

**For discussion
on 19 September 2018**

**LEGISLATIVE COUNCIL
PANEL ON DEVELOPMENT**

Land Supply

PURPOSE

The Development Bureau (“DEVB”) and Task Force on Land Supply (“Task Force”) would like to seek views of Members and deputations on the 18 land supply options identified by the Task Force and other land supply-related issues.

TASK FORCE ON LAND SUPPLY

2. The problem of land shortage is pressing, and action to increase land supply can no longer be deferred. More elaborations on the imbalance in land demand and supply, the impact of land shortage, current land supply strategies and ongoing initiatives are set out in chapters 1, 2 and 3 of the Public Engagement (PE) booklet of the Task Force, which has been circulated to Members and uploaded to the dedicated website of the Task Force (www.landforhongkong.hk).

3. There is no lack of ideas or strategies on how to increase land supply, but the society lacks a broad consensus on the relative priorities of various land supply options. On this basis, the Task Force, comprising 22 non-official members¹ and eight official members appointed by the Chief Executive, was established in September 2017 for a term of 1.5 years to engage the community in discussions on the pros and cons of different land supply options and their priorities, as well as the trade-off between different options through conducting a PE exercise, with a view to achieving the broadest consensus in the community on the land supply options and strategy.

¹ The non-official members come from various professional disciplines and sectors, including planning, engineering, architecture, surveying, environment, academia, think tanks, social services, housing development and district administration. The membership list is at https://www.devb.gov.hk/en/boards_and_committees/task_force_on_land_supply/index.html

LAND SUPPLY OPTIONS

4. The Task Force considers that there are 18 options which can potentially provide additional land². These options are grouped into three categories based on the estimated lead time to provide land, as follows –

- 4 short-to-medium term options (with potential to provide additional land in around 10 years' time);
- 6 medium-to-long term options (with potential to provide additional land in around 10 to 30 years' time); and
- 8 conceptual options (unable to confirm when and how much additional land can be provided for the time being).

A list of these 18 options is at **Annex**. Details of these options are set out in chapters 4 and 5 of the PE Booklet.

PUBLIC ENGAGEMENT

5. The Task Force is conducting a five-month PE exercise from 26 April 2018 to 26 September 2018 to reach out to a wide spectrum of the community through myriad activities and channels, including forums, workshops, visits, meetings, roving exhibitions, community outreach efforts, website and the media. Informational and publicity materials have also been provided to raise public awareness and understanding of the relevant issues.

6. The Task Force cordially invites members of the public to express views on the 18 land supply options and other land supply-related issues, taking into account six key questions which have been set out in chapter 4 (page 34) of the PE booklet. Based on the views collected, the Task Force will submit recommendations on the overall land supply strategy and prioritisation of different land supply options to the Government, tentatively in end-2018.

7. While the Task Force is conducting the PE exercise, the Government will continue to adopt a multi-pronged strategy to increase land supply in a sustained manner. In the short-to-medium term, land supply is increased mainly by rezoning of sites and suitably increasing development density, taking forward the Kai Tai Development, urban renewal, development at the former quarry sites and other development projects. For the medium-to-long term,

² Additional land refers to the land which has not been included in the 3 600 hectares of land supply in the forecast of the “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” study. For details, please refer to chapter 3 of the PE Booklet.

the Government will press ahead various New Development Areas (NDAs) and New Town Extension projects, including Tung Chung New Town Extension (TCNTE), Kwu Tung North and Fanling North NDAs, Hung Shui Kiu NDA, and Yuen Long South development. Amongst these, the reclamation and advance works for TCNTE commenced in end-2017. This is the first New Town Extension project involving reclamation since the completion of the final stage of reclamation for new town development at Tseung Kwan O and Tung Chung in 2003.

ADVICE SOUGHT

8. Members and deputations are invited to offer views on the 18 land supply options and other land supply-related issues.

**Development Bureau
Task Force on Land Supply
12 September 2018**

**18 Land Supply Options
identified by the Task Force on Land Supply**

- I. Short-to-medium term options
(with potential to provide additional land in around 10 years' time)
- Developing Brownfield Sites
 - Tapping into the Private Agricultural Land Reserve in the New Territories
 - Alternative Uses of Sites under Private Recreational Leases
 - Relocation or Consolidation of Land-Extensive Recreational Facilities
- II. Medium-to-long term options
(with potential to provide additional land in around 10 to 30 years' time)
- Near-Shore Reclamation outside Victoria Harbour
 - Developing the East Lantau Metropolis
 - Developing Caverns and Underground Space
 - More New Development Areas in the New Territories
 - Developing the River Trade Terminal Site
 - Developing Two Pilot Areas on the Periphery of Country Parks
- III. Conceptual options
(unable to confirm when and how much additional land can be provided for the time being)
- Developing River Trade Terminal Site and its Surroundings in the Long Term
 - Developing More Areas on the Periphery of Country Parks
 - Increasing Development Intensity of "Village Type Development" Zone
 - Topside Development of Existing Transport Infrastructure
 - Utilising the Development Potential of Public Utilities Sites
 - Relocation of Kwai Tsing Container Terminals
 - Topside Development on Kwai Tsing Container Terminals
 - Reclaiming Part of Plover Cove Reservoir for New Town Development