

土地供應專責小組公眾參與活動

增闢土地 你我抉擇

免責聲明:

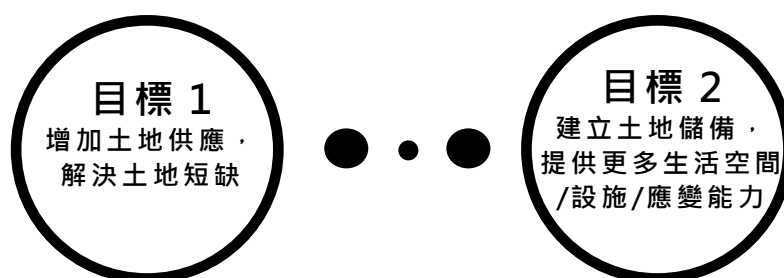
凡在土地供應專責小組（下稱「專責小組」）進行的公眾參與過程中，向專責小組提供意見和建議的個人或團體，將被視作同意專責小組可將部分或全部的內容（包括個人姓名及團體名稱）公布。如你不同意這個安排，請於提供意見和建議時作出聲明。

背景:

根據規劃署《香港 2030+：跨越 2030 年的規劃遠景與策略》（《香港 2030+》）研究，香港長遠欠缺至少 1,200 公頃用地，即超過 60 個維多利亞公園的面積。專責小組認為實際短缺遠較 1,200 公頃為高，因為估算未有充分計及多項因素，包括市民對改善人均居住面積的訴求、人口老化令醫療及社福服務需求較預期增長快、市區重建步伐或需加快、部分行業的土地需求未有計算在內等。此外，若果目前正進行中及已規劃的發展項目（包括改劃用地及新發展區）延誤或規模減少，土地不足的缺口將進一步擴大。

土地發展需時，並無單一選項可解決整體土地供應問題，亦沒有選項是完美的，多管齊下是必然方向。籌謀解決方案時，社會須整體平衡各個實際可行的選項所帶來的發展效益、成本、提供土地所需時間及其他潛在問題。

專責小組按以下兩個目標，誠邀廣大市民就 18 個土地供應選項提出意見。



直到 2046 年的整體土地供應估算			
	直到 2026 年(短中期) 短缺(最少)	2026-2046 年(中長期) 短缺(最少)	總短缺(最少)
各類用地 短缺總計	-815 公頃 (約-800 公頃)	-391 公頃 (約-400 公頃)	-1,206 公頃 (約-1,200 公頃)

資料來源：規劃署《香港 2030+》研究



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土地供應專責小組公眾參與活動 增闢土地 你我抉擇

主要問題

(請用原子筆或鉛筆填滿所選答案的圓圈)

請選擇你認為可以接受的土地供應選項¹

專責小組鼓勵市民挑選多個選項，以達致最少或多於1,200公頃額外土地面積的目標，以解決土地短缺問題及有助建立土地儲備。

短中期選項(可選多於一項)

(即有潛力於未來大約10年內提供額外土地；這四個短中期選項亦有潛力於中長期提供更多額外土地。)

- | | |
|--------------------------------------|---------------------------------|
| ○ 棕地發展
估計額外土地面積：110公頃 | ○ 利用私人的新界農地儲備
估計額外土地面積：150公頃 |
| ○ 利用私人遊樂場地契約用地作其他用途
估計額外土地面積：60公頃 | ○ 重置或整合佔地廣的康樂設施
估計額外土地面積：3公頃 |

(1) 所有選取的短中期選項的額外土地面積總和：合共 _____ 公頃*

* 香港短中期土地短缺最少800公頃，由於造地需時，即使推行全部短中期土地供應選項，仍不足以解決土地短缺問題。

中長期選項(可選多於一項)

(即有潛力於未來10年至30年內提供額外土地)

- | | |
|---------------------------------------|-----------------------------------|
| ○ 棕地發展
估計額外土地面積：220公頃 | ○ 利用私人的新界農地儲備
估計額外土地面積：300公頃 |
| ○ 利用私人遊樂場地契約用地作其他用途
估計額外土地面積：120公頃 | ○ 重置或整合佔地廣的康樂設施
估計額外土地面積：14公頃 |
| ○ 維港以外近岸填海
估計額外土地面積：450公頃 | ○ 發展東大嶼都會
估計額外土地面積：1,000公頃 |
| ○ 利用岩洞及地下空間
估計額外土地面積：40公頃 | ○ 於新界發展更多新發展區
估計額外土地面積：720公頃 |
| ○ 發展香港內河碼頭用地
估計額外土地面積：65公頃 | ○ 發展郊野公園邊陲地帶兩個試點
估計額外土地面積：40公頃 |

(2) 所有選取的中長期選項的額外土地面積總和：合共 _____ 公頃

所有選取的選項的額外土地面積總和：(1)+(2) = 合共 _____ 公頃*

* 如所有選取的選項的額外土地面積總和少於1,200公頃，請考慮選擇更多土地供應選項。

概念性選項

(即暫時未能確定其可提供額外土地的時間和數量)

請選擇以下你認為可以接受的概念性選項。(可選多於一項)

- | | |
|---------------------|-------------------|
| ○ 長遠發展香港內河碼頭用地及鄰近用地 | ○ 發展郊野公園邊陲地帶其他地點 |
| ○ 增加「鄉村式發展」地帶的發展密度 | ○ 於現有運輸基建設施上作上蓋發展 |
| ○ 利用公用事業設施用地的發展潛力 | ○ 重置葵青貨櫃碼頭 |
| ○ 葵青貨櫃碼頭上蓋發展 | ○ 填平部分船灣淡水湖作新市鎮發展 |

¹ 各個選項下的數字，是專責小組估算這些選項能提供的額外土地面積（即未有包括在《香港2030+》研究中預計約3,600公頃的土地供應中），部份數字涉及粗略估算及假設。詳情可參閱附件。



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其他問題

1. 就專責小組提出的18個土地供應選項，你有沒有其他意見？

2. 除了專責小組提出的18個土地供應選項外，你有否其他增加土地供應的建議？

3. 請就這次公眾參與活動的安排，分享你的建議或意見。

4. 請問你有沒有其他與土地供應相關的意見？

個人基本資料

年齡： 未滿18歲 18-30歲 31-59歲 60歲或以上

住屋狀況： 你居住在自己擁有的物業 你是租客 (私人住宅單位)
 你是租客 (公營單位) 你所住的物業是由你的家庭成員擁有
 你所住的物業是由你的家庭成員租的 (私人住宅單位) 你所住的物業是由你的家庭成員租的 (公營單位)
 其他 (請註明):

居住區域： 中西區 東區 南區 灣仔
 九龍城 觀塘 深水埗 黃大仙 油尖旺
 離島 葵青 北區 西貢 沙田
 大埔 荃灣 屯門 元朗
 其他地區 (請註明):

請於2018年9月26日或之前，透過郵寄(或填寫網上版問卷²)提交問卷。

郵寄地址： 香港薄扶林
香港大學百週年校園
賽馬會教學樓八樓八一五室
香港大學社會科學研究中心

查詢

土地供應專責小組秘書處

電話： 35097737

電郵： tfls@devb.gov.hk

多謝你的參與!

²專責小組會於2018年6月推出網上版問卷，詳情請瀏覽 www.landforhongkong.hk。

附件：土地供應數字註釋

短中期選項

選項	短中期 (公頃)	中長期 (公頃)	註釋
棕地發展	110	220	現時新界約有 760 公頃未包括於新發展區項目的棕地。政府就這些棕地的研究工作仍在進行中，故未能就可釋放的土地潛力作詳細估算。若短中期純粹以土地面積的 15% 作為粗略估算的基礎，可釋放的土地約為 110 公頃，而假設中長期可發展多一倍(30%)，則可釋放額外 220 公頃的土地。
利用私人的新界農地儲備	150	300	根據從坊間得來的資料，各大型發展商相信擁有不少於 1,000 公頃的新界農地 ¹ 。由於政府未曾就這些農地的具體分佈及發展潛力，以及擬議公私營合作的具體模式作研究，故未能就可釋放的土地潛力作詳細估算。若短中期純粹以土地面積的 15% 作為粗略估算的基礎，可釋放的土地約為 150 公頃，而假設中長期可發展多一倍(30%)，則可釋放額外 300 公頃的土地。 註 1：部分或與新發展區或棕地的土地重疊，故潛在新增土地供應數量可能低於此數。
利用私人遊樂場地契約用地作其他用途	60	120	66 幅私人遊樂場地契約用地佔地約 408 公頃。由於這些契約用地的契約期限有所不同，而有關私人遊樂場地契約的政策檢討仍在進行中，政府亦未曾就這些契約用地的發展潛力展開全面研究，故未能就可釋放的土地作詳細估算。若短中期純粹以土地面積的 15% 作為粗略估算的基礎，可釋放的土地約為 60 公頃，而假設中長期可發展多一倍(30%)，則可釋放額外 120 公頃的土地。
重置或整合佔地廣的康樂設施	3	14	現時歸類為佔地廣闊並由康樂及文化事務署管理的體育及康樂場地共有 95 個，而佔地廣闊的體育及康樂場地一般每幅佔地 3 公頃或以上，因此這些場地合共佔地不少於 285 公頃。由於這些場地現為公眾使用的康體設施，且大部份使用率甚高，顧及重置或整合面對相當的限制，故只粗略假設當中約 1%(3 公頃)及 5%(14 公頃)的土地能分別於短中期及中長期釋放。

中長期選項

選項	短中期 (公頃)	中長期 (公頃)	註釋
維港以外近岸填海	0	450	5 個建議近岸填海地點，包括龍鼓灘、小蠔灣、欣澳、馬料水及青衣西南，估計合共可提供約 450 公頃土地。
發展東大嶼都會	0	1000	東大嶼都會是《香港 2030+》提出跨越 2030 年的兩個策略增長區之一，涉及於香港島及大嶼山之間的中部水域拓展土地面積逾 1,000 公頃的人工島。
利用岩洞及地下空間	0	40	政府已識別了一些現存的污水處理廠和配水庫，以便就這些政府設施搬遷入岩洞進行可行性研究，或可騰出約 40 公頃土地。
於新界發展更多新發展區	0	720	新界北是《香港 2030+》提出跨越 2030 年的兩個策略增長區之一，發展面積約 720 公頃，當中包括 200 公頃棕地。
發展香港內河碼頭用地	0	65	騰出佔地 65 公頃的香港內河碼頭用地，以容納工業及與棕地相關的作業。
發展郊野公園邊陲地帶兩個試點	0	40	香港房屋協會正進行有關郊野公園邊陲地帶土地的生態及技術研究，以探討發展公營房屋及非牟利設施的可能性。研究範圍包括大欖及水泉澳兩個試點，合共佔地約 40 公頃。

Annex 3e: VCF in English

Public Engagement of the Task Force on Land Supply Land for Hong Kong: Our Home, Our Say!

Disclaimer:

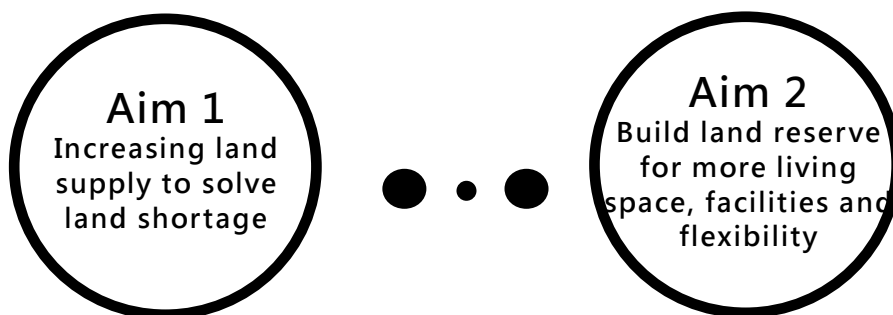
Individuals or organisations who have provided views and suggestions to the Task Force on Land Supply (Task Force) during the public engagement exercise will be seen as consenting to allow the Task Force to publicise some or all of the content of their views (including names of individuals and organisations). If you do not agree with such arrangement, please indicate when providing your views and suggestions.

Background:

According to the “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” (Hong Kong 2030+) study, Hong Kong will face a land shortfall of at least 1,200 hectares (ha), which is equivalent to the area of more than 60 Victoria Parks. The Task Force is of the view that the actual shortfall should be much higher than 1,200 ha since many factors have not been fully taken into account, including public aspiration for improvement in average living space per person; faster-than-expected growth in the demand for healthcare and welfare services arising from an ageing population; possible need to speed up urban renewal; land requirements of certain industries, etc. Further, if there is any delay or reduction in scale of development for projects in progress or planned projects (including rezoning and New Development Areas (NDAs)), the problem of land shortage will aggravate.

Land development takes time. There is no single solution to solve the land supply problem, nor is there a perfect option. A multi-pronged approach is the only direction to pursue. The community as a whole has to balance the overall benefits and costs, the time required to provide land and other underlying issues pertinent to each land supply option.

With the below two aims in mind, the Task Force cordially seeks views of the public on the 18 land supply options.



Estimation of Overall Land Supply and Demand until 2046			
	Shortfall until 2026 (Short to Medium Term) (Minimum)	Shortfall in 2026-2046 (Medium to Long Term) (Minimum)	Total Shortfall (Minimum)
Minimum Shortfall	-815 ha <i>(about -800 ha)</i>	-391 ha <i>(about -400 ha)</i>	-1,206 ha <i>(about -1,200 ha)</i>

Source: Planning Department's "Hong Kong 2030+" Study



Public Engagement of the Task Force on Land Supply Land for Hong Kong: Our Home, Our Say!

Main questions

(Please fill in the circle completely with a ball pen or pencil)

Please select the land supply option(s) that is/are acceptable to you.¹

The Task Force encourages citizens to choose more options to meet the minimum target of 1,200 ha or more of additional land so as to solve the problem of land shortage and build land reserve.

Short-to-medium term Options (multiple selection allowed)

(with potential to provide additional land in around 10 years' time; these 4 short-to-medium term options also have the potential to provide more lands in the medium-to-long term)

- | | |
|--|---|
| <p><input type="radio"/> Developing Brownfield Sites
Estimated additional land area: 110 ha</p> <p><input type="radio"/> Alternative Uses of Sites under Private Recreational Leases
Estimated additional land area: 60 ha</p> | <p><input type="radio"/> Tapping into Private Agricultural Land Reserve in the New Territories
Estimated additional land area: 150 ha</p> <p><input type="radio"/> Relocation or Consolidation of Land-Extensive Recreational Facilities
Estimated additional land area: 3 ha</p> |
|--|---|

(1) Total additional land area for your selected short-to-medium options: _____ ha*

**The minimum shortfall in the short-to-medium term is over 800 ha. Since land production takes time, even if all short-to-medium term options are in place, the land shortage in the short-to-medium term cannot be completely solved.*

Medium-to-long term Options (multiple selection allowed)

(with potential to provide additional land in around 10 to 30 years' time)

- | | |
|--|---|
| <p><input type="radio"/> Developing Brownfield Sites
Estimated additional land area: 220 ha</p> <p><input type="radio"/> Alternative Uses of Sites under Private Recreational Leases
Estimated additional land area: 120 ha</p> <p><input type="radio"/> Near-shore Reclamation outside Victoria Harbour
Estimated additional land area: 450 ha</p> <p><input type="radio"/> Developing Caverns and Underground Space
Estimated additional land area: 40 ha</p> <p><input type="radio"/> Developing the River Trade Terminal Site
Estimated additional land area: 65 ha</p> | <p><input type="radio"/> Tapping into Private Agricultural Land Reserve in the New Territories
Estimated additional land area: 300 ha</p> <p><input type="radio"/> Relocation or Consolidation of Land-Extensive Recreational Facilities
Estimated additional land area: 14 ha</p> <p><input type="radio"/> Developing the East Lantau Metropolis
Estimated additional land area: 1,000 ha</p> <p><input type="radio"/> More New Development Areas in the New Territories
Estimated additional land area: 720 ha</p> <p><input type="radio"/> Developing Two Pilot Areas on the Periphery of Country Parks
Estimated additional land area: 40 ha</p> |
|--|---|

(2) Total additional land area for your selected medium-to-long term options: _____ ha

Total additional land area for all your options: (1)+(2)= _____ ha*

***If the total additional land area is less than 1,200 ha, please consider choosing more land supply options.**

Conceptual Options

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

Please select the following conceptual option(s) that is/are acceptable to you. (Multiple selection allowed)

- | | |
|---|---|
| <p><input type="radio"/> Developing the River Trade Terminal Site and its Surroundings in the Long Term</p> <p><input type="radio"/> Increasing Development Intensity of "Village Type Development" Zones</p> <p><input type="radio"/> Utilising the Development Potential of Public Utilities Sites</p> <p><input type="radio"/> Topside Development of Kwai Tsing Container Terminals</p> | <p><input type="radio"/> Developing More Areas on the Periphery of Country Parks</p> <p><input type="radio"/> Topside Development of Existing Transport Infrastructure</p> <p><input type="radio"/> Relocation of Kwai Tsing Container Terminals</p> <p><input type="radio"/> Reclaiming Part of Plover Cove Reservoir for New Town Development</p> |
|---|---|

¹ The figure underneath each option is the Task Force's estimation of the potential additional land yield (i.e. not included in the expected 3,600 ha of land supply in the "HK2030+" study) of the respective option, some of which involves rough estimation and assumptions. For details, please refer to Annex.



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Other questions

1. Do you have any other opinion in regard to the 18 land supply options identified by the Task Force?

2. Apart from the 18 land supply options identified by the Task Force, do you have other suggestions to increase land supply?

3. Please share your suggestions or comments on the arrangement of this public engagement exercise.

4. Do you have any other land supply-related opinion?

Demographics

Age group: Under 18 18-30 31-59 60 or above

Housing status: You own the property you live in You are the tenant (Private residential flat)
 You are the tenant (Public housing flat) Your household member owns the property you live in
 Your household member is the tenant (Private residential flat) Your household member is the tenant (Public housing flat)

Others (please specify):

Residential District: Central & Western Eastern Southern Wan Chai
 Kowloon City Kwun Tong Sham Shui Po Wong Tai Sin Yau Tsim Mong
 Islands Kwai Tsing North Sai Kung Sha Tin
 Tai Po Tsuen Wan Tuen Mun Yuen Long

Others (please specify):

Please submit this questionnaire on or before 26th September 2018 by post (or use the web based tool instead²)

Post: Social Sciences Research Centre
The University of Hong Kong
Room 815, 8/F., The Jockey Club Tower
Centennial Campus,
Pokfulam, Hong Kong

Enquiry The Secretariat, Task Force on Land Supply

Tel: 3509 7737

Emai: tfls@devb.gov.hk

Thank you!

² The web-based tool will be launched in June 2018. Please check www.landforhongkong.hk for details.

Annex: Note on Land Supply Figure

Short-to-Medium Term Options

Options	Short-to-medium term (ha)	Medium-to-long term (ha)	Note
Developing brownfield sites	110	220	<p>There are about 760 hectares (ha) of brownfield sites which are not covered in the New Development Areas in the New Territories. As the study conducted by the Government on these brownfield sites are ongoing, detailed estimation on the area of land which can be released for other developments cannot be made at the moment. If we simply adopt 15% of the above-mentioned land area as a rough basis of estimation for the short-to-medium term, about 110 ha of land can be released for other developments. Assuming double amount (i.e. 30%) of land can be released in the medium-to-long term, additional 220 ha of land can be released.</p>
Tapping into private agricultural land reserve in the New Territories	150	300	<p>According to information available in the public domain, major developers are believed to be holding no less than 1,000 ha of agricultural land in the NT¹. As the Government has not conducted studies on the distribution and development potential of these agricultural land, nor has formulated a mechanism of the proposed public-private partnership, detailed estimation on the area of land which can be released for other developments cannot be made at the moment. If we simply adopt 15% of the above-mentioned land area as a rough basis of estimation for the short-to-medium term, about 150 ha of land can be released for other developments. Assuming double amount (i.e. 30%) of land can be released in the medium-to-long term, additional 300 ha of land can be released.</p> <p>Note 1: Some of them may overlap with New Development Areas or brownfield sites, hence the amount of potential new land supply could be lower.</p>
Alternative uses of sites under Private Recreational Leases	60	120	<p>There are a total of 66 Private Recreational Lease (PRL) sites with a total area of about 408 ha. As the lease terms of these PRL sites are different and the Government is conducting a review of the PRL policy, the Government has not conducted detailed studies on the development potential of these PRL sites. In this regard, detailed estimation on the area of land which can be released for other developments cannot be made at the moment. If we simply adopt 15% of the above-mentioned land area as a rough basis of calculation for the short-to-medium term, about 60 ha of land can be released for other developments. Assuming double amount (i.e. 30%) of land can be released in the medium-to-long term, additional 120 ha of land can be released.</p>

Options	Short-to-medium term (ha)	Medium-to-long term (ha)	Note
Relocation or consolidation of land-extensive recreational facilities	3	14	There are a total of 95 land-extensive sports and recreational facilities managed by the Leisure and Cultural Services Department. Each of these facilities generally occupy a land area of 3 ha or above. In this regard, the total area of these sites will be no less than 285 ha. As these recreational and sports facilities are for public use and the utilisation rate is high, taking into account the considerable constraints on relocation or consolidation, it is roughly assumed that only 1% (or 3 ha) and 5% (or 14 ha) of the above-mentioned land can be released in the short-to-medium and medium-to-long term respectively.

Medium-to-Long Term Options

Options	Short-to-medium term (ha)	Medium-to-long term (ha)	Note
Near-shore reclamation outside Victoria Harbour	0	450	It is estimated that the five proposed near-shore reclamation locations, namely Lung Kwu Tan, Siu Ho Wan, Sunny Bay, Ma Liu Shui and Tsing Yi Southwest, can provide some 450 ha of land in total.
Developing the East Lantau Metropolis	0	1000	The East Lantau Metropolis is one of the two Strategic Growth Areas beyond 2030 proposed in the "Hong Kong 2030+" study. It involves the construction of artificial islands in the Central Waters between Lantau and Hong Kong Island that can provide over 1,000 ha of land.
Developing caverns and underground space	0	40	The Government has identified some existing sewage treatment works and service reservoirs for exploring the feasibility of relocating them to caverns. The relocations may release around 40 ha of land in total.
More new development areas in the New Territories	0	720	New Territories North is one of the two Strategic Growth Areas beyond 2030 proposed in the "Hong Kong 2030+" study with developable area of around 720 ha, of which 200 ha are brownfield sites.
Developing the River Trade Terminal site	0	65	The River Trade Terminal sites occupying an area of 65 ha may be released to accommodate industrial and brownfield-related operations.
Developing two pilot areas on the periphery of country parks	0	40	The Hong Kong Housing Society is conducting ecological and technical studies on developing two pilot areas on the periphery of country parks to investigate the feasibility for developing public housing and other non-profit-making facilities. The two pilot areas cover Tai Lam and Shui Chuen O with a total area of 40 ha.