Existing Zoning 目前土地用途地帶	Planned Zoning 規劃的土地用途地帶	Housing Type 房屋類型 <sup>Note 2</sup>
	2016-17 and After (及以後)	Site 1, Nam Fung Road, Shouson Hill 壽臣山南風道 1 號地盤	GB	R	Private 私營
	2016-17 and After (及以後)	Site 2, Nam Fung Road, Shouson Hill 壽臣山南風道 2 號地盤	GB	R	Private 私營
	2016-17 and After (及以後)	Nam Fung Road (near Aberdeen Tunnel), Shouson Hill 壽臣山南風道(近香港仔隧道)	GB	R	Private 私營
	2016-17 and After (及以後)	Kai Lung Wan, Pok Fu Lam 薄扶林雞籠灣	GB	R	Public 公營
	Total 總數: 14 sites 幅(10 400 flats 個單位)				
Kowloon City 九龍城	2015-16	Sheung Shing Street, Ho Man Tin 何文田常盛街 <sup>Note 3</sup>	R(B)3 (Original 原劃為 O)	R(B)3	Private 私營
	2016-17 and After (及以後)	Junction of Lung Cheung Road and Lion Rock Tunnel Road, Kowloon Tong 九龍塘龍翔道及獅子山隧道公路交界	GB	R(B)	Private 私營
	2016-17 and After (及以後)	Ko Shan Road, To Kwa Wan 土瓜灣高山道	G/IC	R(A)	Public 公營

District Council 區議會	Estimated Land Availability Year 預計用地可供發展年份 <sup>Note 1</sup>	Location 地點	Existing Zoning 目前土地用途地帶	Planned Zoning 規劃的土地用途地帶	Housing Type 房屋類型 <sup>Note 2</sup>
	2016-17 and After (及以後)	Mok Cheong Street, Ma Tau Kok 馬頭角木廠街	CDA	R(A)	Public 公營
	Total 總數: 4 sites 幅 (3 060 flats 個單位)				
Kwun Tong 觀塘	2014-15	Choi Hing Road and Choi Hing Lane, Ngau Tau Kok 牛頭角彩興路及彩興里 <sup>Note 3</sup>	R(A)1 (Original 原劃為 G/IC, GB, Road)	R(A)1	Public 公營
	2014-15	Choi Wing Road, Ngau Tau Kok 牛頭角彩榮路 <sup>Note 3</sup>	R(A)2 (Original 原劃為 G/IC)	R(A)2	Public 公營
	2015-16	J/O Shung Shun Street and Yan Yue Wai, Yau Tong 油塘崇信街/仁宇圍交界 <sup>Note 3</sup>	CDA(5) (Original 原劃為 CDA)	CDA(5)	Private 私營
	2015-16	J/O Wai Lok Street/Wai Yip Street, Cha Kwo Ling 茶果嶺偉樂街/偉業街交界	OU	R	Private 私營
	2016-17 and After (及以後)	Hiu Ming Street/Hiu Kwong Street, Kwun Tong 觀塘曉明街/曉光街 <sup>Note 3</sup>	R(A) (Original 原劃為 O, GB)	R(A)	Public 公營

District Council 區議會	Estimated Land Availability Year 預計用地可供發展年份 <sup>Note 1</sup>	Location 地點	Existing Zoning 目前土地用途地帶	Planned Zoning 規劃的土地用途地帶	Housing Type 房屋類型 <sup>Note 2</sup>
	2016-17 and After (及以後)	Ko Chiu Road, Yau Tong 油塘高超道	G/IC	R	To be determined 待定
	2016-17 and After (及以後)	Opposite to Richland Gardens, Kowloon Bay 九龍灣麗晶花園對面	O	R	Public 公營
	2016-17 and After (及以後)	Yan Wing Street (near Lei Yue Mun Estate), Yau Tong 油塘欣榮街(近鯉魚門邨)	GB	R	Public 公營
	2016-17 and After (及以後)	Po Lam Road (Near Po Tat Estate), Kwun Tong 觀塘寶琳路(近寶達邨)	GB	R	Public 公營
	2016-17 and After (及以後)	Ex-Cha Kwo Ling Kaoline Mine Site 前茶果嶺高嶺土礦場 <sup>Note 3</sup>	R(B)1, R(B)2, R(B)3 (Original 原 劃為 R(A)4, G/IC, O)	R(B)1, R(B)2, R(B)3	Private 私營
	2016-17 and After (及以後)	Ex-Cha Kwo Ling Kaoline Mine Site 前茶果嶺高嶺土礦場 <sup>Note 3</sup>	R(B)4 (Original 原 劃為 R(A)4)	R(B)4	Public 公營

District Council 區議會	Estimated Land Availability Year 預計用地可供發展年份 <sup>Note 1</sup>	Location 地點	Existing Zoning 目前土地用途地帶	Planned Zoning 規劃的土地用途地帶	Housing Type 房屋類型 <sup>Note 2</sup>
	2016-17 and After (及以後)	Ting On Street, Ngau Tau Kok 牛頭角定安街	G/IC	R	Public 公營
Total 總數: 12 sites 幅 (16 000 flats 個單位)					
Wong Tai Sin 黃大仙	2015-16	Fung Tak Road, Diamond Hill 鑽石山鳳德道	GB	R	Public 公營
Total 總數: 1 site 幅 (1 900 flats 個單位)					
Kwai Tsing 葵青	2014-15	Tai Wo Hau Road Phase 1, Kwai Chung 葵涌大窩口道第 1 期 <sup>Note 3</sup>	R(A)2 (Original 原劃為 R(A), O)	R(A)2	Public 公營
	2014-15	Near Mayfair Gardens, Tsing Yi 青衣近美景花園 <sup>Note 3</sup>	R(A)4 (Original 原劃為 GB)	R(A)4	Private 私營
	2014-15	Lai Kong Street, Kwai Chung 葵涌荔崗街 <sup>Note 3</sup>	R(A)2 (Original 原劃為 G/IC)	R(A)2	Private 私營



District Council 區議會	Estimated Land Availability Year 預計用地可供發展年份 <sup>Note 1</sup>	Location 地點	Existing Zoning 目前土地用途地帶	Planned Zoning 規劃的土地用途地帶	Housing Type 房屋類型 <sup>Note 2</sup>
	2015-16	Tai Wo Hau Road Phase 2, Kwai Chung 葵涌大窩口道第2期 <sup>Note 3</sup>	R(A)2 (Original 原劃為 G/IC, O)	R(A)2	Public 公營
	2015-16	Near Cheung Wang Estate, Tsing Yi 青衣近長宏邨 <sup>Note 3</sup>	R(A)3 (Original 原劃為 GB, R(A))	R(A)3	Private 私營
	2015-16	Container Port Road, Kwai Chung 葵涌貨櫃碼頭路	OU (Container Related Uses), I, Road	R	Public 公營
	2016-17 and After (及以後)	San Kwai Street, Kwai Chung 葵涌新葵街	V, G/IC	R	Public 公營
	2016-17 and After (及以後)	Near Wonderland Villas, Kwai Chung 葵涌近華景山莊	GB, O	R	Private 私營
	2016-17 and After (及以後)	Near Mount Haven, Tsing Yi 青衣近曉峰園	GB, G/IC	R	Public 公營

District Council 區議會	Estimated Land Availability Year 預計用地可供發展年份 <sup>Note 1</sup>	Location 地點	Existing Zoning 目前土地用途地帶	Planned Zoning 規劃的土地用途地帶	Housing Type 房屋類型 <sup>Note 2</sup>
	2016-17 and After (及以後)	Site 1, Shek Pai Street, Kwai Chung 葵涌石排街一號地盤	GB	R	Public 公營
	2016-17 and After (及以後)	Site 2, Shek Pai Street, Kwai Chung 葵涌石排街二號地盤	GB	R	Public 公營
	2016-17 and After (及以後)	Site 3, Shek Pai Street, Kwai Chung 葵涌石排街三號地盤	GB, R(A)	R	Public 公營
	2016-17 and After (及以後)	J/O Tsing Yi Road and Tsing Hung Road, Tsing Yi Area 22B 青衣第 22B 區，青衣路及青鴻路交界	O	R	Public 公營
	Total 總數: 13 sites 幅 (15 000 flats 個單位)				
Sham Shui Po 深水埗	2014-15	North of Yin Ping Road, Tai Wo Ping 大窩坪延坪道以北 <sup>Note 3</sup>	R(C)13 (Original 原劃為 GB)	R(C)13	Private 私營
Total 總數: 1 site 幅 (980 flats 個單位)					
Tsuen Wan 荃灣	2016-17	Near Cheung Shan Estate, Tsuen Wan 荃灣近象山邨	O, R(A), G/IC	R	Public 公營

District Council 區議會	Estimated Land Availability Year 預計用地可供發展年份 <sup>Note 1</sup>	Location 地點	Existing Zoning 目前土地用途地帶	Planned Zoning 規劃的土地用途地帶	Housing Type 房屋類型 <sup>Note 2</sup>
	After 2016-17 (以後)	Po Fung Terrace, Tsuen Wan 荃灣寶豐台	GB	R	Private 私營
	After 2016-17 (以後)	Castle Peak Road, Tsing Lung Tau 青龍頭青山公路	GB	R	Private 私營
	After 2016-17 (以後)	Site 1, Route Twisk, Tsuen Wan 荃灣荃錦公路 1 號地盤	GB	R	Private 私營
	After 2016-17 (以後)	Site 2, Route Twisk, Tsuen Wan 荃灣荃錦公路 2 號地盤	GB	R	Private 私營
	After 2016-17 (以後)	East of the "V" zone, Lung Yue Road, Tsing Lung Tau 青龍頭龍如路「鄉村式發展」地帶以東	GB	R	Private 私營
	Total 總數: 6 sites 幅 (3 100 flats 個單位)				
Sha Tin 沙田	2014-15	Lok Wo Shan Lane, Area 111, Ma On Shan 馬鞍山第 111 區落禾沙里 <sup>Note 3</sup>	R(B)5 (Original 原劃為 O)	R(B)5	Private 私營
	2015-16	Au Pui Wan Street, Area 16B, Fo Tan 火炭第 16B 區坳背灣街	I	R	Public 公營

District Council 區議會	Estimated Land Availability Year 預計用地可供發展年份 <sup>Note 1</sup>	Location 地點	Existing Zoning 目前土地用途地帶	Planned Zoning 規劃的土地用途地帶	Housing Type 房屋類型 <sup>Note 2</sup>
	2015-16	Site to the north of Tai Po Road near Garden Villa, Tai Wai 大圍大埔公路以北近牡丹園	GB	R	Private 私營
	2015-16	Site to the north of To Shek Service Reservoir, Sha Tin 沙田多石配水庫以北	GB	R	Private 私營
	2015-16	Whitehead, Ma On Shan 馬鞍山白石	G/IC	R	Private 私營
	2015-16	J/O Hang Kin Street and Hang Ming Street, Area 90B, Ma On Shan 馬鞍山第 90B 區恆健街/恆明街交界	O	R	Public 公營
	2016-17 and After (及以後)	Ma On Shan Road (Northern Portion) 馬鞍山路(北面部分) <sup>Note 3</sup>	R(A)9 (Original 原劃為 GB)	R(A)9	Public 公營
	2016-17 and After (及以後)	Ma On Shan Road (Southern Portion) 馬鞍山路(南面部分) <sup>Note 3</sup>	R(A)9 (Original 原劃為 GB)	R(A)9	Public 公營
	2016-17 and After (及以後)	Site to the north of Lai Ping Road near Yung Ping Path, Kau To 九肚麗坪路以北近雍坪徑	GB, R(B)	R	Private 私營

District Council 區議會	Estimated Land Availability Year 預計用地可供發展年份 <sup>Note 1</sup>	Location 地點	Existing Zoning 目前土地用途地帶	Planned Zoning 規劃的土地用途地帶	Housing Type 房屋類型 <sup>Note 2</sup>
	2016-17 and After (及以後)	Shek Mun "O" site near Shek Mun Business Area, Sha Tin 沙田石門「休憩用地」近石門商貿區	O	R	Public 公營
	2016-17 and After (及以後)	Hang Tai Road, Area 86B, Ma On Shan 馬鞍山第 86B 區恆泰路 <sup>Note 3</sup>	R(A)8 (Original 原劃為 G/IC, Road)	R(A)8	Public 公營
Total 總數: 11 sites 幅 (8 100 flats 個單位)					
North 北區	2015-16	Queen's Hill, Lung Yeuk Tau 龍躍頭皇后山	G/IC(2)	R	Public 公營
	2016-17 and After (及以後)	Pak Wo Road, Fanling 粉嶺百和路	G/IC	R	Public 公營
	2016-17 and After (及以後)	Land at Former Fanling Magistracy, Fanling 粉嶺前粉嶺裁判法院土地	G/IC	R	Public 公營
	2016-17 and After (及以後)	Fanling/Sheung Shui Area 30 near Po Shek Wu Road 粉嶺／上水第 30 區近寶石湖路	I, OU (Bus Depot)	R	Public 公營
	2016-17 and After (及以後)	Ching Hiu Road, Sheung Shui 上水清曉路	GB, G/IC	R	Public 公營

District Council 區議會	Estimated Land Availability Year 預計用地可供發展年份 <sup>Note 1</sup>	Location 地點	Existing Zoning 目前土地用途地帶	Planned Zoning 規劃的土地用途地帶	Housing Type 房屋類型 <sup>Note 2</sup>
	2016-17 and After (及以後)	Area 48, Fanling/Sheung Shui 粉嶺／上水第 48 區	I, GB	R	Public 公營
Total 總數: 6 sites 幅 (19 600 flats 個單位)					
Tai Po 大埔	2014-15	Site 1A, J/O of Fo Chun Road and Pok Yin Road, Pak Shek Kok, Tai Po (former Science Park Phase 4) 大埔白石角科進路及博研路交界 <sup>Note 3</sup>	R(B)6 (Original 原劃為 OU (Science Park))	R(B)6	Private 私營
	2015-16	Site 1B, Fo Chun Road, Pak Shek Kok, Tai Po (former Science Park Phase 4) 大埔白石角科進路 <sup>Note 3</sup>	R(B)6 (Original 原劃為 OU (Science Park))	R(B)6	Private 私營
	2015-16	Site 1C, Chong San Road, Pak Shek Kok, Tai Po (former Science Park Phase 4) 大埔白石角創新路 <sup>Note 3</sup>	R(B)6 (Original 原劃為 OU (Science Park))	R(B)6	Private 私營

District Council 區議會	Estimated Land Availability Year 預計用地可供發展年份 <sup>Note 1</sup>	Location 地點	Existing Zoning 目前土地用途地帶	Planned Zoning 規劃的土地用途地帶	Housing Type 房屋類型 <sup>Note 2</sup>
	2015-16	Site 1D, Fo Yin Road, Pak Shek Kok, Tai Po (former Science Park Phase 4) 大埔白石角科研路 <sup>Note 3</sup>	R(B)6 (Original 原劃為 OU (Science Park))	R(B)6	Private 私營
	2015-16	Lo Fai Road (Eastern Portion) 露輝路(東面) <sup>Note 3</sup>	R(C)9 (Original 原劃為 GB)	R(C)9	Private 私營
	2015-16	Lo Fai Road (Western Portion) 露輝路(西面) <sup>Note 3</sup>	R(C)9 (Original 原劃為 GB)	R(C)9	Private 私營
	2015-16	Lai Chi Shan, Tai Po 大埔荔枝山 <sup>Note 3</sup>	R(B)8 (Original 原劃為 GB)	R(B)8	Private 私營
	2015-16	Near Fung Yuen, Ting Kok 汀角近鳳園 <sup>Note 3</sup>	R(C)10 (Original 原劃為 GB, G/IC)	R(C)10	Private 私營

District Council 區議會	Estimated Land Availability Year 預計用地可供發展年份 <sup>Note 1</sup>	Location 地點	Existing Zoning 目前土地用途地帶	Planned Zoning 規劃的土地用途地帶	Housing Type 房屋類型 <sup>Note 2</sup>
	2015-16	West of Nethersole Hospital, Tai Po 大埔那打素醫院以西 <sup>Note 3</sup>	R(A)10 (Original 原劃為 GB)	R(A)10	Private 私營
	2015-16	Chung Nga Road East, Tai Po 大埔頌雅路東面 <sup>Note 3</sup>	R(A)9 (Original 原劃為 G/IC)	R(A)9	Public 公營
	2015-16	Near J/O Tai Po Road and Yat Yiu Avenue, Tai Po 大埔鄰近大埔公路/逸遙路交界 <sup>Note 3</sup>	R(C)7 (Original 原劃為 R(C))	R(C)7	Private 私營
	2015-16	Area 9, Tai Po 大埔第9區 <sup>Note 3</sup>	R(A)9 (Original 原劃為 G/IC, GB)	R(A)9	Public 公營
	2016-17 and After (及以後)	Near Cheung Shue Tan Road, Tai Po Kau 大埔滘近樟樹灘路 <sup>Note 3</sup>	R(C)8 (Original 原劃為 GB)	R(C)8	Private 私營
	2016-17 and After (及以後)	Chung Nga Road West, Tai Po 大埔頌雅路西面 <sup>Note 3</sup>	R(A)9 (Original 原劃為 GB, G/IC)	R(A)9	Public 公營



District Council 區議會	Estimated Land Availability Year 預計用地可供 發展年份 <sup>Note 1</sup>	Location 地點	Existing Zoning 目前土地 用途地帶	Planned Zoning 規劃的土地 用途地帶	Housing Type 房屋類型 <sup>Note 2</sup>
We have already consulted Tai Po DC the above 14 sites (13 930 flats), and will shortly provide DC information of the remaining sites. 我們已就上述 14 幅用地 (13 930 個單位) 諮詢區議會，並將提供餘下用地的資料。					
Tuen Mun 屯門	2015-16	Ex-Gordon Hard Camp Site, Area 48, Tuen Mun 屯門第 48 區前歌頓軍營 <sup>Note 3</sup>	R(B) (Original 原 劃為 G/IC, O)	R(B)	Private 私營
	2015-16	Tsing Ha Lane, Area 20, Tuen Mun 屯門第 20 區青霞里 <sup>Note 3</sup>	R(B)2 (Original 原 劃為 R(B)8)	R(B)2	Private 私營
	2015-16	Ex-Perwon Barracks, Castle Peak Road – Castle Peak Bay Section, Area 48, Tuen Mun 屯門第 48 區青山公路(青山灣段)前下掃管軍營用 地 <sup>Note 3</sup>	R(B)15 (Original 原 劃為 G/IC)	R(B)15	Private 私營
	2015-16	Junction of Hang Fu Street and Hoi Wing Road, Area 16, Tuen Mun 屯門第 16 區恆富街及海榮路交界 <sup>Note 3</sup>	R(A)22 (Original 原 劃為 G/IC)	R(A)22	Private 私營
	2015-16	Ex-Hong Kong Christian Service Pui Oi School, Area 39, Tuen Mun 屯門第 39 區前香港基督教服務處培愛學校校舍 <sup>Note 3</sup>	R(A)22 (Original 原 劃為 G/IC, GB)	R(A)22	Public 公營

District Council 區議會	Estimated Land Availability Year 預計用地可供發展年份 <sup>Note 1</sup>	Location 地點	Existing Zoning 目前土地用途地帶	Planned Zoning 規劃的土地用途地帶	Housing Type 房屋類型 <sup>Note 2</sup>
	2015-16	Area 29 West, Tuen Mun 屯門第 29 西區 <sup>Note 3</sup>	R(A)21 (Original 原劃為 G/IC, (R(A)))	R(A)21	Public 公營
	2015-16	Area 2, Tuen Mun 屯門第 2 區 <sup>Note 3</sup>	R(A)23 (Original 原劃為 G/IC)	R(A)23	Public 公營
	2015-16	Ex-Perowne Barracks (near Kwun Tsing Road), Area 48, Tuen Mun 屯門第 48 區前掃管軍營(近管青路) <sup>Note 3</sup>	R(B)14 (Original 原劃為 G/IC)	R(B)14	Private 私營
	2015-16	North of Jade Cove, So Kwun Wat, Tuen Mun 屯門掃管笏琨崙以北	GB	R	Private 私營
	2016-17 and After (及以後)	Area 54 Site 5, Tuen Mun 屯門第 54 區第 5 號地盤 <sup>Note 3</sup>	R(A)25 (Original 原劃為 G/IC, GB, Road)	R(A)25	Public 公營
	2016-17 and After (及以後)	Kei Lun Wei, Area 54, Tuen Mun 屯門第 54 區麒麟圍 <sup>Note 3</sup>	R(A)24 (Original 原劃為 G/IC)	R(A)24	Public 公營

District Council 區議會	Estimated Land Availability Year 預計用地可供發展年份 <sup>Note 1</sup>	Location 地點	Existing Zoning 目前土地用途地帶	Planned Zoning 規劃的土地用途地帶	Housing Type 房屋類型 <sup>Note 2</sup>
	2016-17 and After (及以後)	South of Kwun Chui Road, Area 56, Tuen Mun 屯門第 56 區管翠路以南 <sup>Note 3</sup>	R(B)2 (Original 原劃為 GB and R(B))	R(B)2	Private 私營
	2016-17 and After (及以後)	Tuen Mun Kau Hui and Tin Hau Road, Tuen Mun 屯門屯門舊墟及天后路	O	R	Public 公營
	2016-17 and After (及以後)	Tak Bond Dangerous Godowns and Highways Department Maintenance Depot, Tai Lam Chung, Tuen Mun 屯門大欖涌德邦危險品貨倉及路政署維修廠	G/IC	R	Public 公營
	2016-17 and After (及以後)	East of Tuen Hing Road, Area 23, Tuen Mun 屯門第 23 區屯興路以東	GB, R(B)10	R	Public 公營
	2016-17 and After (及以後)	Wu Shan Recreational Park at Wu Shan Road and Lung Mun Road, Tuen Mun 屯門湖山路及龍門路湖山遊樂場	GB	R	Public 公營
	2016-17 and After (及以後)	Ex-Hong Kong Christian Service Pui Oi School (Remaining portion), Area 39, Tuen Mun 屯門第 39 區前香港基督教服務處培愛學校校舍(餘下部分)	G/IC, GB	R	Public 公營

District Council 區議會	Estimated Land Availability Year 預計用地可供發展年份 <sup>Note 1</sup>	Location 地點	Existing Zoning 目前土地用途地帶	Planned Zoning 規劃的土地用途地帶	Housing Type 房屋類型 <sup>Note 2</sup>
	2016-17 and After (及以後)	West of Lee Kam STFA Primary School, Tuen Mun 屯門順德聯誼總會李金小學以西	R(B)	R	Public 公營
	2016-17 and After (及以後)	Siu Sau (Northern Portion), So Kwun Wat, Tuen Mun 屯門掃管笏小秀(北面部份)	GB	R	Public 公營
	2016-17 and After (及以後)	San Hing Road, Tuen Mun 屯門新慶路	R(E), GB	R	Public 公營
	2016-17 and After (及以後)	San Hing Road Extension, Tuen Mun 屯門新慶路延伸	GB	R	Public 公營
	2016-17 and After (及以後)	Hong Po Road, Tuen Mun 屯門康寶路	GB	R	Public 公營
	2016-17 and After (及以後)	North of The Aegean, So Kwun Wat, Tuen Mun 屯門掃管笏愛琴灣以北	GB	R	Private 私營
	2016-17 and After (及以後)	North of Fiona Garden, So Kwun Wat, Tuen Mun 屯門掃管笏富安居以北	GB	R	Private 私營
	Total 總數:24 幅 (40 700 flats 個單位)				
Yuen Long 元朗	2014-15	Ha Ko Po Tsuen, Kam Tin North 錦田北下高埔村 <sup>Note 3</sup>	R(B)1 (Original 原劃為 U)	R(B)1	Private 私營

District Council 區議會	Estimated Land Availability Year 預計用地可供發展年份 <sup>Note 1</sup>	Location 地點	Existing Zoning 目前土地用途地帶	Planned Zoning 規劃的土地用途地帶	Housing Type 房屋類型 <sup>Note 2</sup>
	2015-16	Tin Wah Road Phase 1, Lau Fau Shan 流浮山天華路第 1 期	R(C)	R	Public 公營
	2015-16	Shan Pui Ho East Road (Next to Hong Kong School of Motoring), Yuen Long 元朗山貝河東路(近香港駕駛學院)	R(D)1	R	Private 私營
	2015-16	Long Bin Interim Housing Phase 1, Yuen Long 元朗朗邊中轉房屋第 1 期	O	CDA	Public 公營
	2016-17 and After (及以後)	Kam Sheung Road Site 6, Kam Tin South 錦田南錦上路第 6 號地盤	AGR	R	Public 公營
	2016-17 and After (及以後)	Kam Sheung Road Site 1, Kam Tin South 錦田南錦上路第 1 號地盤	AGR	R	Public 公營
	2016-17 and After (及以後)	Wang Chau North/South Phase 1, Yuen Long 元朗橫洲北/南第 1 期 <sup>Note 3</sup>	R(A)4 (Original 原劃為 GB)	R(A)4	Public 公營
	2016-17 and After (及以後)	Tin Wah Road Phase 2, Lau Fau Shan 流浮山天華路第 2 期	R(C), GB	R	Public 公營
	2016-17 and After (及以後)	Near Tan Kwai Tsuen (Northern Portion), Yuen Long 元朗近丹桂村(北面部分)	GB	R	Public 公營

District Council 區議會	Estimated Land Availability Year 預計用地可供發展年份 <sup>Note 1</sup>	Location 地點	Existing Zoning 目前土地用途地帶	Planned Zoning 規劃的土地用途地帶	Housing Type 房屋類型 <sup>Note 2</sup>
	2016-17 and After (及以後)	Near Tan Kwai Tsuen (Southern Portion), Yuen Long 元朗近丹桂村(南面部分)	GB	R	Public 公營
	2016-17 and After (及以後)	Long Bin Interim Housing Phase 2, Yuen Long 元朗朗邊中轉房屋第 2 期	O, R(B)1	CDA	Public 公營
	2016-17 and After (及以後)	Kam Sheung Road Site 4a, Kam Tin South 錦田南錦上路第 4a 號地盤	OU (Rural Use)	R	Public 公營
	Undetermined 未確定	Kam Sheung Road Site 4b, Kam Tin South 錦田南錦上路第 4b 號地盤	OU (Rural Use)	R	Public 公營
	Undetermined 未確定	Kam Sheung Road Site 5a, Kam Tin South 錦田南錦上路第 5a 號地盤	AGR	R	Public 公營
	Total 總數: 14 sites 幅 (42 000 flats 個單位)				
Islands 離島	2015-16	Tung Chung Area 27 東涌第 27 區 <sup>Note 3</sup>	R(A)1 (Original 原 劃為 G/IC)	R(A)1	Public 公營
	Total 總數: 1 site 幅 (1 000 flats 個單位)				
Sai Kung 西貢	2016-17 and After (及以後)	Anderson Road Quarry 安達臣道石礦場	OU (Mining & Quarrying)	R	Public 公營

District Council 區議會	Estimated Land Availability Year 預計用地可供發展年份 <small>Note 1</small>	Location 地點	Existing Zoning 目前土地用途地帶	Planned Zoning 規劃的土地用途地帶	Housing Type 房屋類型 <small>Note 2</small>
	2016-17 and After (及以後)	Anderson Road Quarry (upper quarry site) 安達臣道石礦場(上礦場地盤)	OU (Mining & Quarrying)	R	Private 私營
	2016-17 and After (及以後)	South of Chiu Shun Road, Tseung Kwan O 將軍澳昭信路以南	GB, G/IC	R	Public 公營
	2016-17 and After (及以後)	North of TKO Village, Tseung Kwan O 將軍澳將軍澳村以北	GB	R	Public 公營
	2016-17 and After (及以後)	East of Movie City, Tseung Kwan O 將軍澳電影城以東	GB	R	Public 公營
	2016-17 and After (及以後)	West of Tsui Lam Estate, Tseung Kwan O 將軍澳翠林邨以西	GB	R	Public 公營
	2016-17 and After (及以後)	Northwest of Ying Yip Road, Tseung Kwan O 將軍澳影業路以西北	GB	R	Public 公營
	2016-17 and After (及以後)	Bus Terminus South of Hong Sing Garden and North of Mau Wu Tsai, Tsueng Kwan O 將軍澳康盛花園以南巴士總站及茅湖仔以北	GB, G/IC	R	Public 公營
	2016-17 and After (及以後)	West of Yau Yue Wan Village, Tseung Kwan O 將軍澳鮎魚灣村以西	GB	R	Public 公營

District Council 區議會	Estimated Land Availability Year 預計用地可供發展年份 <sup>Note 1</sup>	Location 地點	Existing Zoning 目前土地用途地帶	Planned Zoning 規劃的土地用途地帶	Housing Type 房屋類型 <sup>Note 2</sup>
	2016-17 and After (及以後)	South of Po Lam Road, Tseung Kwan O 將軍澳寶琳路以南	GB	R	Public 公營
	2016-17 and After (及以後)	North of Po Lam Road South, Tseung Kwan O 將軍澳寶琳南路以北	GB	R	Public 公營
	2016-17 and After (及以後)	Near Ho Chung New Village, Ho Chung 蠔涌近蠔涌新村	G/IC	R	Private 私營
Total 總數: 12 sites 幅 (25 300 flats 個單位)					

**Abbreviation 縮寫:**

AGR	Agriculture 農業
CDA	Comprehensive Development Area 綜合發展區
GB	Green Belt 綠化地帶
G/IC	Government, Institution or Community 政府、機構或社區
I	Industrial 工業
O	Open Space 休憩用地
OU	Other Specified Uses 「其他指定用途」
OU (Bus Depot)	Other Specified Uses annotated Bus Depot 「其他指定用途」 註明 「巴士廠」
OU (Container Related Uses)	Other Specified Uses annotated Container Related Uses 「其他指定用途」 註明 「與貨櫃有關用途」
OU (Rural Use)	Other Specified Uses annotated Rural Use 「其他指定用途」 註明 「鄉郊用途」



OU (Mining & Quarrying)	Other Specified Uses annotated Mining & Quarrying 「其他指定用途」 註明「採礦及採石業」
OU (Science Park)	Other Specified Uses annotated Science Park 「其他指定用途」 註明「科學園」
U	Undetermined 未指定用途
R/ R(A)/ R(B)/ R(C)/ R(D)	Residential 住宅/ Residential (Group A) 住宅(甲類)/ Residential (Group B) 住宅(乙類)/ Residential (Group C) 住宅(丙類)/ Residential (Group D) 住宅(丁類)
V	Village Type Development 鄉村式發展
Road	Area shown as 'Road' on the OZP 在分區大綱圖上顯示為「道路」的地方

### Notes

- Note 1:** The Estimated Land Availability Year is for reference only. The land available for housing development is subject to changes depending on the timely completion of plan amendments, the technical assessments of individual sites and the progress of relevant procedures or works.  
預計用地可供發展年份僅供參考，實際時間須視乎個別用地能否如期完成法定圖則的修訂、技術評估及相關程序或工程進度，可能會有所更改。
- Note 2:** The housing type is for reference only, and may be subject to change depending on the practical consideration.  
房屋類型僅供參考，可能會因應實際考慮而有所更改。
- Note 3:** Site completed/undergoing statutory planning procedures for rezoning to residential use  
已完成/正進行法定改劃用途程序以作住宅用途的土地。

**Latest Situation on Public Housing Production<sup>#</sup>**  
公營房屋供應的最新情況<sup>#</sup>

Year 年度	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20 - 2024/25
Public Rental Housing 公共租住房屋	9 900	23 300	12 100	19 000	12 800	174 200
Home Ownership Scheme 居者有其屋計劃	-	-	2 200	4 100	4 300	
Hong Kong Housing Society <sup>1</sup> 香港房屋協會 <sup>1</sup>	1 000	-	100	-	2 000	
Total 總計	10 900	23 300	14 400	23 100	19 000	174 200
	10 900	<b>Current best estimate for the period 2015/16 – 2024/25=254 000*</b> <b>現時對 2015/16 年度至 2024/25 年度期間的最樂觀預測 = 254 000*</b>				

\* The figure is estimated based on the assumption that all sites identified can be delivered on time for housing construction.

有關數據是假設所有覓得的土地能如期推出作建屋之用而作估算。

<sup>#</sup> Flat numbers are rounded to the nearest hundred and thus may not add up to the total due to rounding.

單位數目計至最近的百位整數。由於進位原因，數字相加結果可能不等於所列總數。

<sup>1</sup> Including rental housing and subsidised sale flats  
包括出租單位及資助出售單位。

**Major long-term land supply projects**

<b>Land supply projects</b>	<b>Estimated Developable land area (ha)</b>	<b>Estimated Flat Production (units)</b>	<b>Earliest year of land availability</b>
Kwu Tung North and Fanling North NDAs <sup>1</sup>	320	60 000	2022/2023
Kam Tin South <sup>2</sup>	106 <sup>3</sup>	33 700	After 2022
Tung Chung New Town Extension	133	48 000	2023
Hung Shui Kiu NDA <sup>4</sup>	446	60 000	2024
Yuen Long South <sup>5</sup>	183 <sup>6</sup>	26 100	2025
New Territories North <sup>2</sup>	Not yet available	Not yet available	Not yet available
Artificial Islands in Central Waters including East Lantau Metropolis <sup>2</sup>	Not yet available	Not yet available	Not yet available
Topside Development at HKBCF island of HZMB <sup>2</sup>	Not yet available	Not applicable <sup>7</sup>	Not yet available
Sunny Bay reclamation <sup>2</sup>	Not yet available	Not yet available	Not yet available
Lung Kwu Tan reclamation <sup>2</sup>	Not yet available	Not yet available	Not yet available
Siu Ho Wan reclamation <sup>2</sup>	Not yet available	Not yet available	Not yet available
Tsing Yi Southwest reclamation <sup>2</sup>	Not yet available	Not yet available	Not yet available
Ma Liu Shui reclamation <sup>2</sup>	Not yet available	Not yet available	Not yet available
Fanling/ Sheung Shui Area 30 <sup>2</sup>	8	Not yet available	Not yet available

<sup>1</sup> The NENT NDAs Study was completed in end 2014. The detailed design study for the Advanced Works commenced in Nov 2014.

<sup>2</sup> Subject to further study.

<sup>3</sup> Net site area.

<sup>4</sup> Based on the Preliminary Outline Development Plan of Hung Shui Kiu New Development Area promulgated in the Stage 2 Community Engagement.

<sup>5</sup> Based on the Preliminary Outline Development Plan of Yuen Long South promulgated in the Stage 2 Community Engagement..

<sup>6</sup> Exclude land for agriculture, preserved ecologically important area zoned “GB”, Country Park, and land occupied by existing well-established residential communities, committed residential developments and two existing religious institutions.

<sup>7</sup> The project is intended for commercial development.

## Various Suggestions on Land Supply and Development

### Introduction

Under the Government's multi-pronged approach to land supply, we would consider all possible land supply measures carefully, and would leave no stone unturned in optimising land utilisation and increasing land supply. Wherever feasible, the land supply measures would be pursued as part of the multi-pronged approach having regard to technical, resources and priority considerations. In this regard, various ideas and suggestions on land supply and development have been made over time by the community and stakeholders, with a view to increasing land supply to meet the housing and other needs of the society, or providing alternatives to land use or development proposals. This note summarises the Government's considerations and views on key suggestions on land supply and development received in the past.

#### **(i) Using Unleased or Unallocated Residential Land, Short Term Tenancy and Temporary Government Land Allocation Sites**

##### *Vacant Government Land*

2. In a reply to a LegCo question on 4 July 2012<sup>1</sup>, by subtracting leased and allocated land from different land use zonings<sup>2</sup> on statutory town plans<sup>3</sup>, the Government computed numerically that there were some 4 000 ha of land within these zonings that were not leased and allocated (of which some 953 ha were within R and C/R zones). However, as clarified in a subsequent reply to a LegCo question on 17 October 2012<sup>4</sup>, the figures were obtained simply by numerical subtraction of the leased or allocated areas under the respective land use zonings from the total areas covered by such zones on the statutory plans, based on statistics as at the end of June 2012. Due to the broad-brushed nature of land use zonings on statutory plans, such unleased or unallocated government land include slopes, roads, back alleys, space between existing buildings, and other land pieces of irregular shape and configuration, etc. Therefore, such figures do not represent the size of vacant government land that could

---

<sup>1</sup> <http://www.info.gov.hk/gia/general/201207/04/P201207040369.htm>

<sup>2</sup> Including the land zoned "Residential" ("R"), "Commercial/Residential" ("C/R"), "Village Type Development" ("V"), "Commercial" ("C"), "Industrial" ("I"), "Government, Institution or Community" ("G/IC") and "Open Space" ("O").

<sup>3</sup> Including Outline Zoning Plans (OZPs) and Development Permission Area Plans made under the Town Planning Ordinance (Cap.131).

<sup>4</sup> <http://www.info.gov.hk/gia/general/201210/17/P201210170305.htm>

potentially be put to use, and certainly are not equivalent to the areas of land immediately available for development or the land reserve.

3. To facilitate public understanding, the relevant consolidated and analysed land information together with the maps showing the boundaries of the land concerned have been uploaded since October 2012 onto the website of DEVB for public inspection<sup>5</sup>. Upon deduction of land types such as roads/passageways, man-made slopes, land allocated under the Simplified Temporary Land Allocation (STLA) procedures and fragmented sites (sites less than 0.05 ha in area), there remain about 391.5 ha of unleased or unallocated government land in “R” and “C/R” zones. Amongst these sites, there are still a number of sites on natural slopes or in irregular shapes (e.g. empty space between buildings, back lanes and narrow strips of land alongside existing developments, highways or other amenities) and may not be suitable for development. Where there are individual sites with reasonable size and configuration, their suitability for development would depend on a series of factors, such as the adequacy of related infrastructural facilities, and compatibility with neighbouring land uses (e.g. whether the site is too close to the existing or planned buildings), etc.

4. It should be noted that the various land use reviews that are being undertaken by the Government as part of the land supply measures under the multi-pronged approach already cover government land currently vacant, under STTs or different short-term or government uses. Suitable sites have been identified through these land use reviews for housing and other developments, with a view to achieving the optimal use of land and providing more land for developments in the short to medium term. For individual sites of unleased or unallocated government land identified with potential for residential or other developments, we will review and assess its development feasibility in accordance with the established mechanism.

5. When a plot of land is found suitable and ready for development, we will make appropriate arrangements, such as allocating it for public housing development, including it in the Land Sale Programme, or allocating it for other uses. Some of these sites have already been allocated for residential development. For example, government sites at Lok Lam Road, Fo Tan (about 1 190 square metres site area), at Mei Tin Road, Tai Wai (about 687 square metres site area) and at junction of Oi Kan Street and Oi Tak Street, Shau Kei Wan (about 476 square metres site area), were considered suitable for housing development and added to the 2013-14 Land Sale Programme for disposal.

---

<sup>5</sup> [http://www.devb.gov.hk/en/issues\\_in\\_focus/the\\_land\\_area\\_analysis/index.html](http://www.devb.gov.hk/en/issues_in_focus/the_land_area_analysis/index.html)

### Short-Term Tenancies and Temporary Allocations

6. On the other hand, for sites on government land which are not yet ready or required for development of permanent land use, LandsD may grant these sites for various temporary uses by way of STT, such as for use by MTRCL and the Hong Kong Housing Authority as works sites to construct railways or public housing, for various commercial uses including fee-paying public car parks, open storage etc., or for use by non-profit-making organisations. A list of such sites that non-profit-making and community organisations may apply for temporary use is available at LandsD. LandsD may also allocate such sites through Temporary Government Land Allocation (TGLA) to various government departments for temporary uses, mostly as temporary works sites for public works projects including road works, building works, or other construction and maintenance works. Such arrangements can help provide short-term support to the trades or services in the community which have demand for land, and also provide temporary land uses that are a necessary part of the normal functions required in the city. By putting land not yet required for permanent development to gainful temporary uses as far as possible, LandsD seeks to ensure the optimal use of land before commencement of their long-term uses.

7. In considering whether a plot of land is suitable for leasing by way of STT, the Government will take into account the timetable for its long-term planning and development. The concerned departments will also advise on STT sites' long-term planned uses, development schedules and whether they should be leased out again. As for sites currently designated for provision of communal facilities, if no specific implementation plan is available after a period of time, the Government will re-consider the uses of these sites under the established mechanism, including consideration of their suitability for housing and other developments. Regarding TGLA sites which are generally used as works sites for public works projects, their suitability for other long-term developments upon completion of the relevant projects would also be considered in the normal course through the established mechanism.

#### **(ii) Developing “Village Type Development” Zones**

8. As part of the information on unleased and unallocated government land within various land use zonings (see paragraph 2 above), it was computed numerically that there were about 1 200 ha of unleased and unallocated government land within “Village Type Development” (“V”) land use zonings, which after excluding roads/passageways, man-made slopes and land allocated under the STLA procedures amounted to about 933 ha as at June 2012. In

another reply to a LegCo question also on 17 October 2012<sup>6</sup>, we have clarified that such land included slopes, access, space between village houses and other areas that would not normally be suitable for development. To facilitate public understanding, we have also uploaded the map of the unleased or unallocated government land in “V” zones to the website of DEVB since October 2012<sup>7</sup>.

9. “V” zonings on statutory plans scatter across the territory (there are close to 700 “V” zones across 94 statutory plans) and cover mainly recognised villages in the New Territories. Such “V” zones normally reflect the extent of pre-existing rural villages (including villages that had been resited in the past to make way for new town development). Under the prevailing small house policy, a male indigenous villager at least 18 years old who is descended through the male line from a resident in 1898 of a recognised village in the New Territories may apply to the authorities for permission to erect for himself during his lifetime a small house on a suitable site within his own village. Land in “V” zones on statutory plans is generally within the environs of the recognised villages in the New Territories, and therefore the planning intention of such “V” zones is mainly for small house development by indigenous villagers. In general, these sites are not suitable for large-scale development because of the infrastructural and other logistical constraints and their sporadic locations.

10. Notwithstanding this, there have been significant changes to the rural setting as well as the community as a whole since the implementation of the small house policy over 40 years ago. Having regard to the present-day land use planning and the principle of optimal use of land resources, the Government recognises the need for a review of the small house policy. Such a review will inevitably involve complicated issues in various aspects including legal, environment, land use planning and demand on land, etc., all of which have to be carefully examined. We will continue to engage various sectors of the community in discussion and communication in this regard.

### **(iii) Developing “Comprehensive Development Area” Sites**

11. “Comprehensive Development Area” (“CDA”) is a zoning that is normally applied for certain sites at strategic or prominent locations, whereby the comprehensive planning and development of the sites would be essential for overall development of the locality, especially when various public facilities are to be provided or integrated therein. To expeditiously implement or facilitate developments for the optimisation of land resources, thereby meeting the

---

<sup>6</sup> <http://www.info.gov.hk/gia/general/201210/17/P201210170321.htm>

<sup>7</sup> [http://www.devb.gov.hk/en/issues\\_in\\_focus/the\\_land\\_area\\_analysis/index.html](http://www.devb.gov.hk/en/issues_in_focus/the_land_area_analysis/index.html)

housing and various other needs of Hong Kong people, the Government has been monitoring closely the planning and development situations of sites zoned “CDA”. Upon land use reviews, development of a number of “CDA” sites will soon be taken forward. The Diamond Hill Squatter Area is a good example.

12. According to TPB’s Guidelines No. 17 - Designation of “CDA” Zones and Monitoring the Progress of “CDA” Developments, TPB will conduct a first review of each “CDA” site at the end of the third year after its zoning, and subsequently conduct a review annually. In general, to optimise land use in response to the changing land development and planning circumstances, TPB will propose to rezone suitable “CDA” sites to other land use zonings in the planning process, including “CDA” sites which have completed development, or have significant implementation difficulties and with slim chances of successful implementation.

#### **(iv) Developing Open Space**

13. The standard for provision of open space as suggested in Chapter 4 of the Hong Kong Planning Standards and Guidelines is a minimum of 2 square metres per person. In planning for open space, apart from population capacity, the Government will take into account other important factors, including the population distribution, geographical and historical factors, public commitment, people’s aspirations, geographical location/distribution/quality/function of open space, as well as the characteristics of the district and location, etc. During the planning process, the Government will optimise the use of land by planning for open space properly, having regard to the varying factors in all districts. As noted by the Audit Commission in Chapter 4 of its Report No.60<sup>8</sup>, the existing and planned provision of local and district open space exceeds the current minimum standards in all 18 districts except being marginally below in two.

14. Nevertheless, to meet the development needs of the community, the Government carries out land use reviews from time to time to ensure the optimisation of land resources, and may re-zone suitable government land in “Open Space” land use zonings and other government sites with no development plan for other uses that meet more pressing community needs including housing needs. Concerned bureaux and departments will be consulted during the reviews, and if they consider that there is a need to re-provide existing or planned facilities, suitable sites will be identified, or co-location of facilities within the proposed development will be considered. Relevant DCs will also be consulted on rezoning proposals and the

---

<sup>8</sup> [http://www.aud.gov.hk/pdf\\_e/e60ch04.pdf](http://www.aud.gov.hk/pdf_e/e60ch04.pdf)



arrangements for the facilities concerned.

#### **(v) Developing “Undetermined” Sites**

15. “Undetermined” (“U”) zones on statutory plans mainly cover those sites which are subject to land use reviews. This zoning is intended to denote areas where further detailed planning study is required to identify the future land uses. For example, the long-term planning of the sites is affected by infrastructure such as railways, trunk roads or drainage system. Technical studies and environmental impact assessments are required. If necessary, a detailed layout plan has to be drawn up having regard to the local characteristics, infrastructure and ancillary facilities (such as detailed design and review of transport networks) before deciding the suitable land use in the long term, with a view to achieving the objective of effective use of land resources.

16. To ensure that development in a “U” zone would not pre-empt the recommendations of land use reviews, any proposed development in a “U” zone will require a planning permission from TPB. Upon completion of the review, PlanD will amend the relevant OZP according to the established procedures to ascertain the zoning of the site. For example, the “U” site currently located at the waterfront of Kennedy Town has been included in the study area of the “Land Use Review of the Western Part of Kennedy Town” study being conducted by PlanD, and the development potential of the “U” site located at the west of Kung Um Road, Yuen Long is be under review in the on-going “Planning and Engineering Study for Housing Sites in Yuen Long South”.

17. We will continue to closely monitor the use of all “U” sites, and will amend their zoning for suitable developments as soon as possible after completion of the relevant land use reviews or planning and engineering studies.

#### **(vi) Developing “Brownfield Sites”**

18. “Brownfield sites” generally refer to the agricultural land in the rural New Territories, especially the relatively flat and more accessible areas in northern and northwestern part, being occupied by various haphazard industrial operations including container yards, container vehicle parking, container vehicle repairing (these are generally referred as port-backup facilities), industrial workshops, logistics operations, open storage, recycling yards, construction machinery and materials storage, etc., which were often incompatible with the surroundings. We have been monitoring developments of these “brownfield sites” in the New Territories and changes in rural areas. It should be noted that many of these brownfield sites are economically active,

serve functions that are still required in Hong Kong. We also conduct land use reviews and planning studies for various areas in response to changing circumstances, with a view to assessing development potential, achieving the optimal use of rural land and striking a balance among environmental, development and social needs.

19. The Government has been actively taking forward a series of major land development projects for the sake of providing long-term land supply to meet Hong Kong's future needs, including the various area-based planning and engineering studies to release the development potential of suitable land through comprehensive planning and infrastructure provision, taking into account the feasibility in environmental, transport and infrastructural terms. Many of these potential development areas are in the rural New Territories and cover a vast tract of under-utilised "brownfield sites". A major theme of these planning studies is to convert such brownfield sites to other more organised, compatible and optimal uses. The relevant studies include the Hung Shui Kiu NDA Planning and Engineering Study (involving over 190 ha of land which is currently used for port-back-up, open storage or recycling yard up purposes), the Planning and Engineering Study for Housing Sites in Yuen Long South (involving about 106 ha of land which is currently used as open storage, warehouses and workshops), and the Preliminary Feasibility Study on Developing the NT North.

20. As currently there may not be adequate infrastructural and supporting facilities associated with "brownfield sites" to cope with the future population growth or the further development of the district, the studies aim to examine comprehensively the overall development needs and constraints of the district through proper planning, so as to ensure that there will be adequate infrastructural and community facilities in future, and the impacts on the traffic and environmental fronts, etc. that the proposed development may cause to the district can be properly addressed. Conducting a series of planning and engineering studies as mentioned above to refine the land utilisation and mode of development of the district would be more effective than developing individual "brownfield sites" and better suits the overall development of the district.

21. Meanwhile, it should be noted that the existing "brownfield sites" include many open storage, recycling yards and port back-up facilities. They provide support services for the relevant industries and employment opportunities for the local community especially low-skill workers. However, their existing mode of operations is detrimental to the rural environment and may not be suitable for urban or new town settings. As such, in implementing the relevant planning, clearance and re-housing arrangements, as well as land

resumption and impacts on the local economy will also be involved. This necessitates thorough consideration and comprehensive public engagement. As announced in the 2014-15 Budget, the relevant bureaux and departments are exploring feasible improvement measures, including accommodating some of the existing operations on “brownfield sites” in suitable multi-storey buildings.

### **(vii) Relocation of Kwai Tsing Container Terminals**

22. Hong Kong Port (HKP) is one of the busiest container ports in the world. The Kwai Tsing Container Terminals (KTCT) is renowned for efficient cargo handling operations with very good supporting infrastructure facilities, fairway operation and service network, as well as the Kwai Tsing Container Basin with deep water and natural protection. As a key infrastructure in Hong Kong, KTCT handles about 77% of Hong Kong Port’s container throughput, playing an important role in supporting the cargo operation, economic activities and providing employment opportunities in Hong Kong. The port and related sectors directly contribute 1.3% (\$ 26 billion) to Hong Kong’s Gross Domestic Product (GDP) and 2.4% (88 000 jobs) of total employment. HKP is also vital in supporting the trading and logistics sector which is one of Hong Kong’s four key economic pillars and accounts for 25% (\$ 495 billion) of Hong Kong’s GDP and 21% (765 000 jobs) of total employment.

23. Relocation of the KTCT would involve the reprovisioning of the container terminals, port back-up land and related supporting infrastructure and transportation networks, as well as suitable relocation sites. There would also be knock-on effects on many “brownfield sites” currently used for port back-up facilities in the rural New Territories. Moreover, there are concerns over the possible implications to Hong Kong’s economy as a whole. The Government must carefully and comprehensively consider the case by taking into account all related factors. We have no plan to relocate the container terminals at this juncture.

### **(viii) Use of Military Sites**

24. Article 13 of the Garrison Law provides that any land used by the Hong Kong Garrison for military purposes, when approved by the Central People’s Government (CPG) to be no longer needed for defence purposes, shall be turned over without compensation to the Hong Kong Special Administrative Region (HKSAR) Government for disposal. If the HKSAR Government requires for public use any part of the land used for military purposes by the Hong Kong Garrison, it shall seek approval of the CPG. The HKSAR Government shall in return provide land and military facilities for the Hong Kong Garrison at such sites as agreed to by the CPG, and shall bear all the

expenses and costs entailed. The military sites are needed for defence purposes. The Government has no plan to seek any change to the use of these sites.

#### **(ix) Resumption of Private Recreation Sites and Relocation of Large-Scale Recreation Facilities**

25. The Government recognises the contribution that Private Recreational Lease (PRL) lessees have made to the sporting and recreational areas in Hong Kong. In line with the Government's sports development policy, we require PRL lessees to open up their sports facilities for use by outside bodies, including schools, social and welfare organisations, and national sports associations. The Government has commenced the comprehensive review of the PRL policy and it is expected that the preliminary findings of the study will be readied by 2015.

26. Hong Kong has a shortage of public sports facilities. According to the standards set out in the Hong Kong Planning Standards and Guidelines, there is a shortfall of major sports facilities including football pitches, sports grounds and sports centres in Hong Kong, Kowloon and the New Territories. From time to time, we receive requests from Members of LegCo and the DCs, urging us to speed up the construction of sports and recreation facilities, and to increase the number of such facilities, in order to meet the needs of the public as well as for the training of athletes. At present, sports and recreation facilities in all districts are highly popular among the public. We currently have no plan to relocate any of our large-scale sports and recreation facilities.

27. Concurrent with the PRL policy review as mentioned in paragraph 25 above, PlanD and CEDD have included the Fanling Golf Course and its surrounding areas in the Preliminary Feasibility Study on Developing the NT North to examine the development potential and appropriate planning of the areas.

#### **(x) Country Parks**

28. Covering a total area of about 44 300 ha, which is about 40% of Hong Kong's land area, our country parks and special areas comprise scenic hills, woodlands, reservoirs and coastline in all parts of Hong Kong. Apart from offering protection to our natural landscape and conserving wildlife, these areas also serve the vital purpose of providing outdoor education and countryside recreation to the people in Hong Kong. Robust laws are in place to protect country parks. The Country Parks Ordinance (Cap. 208) provides a legal

framework for the designation, development and management of country parks and special areas. To meet the imminent housing needs of Hong Kong people, our priority is to convert suitable GB sites in the fringe of built-up areas that are closer to existing urban areas and new towns, which have relatively low conservation value and buffering effect.

### **Concluding Remarks**

29. We would like to emphasise that the Government leaves no stone unturned in optimising use of our existing land and creating new land for development. However, it is clear that first, there is no magic bullet that can increase land supply with no cost or no impact; and second, we need to fire on all cylinders and there is no question of taking one measure in lieu of another as no single measure could provide sufficient land for housing and other socio-economic development purposes for our community. In terms of priority we would certainly continue to strike a balance between the environment, development and social needs, but to believe that any one single solution could solve our land supply problem is unrealistic.

Development Bureau  
January 2015