

Government's Responses to Report of Task Force on Land Supply

Development Bureau
20 February 2019



Striving for Multi-pronged Land Supply

Report of the Task Force on Land Supply

December 2018

TFLS Report

- The Report of the Task Force on Land Supply (TFLS) was submitted to the Government on 31 December 2018, covering –
 - TFLS' observations on land shortage problem
 - Overall land supply strategy
 - Recommendations on short, medium and long terms land supply options

TFLS Report

- The Government fully endorses TFLS' recommendations relating to land supply strategy and the eight land supply options worthy of priority studies and implementation

Land Supply Strategy

Land Supply Strategy

- Fully endorses all relevant recommendations of TFLS
- More robust and vision-driven land supply policy comprising the following features -

Increase land supply
on a sustained basis
as the core strategy

Aim to build up a
land reserve

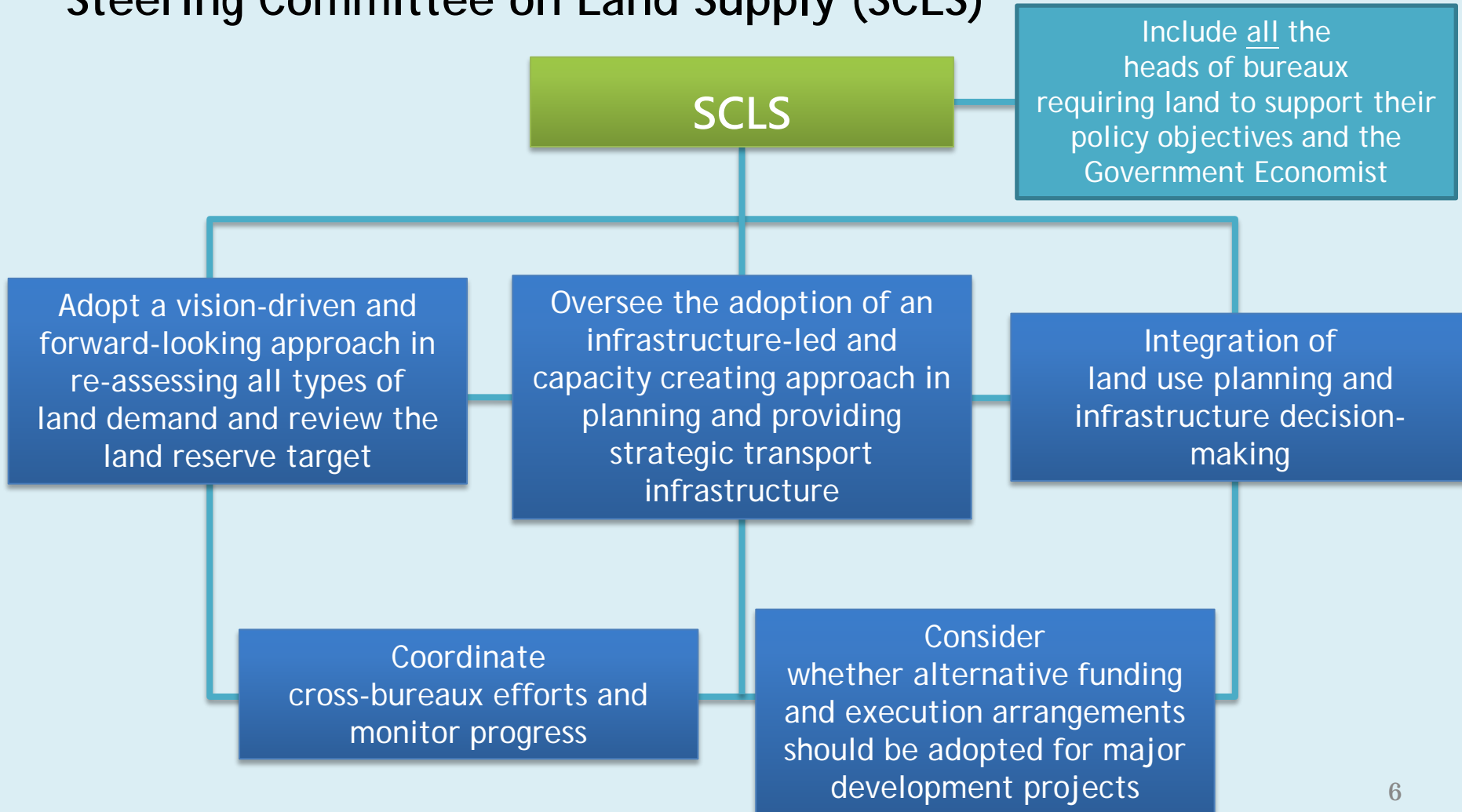
Adopt a
multi-pronged strategy

Early commissioning
of all the technical
assessments and studies

Adopt an
infrastructure-led and
capacity creating
approach in planning
and providing strategic
transport infrastructure

Land Supply Strategy

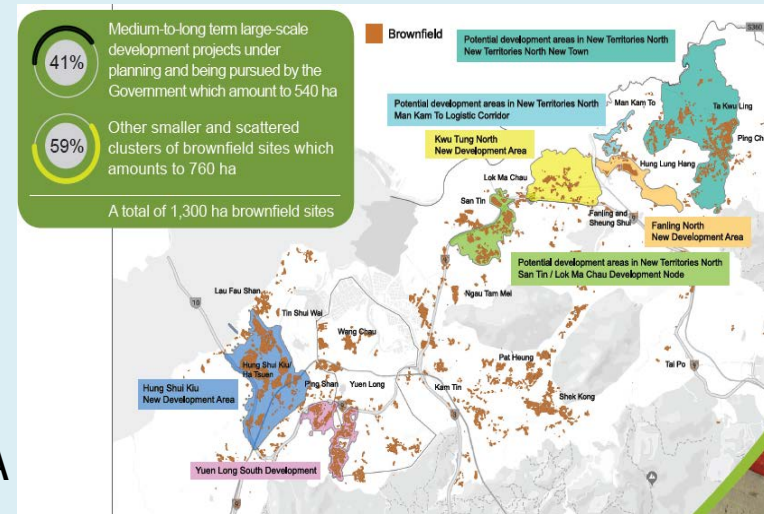
- Expand the composition and terms of reference of the Steering Committee on Land Supply (SCLS)



Land Supply Options

Expediting Brownfield Development

- Continue to take forward development of about 340 ha of brownfields through planned New Development Area (NDA) projects
 - Kwu Tung North/Fanling North
 - Hung Shui Kiu
 - Yuen Long South
- Commence the Phase One study on NT North NDA (Q3 2019) covering San Tin/Lok Ma Chau area (including 65 ha of brownfields)
- Commence a study (mid-2019) to assess the development potential for the remaining 760 ha of brownfield sites. Prioritise those sites with housing potential for further studies
- Complete two brownfield-related studies shortly and announce the outcomes and policy measures within 2019



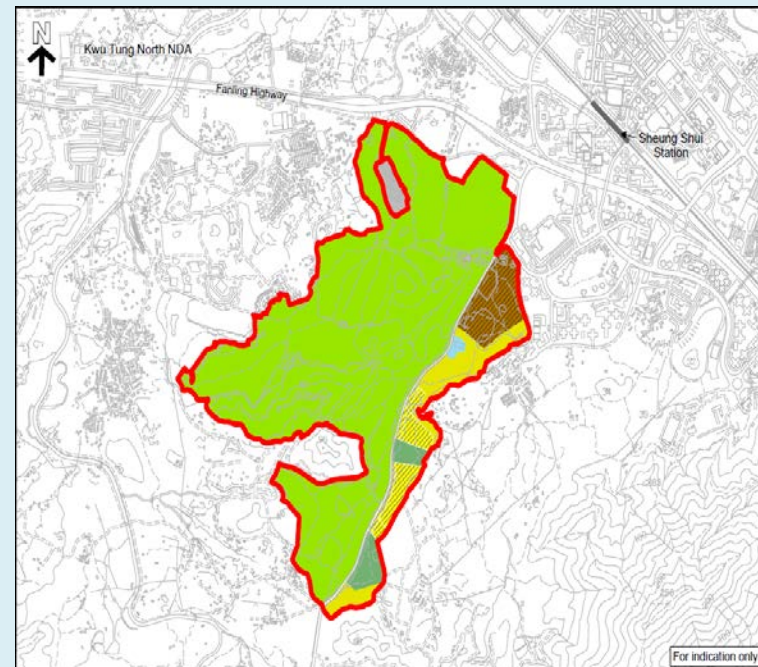
Distribution of Brownfield Sites

Unleashing Development Potential of Private Agricultural Land

- The 2018 Policy Address (PA) outlines the **Land Sharing Pilot Scheme (LSPS)** which seeks to unlock privately-owned agricultural lots in the NT for both public and private housing development in the short-to-medium term
- Drawing up more specific criteria and other details of the implementation framework for LSPS, with a view to inviting applications in around the second half of 2019 after seeking the endorsement of Chief Executive-in-Council

Alternative Uses of Sites under Private Recreational Leases (PRL)

- Overall consideration of short-to-medium term land shortage and sports development needs
- Decide to develop the 32 ha of land east of Fan Kam Road of the Fanling Golf Course (FGC) for the purpose of **housing development**
- Commence a detailed, technical study in the second half of 2019 to
 - ascertain the highest flat yield attainable within the corresponding timeframe and the scope of infrastructural works required
 - identify environmental, ecological and other constraints, and formulate mitigation measures
 - come up with an implementation plan with timing and costs
- To complete the technical study in/before **early 2021**
- The 32 ha of land, upon expiry of the current lease in August 2020, will be subject to a **special three-year hold-over arrangement**, after which the land will revert to the Government
- No plan for seeking alternative uses of the remaining 140 ha of land, the lease of which will be renewed to cover a period up to June 2027 in accordance with the PRL policy review outcome



Partial Development Option of FGC*

*Source: Executive Summary on Preliminary Feasibility Study on Developing the New Territories North

Expediting Studies on Kau Yi Chau Artificial Islands

- Reclamation of about 1 000 ha of land in the Central Waters, which is part of the Lantau Tomorrow Vision, is of enormous strategic importance to Hong Kong's long term future
- Provides larger areas of land for comprehensive planning
 - Provide 150 000 - 260 000 housing units (with 70% being public housing)
 - Host our third Core Business District, providing some 200 000 jobs
 - Enhance road and railway network which will significantly relieve the transport pressures faced by residents in North West NT
- Will take forward the detailed studies for the reclamation of the Kau Yi Chau artificial islands, with an area of about 1 000 ha, and related infrastructure

Kau Yi Chau



Expediting Studies on Near-shore Reclamation

- Propose to take forward detailed studies for the projects at Lung Kwu Tan, Sunny Bay and Siu Ho Wan ^{Note}
- Put on hold reclamation at Ma Liu Shui
- Not proceed with reclamation at Tsing Yi Southwest

Note: The reclamation at Siu Ho Wan will be a small-scale one involving the construction of a new highway running parallel to the North Lantau Highway.



Proposed Reclamation at Lung Kwu Tan

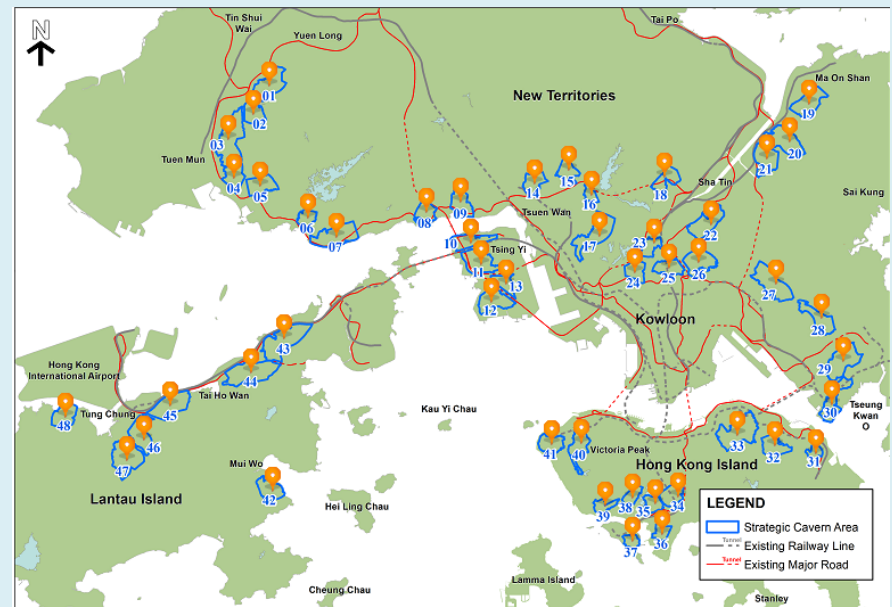


Proposed Reclamation at Sunny Bay

Cavern and Underground Space Development/Studies

- Actively pursue the relocation of the Sha Tin Sewage Treatment Works and Diamond Hill Fresh Water and Salt Water Service Reservoirs to cavern
- Continue with the ongoing pilot studies on underground space development in selected strategic urban areas

Cavern Master Plan



Taking forward NDA projects

- Commence resumption and infrastructural works for the first phase of the **Kwu Tong North / Fanling North** NDA in the second half of 2019
- Seek funding approval for implementing infrastructural works for the first phase of **Hung Shui Kiu** NDA in the second half of 2019
- Initiate statutory planning process in respect of **Yuen Long South** Development in 2019
- Commence a detailed study on the first phase of **NT North NDA**, which will cover the San Tin/Lok Ma Chau areas, in Q3 2019

Kwu Tong
North /
Fanling North
NDA



Hung Shui Kiu
NDA



Yuen Long
South
Development



Commencing studies on River Trade Terminal (RTT) site and Coastal Area of Tuen Mun

- Study the development potential and possible land use of the RTT site as part of studies on the coastal area of Tuen Mun (including reclamation at Lung Kwu Tan)



River Trade Terminal in Tuen Mun

Developing Areas on Country Park Periphery

- Noted that the development of Country Park periphery has failed to garner clear majority support from the general public
- Will not at this stage further pursue the alternative land use of country park periphery
- Will discuss with the Hong Kong Housing Society the arrangements for not proceeding further with its study on the two specific sites after the completion of those fact-finding tasks already commenced

