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Panel on Development

Meeting on 29 May 2018

Updated background brief on initiatives to increase land supply

Purpose

This paper provides background information on the Administration's initiatives to increase land supply, and summarizes the views and concerns expressed by members of the Panel on Development ("the Panel") on the subject since the 2012-2013 legislative session.

Background

2. Land shortage has been plaguing Hong Kong for years. Severe shortage of land supply for housing developments has resulted in soaring property prices and a long waiting list for public rental housing ("PRH"). According to the provisional figures announced by the Rating and Valuation Department in March 2018, the private domestic property price index reached a high point of 333.9 in 2017 (an increase of 233.9% from 100 in 1999). As at end-March 2018, there are about 153 300 general PRH applicants, and their average waiting time is 5.1 years, exceeding the Hong Kong Housing Authority's target of providing first flat offer to general applicants at around three years on average.

Measures and initiatives to increase land supply

3. The previous and current terms of the Government have indicated that increasing land and housing supply has been a top priority of the Administration. The then Chief Executive ("CE") announced on 30 August 2012 a package of 10 short- and medium-term measures (in **Appendix I**) to expedite the supply of subsidized and private housing

units. The Administration appointed the Long Term Housing Strategy Steering Committee in September 2012 and announced the Long Term Housing Strategy ("LTHS") on 16 December 2014 stating a total housing supply target of 480 000 units for the 10-year period from 2015-2016 to 2024-2025, comprising 290 000 public housing units and 190 000 private housing units (i.e. a 60:40 public-private split in new housing production). In the LTHS Annual Progress Report issued in December 2016, the Administration stated that the housing supply target for the 10-year period from 2017-2018 to 2026-2027 was adjusted to 460 000 units, comprising 280 000 public housing units and 180 000 private housing units.

4. Apart from housing land, the Administration also pledges to provide land to meet the continued demand for more space for economic activities, so as to sustain Hong Kong's economic development and provide new employment opportunities. The then CE announced in his 2011-2012 Policy Address that a visionary, coordinated and integrated approach would be adopted to expedite the transformation of Kowloon East, including the Kai Tak Development area, Kowloon Bay and Kwun Tong, into an attractive, alternative core business district ("CBD"). In 2013, the then CE announced that the Administration would address the shortage of land for commercial use in a holistic, innovative and decisive manner, and the bureaux concerned would take forward and coordinate the initiatives to convert the "Government, Institution or Community" sites in Central and Wan Chai to commercial use, and to accelerate the development of the North Commercial District on the airport island. In 2014, the then CE further announced that the Administration would explore ways to develop East Lantau Metropolis ("ELM") in the eastern waters off Lantau Island.

5. Against the above background, the Administration has been pressing ahead various initiatives under a multi-pronged approach with a view to increasing the short-to medium-term and medium-to long-term land supply and building up a land reserve. A list of the land supply initiatives of the Administration reported to the Panel in January 2016 and January 2017 is in **Appendix II**.

The Taskforce on Land Supply

6. In August 2017, the Chief Executive appointed a cross-sector Task Force on Land Supply ("the Task Force")¹ for a term of 18 months starting

¹ The Task Force comprises 22 non-official and eight official members appointed by CE.

from 1 September 2017 to take an overall macro-review of land supply options, engage the community in discussions on the pros and cons of different options and their priorities thereby facilitating consensus-building. The terms of reference of the Task Force is in **Appendix III**.

7. On 26 April 2018, the Task Force launched a five-month public engagement exercise to solicit views from all sectors of society on 18 land supply options identified by the Task Force as well as other land supply-related issues.² The 18 land supply options are listed in **Appendix IV**.

Major views and concerns expressed by members

8. The Panel has been briefed and consulted on the various measures and initiatives to increase land and housing supply. Major views and concerns expressed by members are summarized in the ensuing paragraphs.

Short- to medium-term land supply initiatives

Conducting land use reviews

9. In the 2014 Policy Address, it was mentioned that some 150 potential housing sites had been identified under the Administration's land use reviews. The Administration aimed to make most of these sites available for housing development in the five years from 2014-2015 to 2018-2019 for providing over 210 000 flats, with over 70% for public housing. Separately, a total of 42 sites were zoned or being rezoned for residential use by end-2013. According to the Administration in early 2017, through on-going land use reviews and identification of developable sites for housing, the Planning Department ("PlanD") had identified some 25 additional housing sites. These newly identified sites were mostly estimated to be made available for housing development in the five years of 2019-2020 to 2023-2024, capable of providing over 60 000 flats with over 80% for public housing.³

10. Some members doubted if the Administration could achieve the target of providing the estimated number of flats by rezoning the potential

² A dedicated website on the public engagement exercise is launched: <https://www.landforhongkong.hk/en/index.php>

³ The geographical distribution of these three batches of some 215 sites are provided in Annex G to [LC Paper No. CB\(1\)461/16-17\(01\)](#).

sites identified, taking into account possible dissenting views in the districts. They stressed that, in the process of increasing housing land supply, the Administration should strike a balance between providing housing and community facilities in the districts and addressing local residents' concerns, in particular those about traffic and environmental impacts.

11. The Administration assured members that it attached great importance to the support and cooperation of the public in achieving the housing production target, and would work with various stakeholders in the community to resolve the problems related to the rezoning or development of the potential housing sites. As at mid-January 2017, 93 potential sites had been zoned or rezoned for housing development, and were estimated to provide a total of about 112 100 housing units (about 65 500 public housing and 46 600 private housing units). The Administration's best estimates on public housing flat supply were about 236 000 flats for the ten-year period from 2017-2018 to 2026-2027, assuming all sites identified could be delivered on time for housing construction.

12. Some members noted with disappointment that of the 25 newly identified sites, some were Green Belt sites or relatively small sites surrounded by existing housing developments. Some members stressed that the Administration should exercise caution in rezoning Green Belt sites into housing sites, given that this would possibly lead to destruction of the buffers between the urban areas and country parks, thus affecting the ecological environment.

13. The Administration indicated that the some 25 potential housing sites were subject to detailed studies/assessment, amendments to the relevant statutory plans and/or completion of the necessary procedures to ensure that the developments would not bring insurmountable problems and unacceptable difficulties to the communities.

Increasing development intensity

14. As announced in the 2014 Policy Address, except for the north of Hong Kong Island and Kowloon Peninsula, which were more densely populated, the maximum domestic plot ratios that could be allowed for housing sites located in other density zones of the main urban areas and new towns could be raised generally by about 20% as appropriate and where permitted in planning terms.

15. While some members supported the proposal to increase plot ratios for housing sites, and suggested redeveloping the buildings developed

under the Civil Servants' Cooperative Building Society Scheme, as well as allowing more storeys to be built for Small Houses in the New Territories ("NT") to increase the development intensity of these sites, there were however concerns that the proposal might disrupt years of efforts of Hong Kong people in reducing the permissible plot ratios for residential developments to enhance the quality of the living environment.

16. The Administration indicated that when increasing development intensity, careful consideration should be given to the provision of infrastructure and traffic capacity, among other factors, to support the housing developments. Further, whether and how far the plot ratio of a site could be increased would be subject to the results of planning reviews and technical assessment to be conducted by relevant departments and where necessary approval by the Town Planning Board under the statutory planning mechanism.

Facilitating/expediting development/redevelopment on existing land

17. When considering the Administration's proposal on carrying out site formation and associated infrastructure works for the proposed development at the Anderson Road Quarry ("ARQ") site, some Panel members considered that the proposed private-to-subsidized housing ratio of 80:20 for the site was too high towards the supply of private housing, and a lower ratio should be adopted to provide more subsidized housing units.

18. The Administration advised that, in formulating the proposed private-to-subsidized housing ratio for the ARQ site, it had taken into account the need of improving the existing housing mix in the Sau Mau Ping area, where about 90% of the housing units were public housing units.

19. While examining the work progress of the Urban Renewal Authority ("URA") in urban redevelopment, Panel members considered that URA should shoulder more social responsibility by making use of the land resumed on its redevelopment projects to develop subsidized sale flats under the Home Starter Loan Scheme and Sandwich Class Housing Scheme, PRH units for the grassroots and non-luxury private flats.

20. The Administration indicated that the redevelopment projects undertaken by URA mainly focused on the redevelopment of private properties, and the units to be provided after project completion were also private residential units. Further, URA's modus operandi was generating revenue through the sale of units in redevelopment projects to achieve the long-term objective of a self-financing and sustainable urban renewal

programme. To explore room to pursue different types of housing in suitable redevelopment projects, the Administration would make reference to the outcome of the two-year district planning study for Yau Ma Tei and Mong Kok districts commenced by URA in May 2017 and expected to be completed by mid-2019.

Property developments along rail lines

21. Members considered that railway property development projects could provide a major proportion of the supply of residential units. Yet, some members were concerned about the limited number of properties along the railway that had been put up for sale in the market in the past few years. Given that the Government was a major shareholder of the MTR Corporation Limited ("MTRCL"), there was also a view that the Administration should consider providing PRH and social welfare facilities in railway property development projects.

22. The Administration advised that the estimated flat number provided by railway property development projects in the 2016-2017 financial year accounted for about 17% of the total private housing supply. While MTRCL was a listed company and had the discretion to determine how to implement its own projects, the Administration would, taking into account the tight private housing land supply situation, continue to encourage MTRCL to expedite the implementation of its projects.

Medium- to long-term land supply initiatives

Taking forward major land development projects

23. Some Panel members did not agree to the Administration's approach to increasing land supply through putting forward land development projects which were highly controversial, e.g. reclamation, construction of artificial islands, and New Development Area ("NDA") projects which would affect a large number of existing residents and farmers.⁴ They held the view that the Administration should consider other land sources, including the sites granted on private recreational leases (such as the Fanling Golf Course), brownfield sites, the land reserved for "Village Type Development" and military use, for housing developments.

⁴ On 10 May 2018, the Administration announced the proposed enhancements to ex-gratia compensation and rehousing arrangements for Government's clearance exercises, and it has planned to brief the Panel at its meeting on 29 May 2018. (Source: [Press release](#))

Some members stressed that it was important for the Administration to formulate a territorial development strategy before getting down to planning for individual areas.

24. The Administration agreed that a territorial development strategy was essential to land use planning. The "Hong Kong 2030: Planning Vision and Strategy" ("the HK2030 Study") were carried out in the 2000s to review the territorial development strategy for Hong Kong.⁵ A number of land development projects, such as the NDAs in Kwu Tung North, Fanling North and Hung Shui Kiu ("HSK"), were being taken forward following the recommendations of the Final Report of the HK2030 Study.

25. To meet the long-term social and economic needs of Hong Kong beyond 2030, the Development Bureau and PlanD commenced the "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" ("the HK2030+ Study") to provide an update to the HK2030 Study by examining the strategies and feasible options for overall spatial planning and land and infrastructure developments for Hong Kong.⁶ According to the HK2030+ Study, Hong Kong would face a land shortfall of at least 1 200 ha in the long run up to 2046. The proposed ELM (to be developed by way of construction of artificial islands in the eastern waters off Lantau Island) and the NT North were two strategic growth areas proposed under the HK2030+ Study. The Preliminary Feasibility Study on Developing the NT North, aiming at formulating a broad planning framework for the NT North through optimizing the use of land released from the Closed Area and other undeveloped areas in the region, was underway. As regards the use of the site of the Fanling Golf Course, which fell within the NT North study area, it was subject to the result of the review of the policy on private recreational leases being undertaken by the Home Affairs Bureau.

26. The Administration also advised that, although there were about 1 200 ha of unleased and unallocated government land within "Village Type Development" land use zonings, which, after excluding roads/passageways, man-made slopes and land allocated under the Simplified Temporary Land Allocation procedures, amounted to about 933 ha as at June 2012, such land included slopes, access, space between

⁵ Completed in 2007, the HK2030 Study sets out the territorial development strategy for Hong Kong up to 2030.

⁶ DEV Panel discussed the HK2030+ Study at the meeting on 16 December 2016. More information about the HK2030+ Study is given in [LC Paper No. CB\(1\)51/16-17\(07\)](#).

village houses and other areas that were normally not suitable for development. With respect to the use of military sites, the Administration explained that the British military forces stationed in Hong Kong before 1997 had returned the sites that were no longer required for defense purposes to Hong Kong for disposal before the return of Hong Kong to China. All the existing military sites in Hong Kong were needed for defense purposes and the Administration had no plan to make any changes to the use of these sites.⁷

Developing brownfield sites

27. At present, large clusters of brownfield sites are concentrated in the North and Northwestern NT. Mainly occupied by various haphazard industrial operations (port back-up, open storage services, workshops, etc.), these brownfield sites are considered incompatible with the surrounding environment. Some members urged the Administration to actively consider acquisition of brownfield sites for development purposes. In the case of the proposed public housing development at Wang Chau, some members considered that instead of removing and relocating non-indigenous villages, the Administration should first resume illegally occupied government land, which was being used for brownfield operations, for public housing development.

28. The Administration advised that it had been taking forward a series of major land development projects in the rural NT which involved large areas of brownfield sites. For instance, there were around 50 ha of brownfields in the Kwu Tung North and Fanling North NDAs, over 100 ha in the Yuen Long South development and around 190 ha in the HSK NDA. The Administration had commenced various planning studies on these development projects and a major theme of these studies was to convert brownfield sites to other more organized, compatible and optimal uses.

29. Regarding the public housing development at Wang Chau, the Administration explained that it had decided in early 2014 to develop the project in phases by proceeding first with Phase 1, while Phases 2 and 3 would be deferred. The decision was based on the considerations that developing Phases 1, 2 and 3 concurrently would involve more complicated

⁷ The Administration advised in its paper ([LC Paper No. CB\(1\)452/15-16\(04\)](#)) that 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 to be no longer needed for defense purposes, shall be turned over without compensation to the Hong Kong Special Administrative Region Government for disposal.

problems in terms of the provision of infrastructure. Moreover, the sites of Phases 2 and 3 involved more brownfield operations and environmental problems than that of Phase 1, which would lead to more complicated development works and require a longer lead time to formulate an implementation plan and for the construction process. Given that there were fewer brownfield operations at the Phase 1 site, the Administration considered it appropriate to develop Phase 1 first, followed by development of Phases 2 and 3 in stages. Such a progressive approach would enable the Administration to tackle relatively easier tasks first.

30. Meanwhile, some members were concerned about the impact of land development projects on the existing brownfield operations in the areas concerned, taking into consideration that such operations made up an integral part of the logistics industry and were performing support functions for various economic sectors or industries. These members also expressed doubt on the feasibility of the Administration's proposal of relocating the affected brownfield operations to multi-storey buildings ("MSBs"). Taking in account that many brownfield operations had to move from one site to another every few years due to the generally short tenancy terms, members also called on the Administration to review the eligibility criteria of a minimum continuous operational period of 10 years at the same land lot preceding the date of Pre-Clearance Survey ("PCS") for the ex-gratia allowance ("EGA") in respect of business undertakings affected by the Government's development clearance exercises.⁸

31. The Administration advised that the Civil Engineering and Development Department had commissioned feasibility studies on MSBs for accommodating affected brownfield operations in the HSK NDA. Meanwhile, the Administration would not rule out the possibility and need for accommodating certain operations which were not practically feasible to move into MSBs on suitable open-air sites. Therefore, 24 ha of land in the HSK NDA had been reserved for such purpose. PlanD would also commission a study in early 2017 on the existing profile and operations of brownfield sites in NT. The findings would provide useful inputs to the Administration in formulating policies for tackling brownfield sites.

⁸ Under the proposed enhancements to ex-gratia compensation and rehousing arrangements for Government's clearance exercise announced on 10 May 2018, the Administration proposed relaxing the eligibility criteria for EGA by shortening the minimum continuous operational period from at least 10 years to seven years immediately preceding the date of PCS (source: [Press release](#)). The Administration will brief members on the relevant details at the Panel meeting on 29 May 2018.

Developing and conserving Lantau

32. Some members expressed opposition to the Administration's proposed strategy for developing Lantau, i.e. "Development at the North; Conservation for the South", and criticized that the proposed development of Lantau had not yet undergone thorough discussion and public consultation.

33. The Administration indicated that the planning vision of the development strategy for Lantau was to balance and enhance development and conservation. The Administration had completed a three-month public engagement exercise in April 2016 to collect public views on the proposed development and conservation strategies for Lantau.⁹ The majority of public views were in general supportive of the principle of balancing between the needs for conservation and development.

Developing land resources for commercial and economic uses

Energizing Kowloon East

34. On the Administration's initiative "Energizing Kowloon East" ("EKE"), i.e. to expedite the transformation of Kowloon East into an alternative CBD, some Panel members expressed concern that, since many industrial buildings in Kowloon East had been redeveloped into commercial/office buildings and hotels in the past few years, the rentals of the remaining industrial building units had been rising. As a result, many arts practitioners operating workshops or studios in industrial units in the district had been forced to move out. Moreover, a non-governmental organization operating a computer recycling programme to refurbish computers and donate them to the needy would be required to move out in 2017 to make way for a development project under the EKE initiative.

35. The Administration advised that it would explore the reservation of space for art, cultural and creative uses when formulating development plans for the Kowloon Bay Action Area and Kwun Tong Action Area, which would be developed after the government facilities therein were relocated. As regards the organizations operating waste recycling programmes at the Kowloon Bay Waste Recycling Centre under short-term arrangements of the Environmental Protection Department ("EPD"), the EKE Office would maintain communication with EPD, which would

⁹ Details are available at the dedicated website on Lantau development at <http://www.landac.hk/en>.

provide appropriate assistance in relocating the relevant operations as and when necessary.¹⁰

East Lantau Metropolis

36. With regard to the Administration's plan to develop ELM as the third CBD of Hong Kong, some members were concerned about the cost and environmental implications. Some members asked if the Administration would consider, pending the formulation and implementation of a comprehensive brownfield development policy, suspending the study on the development of ELM and adopting a "brownfields first" policy.¹¹

37. The Administration explained that ELM was one of the major sources of land supply in Hong Kong beyond 2030 and the development of brownfield sites under various NDA projects in NT would be taken forward before the ELM development. As large-scale land development projects, such as developing Lantau and ELM, would take a longer time in planning and development, it was incumbent upon the Administration to plan ahead for the sustained development of Hong Kong.

Other land supply options

Developing the periphery of country parks

38. In the 2017 Policy Address, the then CE stated that while increasing the total area of ecological conservation sites and country parks and enhancing their recreational and educational values, the community should also consider allocating a small proportion of land on the periphery of country parks with relatively low ecological and public enjoyment value for purposes other than real estate development, such as public housing and non-profit-making elderly homes.

¹⁰ The [Database on Particular Policy Issues](#) of the LegCo website provides hyperlinks to related documents of previous discussions of LegCo and its committees related to the "Energizing Kowloon East" initiative.

¹¹ The Public Works Subcommittee ("PWSC") considered the Administration's proposal on carrying out strategic studies to explore the feasibility of constructing artificial islands in the central waters, including the development of ELM, i.e. PWSC(2014-15)11, at meetings in June, July, October and November 2014. At the meeting on 26 November 2014, the Administration withdrew the proposal. The Administration re-submitted the proposal as PWSC(2016-17)35 to PWSC in the 2015-2016 legislative session but the item was not reached at the last meeting of PWSC in that legislative session.

39. While some Panel members expressed support for the then CE's aforesaid appeal to the public on the potential development of the periphery of country parks, some members were concerned about how the Administration would strike a right balance between development and conservation given the diverse views in the society on the relevant proposal. Some other members opposed to the proposal of using the lands in the country park area for housing and considered that the Administration should first develop the brownfield sites in NT to increase land supply.

40. The Administration stressed that it had no specific plan to convert any particular area of the country park and special areas to other uses. The relevant policy bureau and departments would carry out preliminary investigation on this issue with a view to facilitating deliberation. To this end, the last-term Government invited the Hong Kong Housing Society in May 2017 to undertake at its own costs the ecological and technical studies (including the potential for developing public housing and elderly homes) in respect of two sites on the periphery of country parks. The two sites were located in Tai Lam and Shui Chuen O, each covering about 20 ha of lands within Tai Lam Country Park and Ma On Shan Country Park respectively.

Latest development

41. At the meeting of DEV Panel to be held on 29 May 2018, the Administration will brief the Panel on the public engagement by the Task Force.

Relevant papers

42. A list of relevant papers with their hyperlinks is in **Appendix V**.

The 10 short- and medium-term measures to expedite the supply of subsidized and private housing units announced by the former Chief Executive on 30 August 2012

Short-term measures (6-12 months)

1. Expediting the putting up of the Hong Kong Housing Authority's remaining Home Ownership Scheme ("HOS") stock for sale
2. Providing the flats at Tsing Luk Street, Tsing Yi as subsidized sale flat
3. Speeding up the processing of pre-sale consent applications
4. Continuing government-initiated land sale in the quarterly land sale programme for October to December 2012
5. Converting the Chai Wan Factory Estate for public rental housing ("PRH") use, and redeveloping two industrial buildings

Medium-term measures

6. Continuing the sale of the 4 000 remaining My Home Purchase Plan flats
7. Granting part of the site in the Kai Tak Development originally reserved for the "Flat-for-Flat" Scheme for HOS development
8. Rezoning an "Open Space" site without development programme in Cheung Sha Wan for PRH development
9. Converting 36 "Government, Institution or Community" and other government sites to residential use
10. Exploring the potential of converting industrial land/building into residential use under the town planning regime and the Buildings Ordinance

A list of the land supply initiatives of the Administration reported to the Panel on Development in January 2016 and January 2017

Short- to medium-term land supply initiatives

Housing land

1. Land use reviews
2. Increasing development intensity where planning terms permit
3. Development of former Diamond Hill Squatter Areas and Quarry sites
4. Urban renewal projects
5. Railway property developments
6. Kai Tak Development

Land for economic uses

7. Energizing Kowloon East
8. Conversion of suitable government sites in core business districts into commercial use
9. New Central Harbourfront
10. Redevelopment and wholesale conversion of industrial buildings

Medium- to long-term land supply initiatives – major land development projects

11. Kwu Tung North and Fanling North New Development Areas
12. Hung Shui Kiu New Development Area
13. Tung Chung New Town Extension
14. Yuen Long South development
15. Siu Ho Wan Depot Sites and property developments along rail lines
16. Brownfield sites and deserted agricultural land in the New Territories
17. Re-planning of Tseung Kwan O Area 137
18. Developing and conserving Lantau
19. Topside development at the Hong Kong Boundary Crossing Facilities
Island of Hong Kong-Zhuhai-Macau Bridge

Other initiatives to increase land supply and expedite land development

20. Near-shore reclamation outside Victoria Harbour
21. Rock cavern and underground space developments
22. Developing the New Territories North
23. Streamlining land administration process
24. Pilot Scheme for Arbitration on Land Premium

(Sources: LC Paper Nos. [CB\(1\)452/15-16\(04\)](#) and [CB\(1\)461/16-17\(01\)](#))

Task Force on Land Supply

Terms of Reference

- (i) To take stock of the demand and supply of land resources.
- (ii) To review and recommend enhancement to the implementation of land development measures for the short, medium and long term already promulgated, and taking into account these measures to review and evaluate other land supply options and their relative priorities.
- (iii) To raise public awareness of the facts and constraints in land supply.
- (iv) To engage the public in thorough discussions on the pros and cons of different land supply options and facilitate consensus-building on the preferred options and their priorities.
- (v) To come up with a broad framework recommending enhancement to the overall land supply strategy and prioritizing different land supply options for further consideration by the Government.

(Source:

https://www.devb.gov.hk/en/boards_and_committees/task_force_on_land_supply/terms_of_reference/index.html)

18 land supply options identified by the Task Force on Land Supply

Short-to medium-term options (with potential to provide additional land in around 10 years' time)

1. Developing brownfield sites
2. Tapping into the private agricultural land reserve in the New Territories
3. Alternative uses of sites under Private Recreational Leases
4. Relocation or consolidation of land-extensive recreational facilities

Medium-to long-term options (with potential to provide additional land in around 10 to 30 years' time)

5. Near-shore reclamation outside Victoria Harbour
6. Developing the East Lantau Metropolis
7. Developing caverns and underground space
8. More new development areas in the New Territories
9. Developing the River Trade Terminal site
10. Developing two pilot areas on the periphery of country parks

Conceptual options (unable to confirm when and how much additional land can be provided for the time being)

11. Developing the River Trade Terminal site and its surroundings in the long term
12. Developing more areas on the periphery of country parks
13. Increasing development intensity of "Village Type Development" zones
14. Topside development of existing transport infrastructure
15. Utilizing the development potential of public utilities sites
16. Relocation of Kwai Tsing Container Terminals
17. Topside development of Kwai Tsing Container Terminals
18. Reclaiming part of Plover Cover Reservoir for new town development

Initiatives to increase land supply

List of relevant papers

Date of meeting	Council/Committee	Paper
24 October 2012	Council meeting	Hansard — oral question (No. 2) on "Developing New Development Areas" (p. 544-556)
7 November 2012	Council meeting	Hansard — motion on "Perfecting Housing Policy and Resolving Public Housing Need" (p. 1626-1783)
9 November 2012	Panel on Development and Panel on Housing	Administration's paper on "The Short to Medium Term Housing and Land Supply Measures Announced by the Chief Executive on 30 August 2012" [LC Paper No. CB(1)128/12-13(01)] Minutes of joint meeting [LC Paper No. CB(1)1152/12-13]
14 November 2012	Council meeting	Hansard — written question (No. 16) on "Supply of Public Housing" (p. 1889-1899)
22 January 2013	Panel on Development	Administration's paper on "2013 Policy Address — Policy Initiatives of Development Bureau" [LC Paper No. CB(1)428/12-13(03)] Minutes of meeting [LC Paper No. CB(1)735/12-13]
20 February 2013	Council meeting	Hansard — written question (No. 13) on "Supply of Private Housing" (p. 6979-6985)

Date of meeting	Council/Committee	Paper
29 May 2013	Council meeting	Hansard — written question (No. 18) on "Measures to Optimize Use of Lands in the New Territories" (p. 12578-12582)
30 May 2013	Subcommittee on the Long Term Housing Strategy	Administration's paper on "Government's Initiatives to Increase Housing Land Supply" [LC Paper No. CB(1)1117/12-13(02)] Minutes of meeting [LC Paper No. CB(1)143/13-14]
26 June 2013	Council meeting	Hansard — written question (No. 22) on "Supply of Residential Flats" (p. 13933-13940)
3 July 2013	Council meeting	Hansard — written question (No. 10) on "Development of Underground Spaces" (p. 14429-14431) and written question (No. 14) on "Demand and Supply of Commercial Sites" (p. 14443-14451)
16 October 2013	Council meeting	Hansard — oral question (No. 1) on "Land Resources in Hong Kong" (p. 490-503)
6 November 2013	Council meeting	Hansard — oral question (No. 2) on "Use of Brownfield Sites for Residential Development" (p. 1773-1784) and written question (No. 18) on "Provision of New Residential Flats in 2013-2014" (p. 1879-1883)
18 December 2013	Council meeting	Hansard — written question (No. 11) on "Steering Committee on Land Supply" (p. 4730-4737)

Date of meeting	Council/Committee	Paper
28 January 2014	Panel on Development	<p>Administration's paper on "Initiatives of Development Bureau in the 2014 Policy Address and Policy Agenda" [LC Paper No. CB(1)741/13-14(03)]</p> <p>Minutes of meeting [LC Paper No. CB(1)1246/13-14]</p>
29 January 2014	Panel on Development and Panel on Housing	<p>Administration's paper on "Increasing Housing Land Supply" [LC Paper No. CB(1)781/13-14(01)]</p> <p>Minutes of joint meeting [LC Paper No. CB(1)1247/13-14]</p>
7 April 2014	Panel on Development	<p>Administration's paper on "768CL — Strategic Studies for Artificial Islands in the Central Waters" [LC Paper No. CB(1)1100/13-14(09)]</p> <p>Minutes of special meeting [LC Paper No. CB(1)1755/13-14]</p>
22 October 2014	Council meeting	<p>Hansard — written question (No. 18) on "Provision of Public Recreation and Community Facilities" (p. 681-688)</p>
27 January 2015	Panel on Development	<p>Administration's paper on "Initiatives of Development Bureau in the 2015 Policy Address and Policy Agenda" [LC Paper No. CB(1)447/14-15(03)]</p> <p>Administration's paper on "Increasing Land Supply" [LC Paper No. CB(1)407/14-15(01)]</p> <p>Minutes of meeting [LC Paper No. CB(1)753/14-15]</p>
28 January 2015	Council meeting	<p>Hansard — written question (No. 13) on "Measures to Ensure Supply of Housing" (p. 5219-5247)</p>

Date of meeting	Council/Committee	Paper
14 October 2015	Council meeting	Hansard — oral question (No. 4) on "Development of Lantau Island and East Lantau Metropolis" (p. 50-59)
4 January 2016	Panel on Housing	Administration's paper on "Long Term Housing Strategy Annual Progress Report 2015" [LC Paper No. CB(1)335/15-16(01)] Minutes of meeting [LC Paper No. CB(1)601/15-16]
26 January 2016	Panel on Development	Administration's paper on "Initiatives of Development Bureau in the 2016 Policy Address and Policy Agenda" [LC Paper No. CB(1)452/15-16(03)] Administration's paper on "Overview of Land Supply" [LC Paper No. CB(1)452/15-16(04)] Administration's paper on "Planning and Engineering Study for Housing Sites in Yuen Long South — Investigation — Draft Recommended Outline Development Plan and Stage 3 Community Engagement" [LC Paper No. CB(1)452/15-16(06)] Minutes of policy briefing cum meeting [LC Paper No. CB(1)812/15-16]
3 February 2016	Council meeting	Hansard — oral question (No. 5) on "Development of Brownfield Sites" (p. 4696-4706)
15 March 2016 26 April 2016	Panel on Development	Administration's paper on "PWP Item No. 765CL — Development of Anderson Road Quarry Site — Site Formation and Associated Infrastructure Works" [LC Paper No. CB(1)653/15-16(06)]

Date of meeting	Council/Committee	Paper
		<p>Minutes of meeting on 15 March 2016 [LC Paper No. CB(1)1035/15-16]</p> <p>Minutes of meeting on 26 April 2016 [LC Paper No. CB(1)1148/15-16]</p>
8 November 2016	Panel on Development	Administration's paper on "Hung Shui Kiu New Development Area Planning and Engineering Study — Revised Recommended Outline Development Plan" [LC Paper No. CB(1)51/16-17(05)]
15 November 2016 29 November 2016 6 December 2016	Panel on Housing and Panel on Development	<p>Administration's paper on "Public Housing Development Plan at Wang Chau, Yuen Long" [LC Paper No. CB(1)16/16-17(01)]</p> <p>Information Note on "Public Housing Development Plan at Wang Chau" prepared by the Research Office of the Legislative Council Secretariat [LC Paper No. IN01/16-17]</p>
16 December 2016	Panel on Development	Administration's paper on "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" [LC Paper No. CB(1)51/16-17(07)]
9 January 2017	Panel on Housing	Administration's paper on "Long Term Housing Strategy Annual Progress Report 2016" [LC Paper No. CB(1)350/16-17(01)]
24 January 2017	Panel on Development	<p>Administration's paper on "Overall Land Supply" [LC Paper No. CB(1)461/16-17(01)]</p> <p>Minutes of meeting [LC Paper No. CB(1)700/16-17]</p>

Date of meeting	Council/Committee	Paper
31 October 2017	Panel on Development	Administration's paper on "Work of the Urban Renewal Authority" [LC Paper No. CB(1)117/17-18(02)] Minutes of meeting [LC Paper No. CB(1)484/17-18]
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