

For discussion

1 September 2014

Islands District Council
Paper No. IDC 83/2014

**Land Use Reviews – Sites Suitable for Conversion to
Housing Development in the Short to Medium Term**

PURPOSE

This paper briefs the Islands District Council (IDC) on the housing site that is expected to be made available in the Islands district in the coming five years (i.e. from 2014-15 to 2018-19) after obtaining approval from the Town Planning Board (TPB) for amendment to the statutory plan, so as to meet the new housing supply target of 470 000 units for the next ten years over the territory.

NEW HOUSING SUPPLY TARGET

2. As announced in the 2014 Policy Address, the Government has decided to adopt 470 000 units as the new public and private housing supply target for the coming ten years, with public housing (comprising both public rental housing (PRH) and subsidised sale flats) accounting for 60% (i.e. about 282 000 units) of the new production. To deliver this is undeniably a big challenge for the Government and community. On the part of the Government, we will continue to adopt a multi-pronged approach to make available sufficient supply of land in order to achieve the new target.

Housing Land Supply in the Short to Medium Term: Land Use Reviews

3. To increase and expedite housing land supply in the short to medium term, we need to optimise the use of built-up land in the existing urban areas and new towns, as well as their nearby areas with infrastructural facilities in the vicinity. In this connection, the Development Bureau, Planning Department (PlanD) and relevant Government departments have been carrying out various land use reviews, including reviews on the Government land currently vacant, under Short Term Tenancies or different short-term or Government uses, as well as the reviews on “Green Belt” sites, with a view to identifying more suitable sites for conversion to residential use. As a result of these reviews, it is estimated that about 150 sites could be made available for

residential development in different districts throughout the territory in the coming five years (i.e. from 2014-15 to 2018-19), with a capacity of providing over 210 000 public and private units. The availability of these sites is subject to approval from TPB for amendments to their respective statutory plans, including land use rezoning and/or increasing development intensity of the residential sites.

4. The land use rezoning will cover 16 districts among the 18 districts in Hong Kong, of which one site is located in the Islands district. It is a “Government, Institution or Community” site in the north of Shan Ha (Pa Mei) Village (i.e. Tung Chung Area 27). Details of the site (including its location, existing and proposed land use zoning, proposed housing type and estimated year of availability) are set out at **Annex I**. It should be noted that the some 150 sites (including the site in the Island district) are only part of the land that could be made available in the coming five years. The estimated number of residential flats and year of land availability may also be subject to adjustments depending on the technical assessments of the site and the progress of relevant procedures or works. The Government and Housing Authority will continue to identify other residential sites for housing development, and consult the respective DCs as and when appropriate.

5. Due consideration has been made when the Government comes up with the proposed development of the short to medium term housing sites. PlanD and other professional departments have assessed the proposed developments in accordance with the well-established mechanism and criteria to ensure that all the developments will comply with the Hong Kong Planning Standards and Guidelines, and no unacceptable impacts will be caused to the local community. They will also take into account a host of practical planning factors, including traffic and infrastructure capacity, provision of community facilities and open space, the relevant development constraints, local characteristics and existing development intensity, potential impacts on the local environment, and landscape and air ventilation impacts, etc. Some sites may require land resumption and clearance, or relocation of existing or planned facilities. The Government will take all these into account and mitigate the impacts as far as possible. If necessary, the departments will conduct technical assessments and implement corresponding mitigation measures to minimise the potential impacts on the traffic, infrastructure, community facilities, environment, visual, air ventilation and more that might be caused in the local district.

The Short-to-Medium Term Housing Site in Tung Chung Area 27 Requiring Amendment to the Statutory Plan

6. The proposed site for Home Ownership Scheme (HOS) development in Tung Chung Area 27 is expected to be available in 2015-16 to produce about 1 000 housing units. The Housing Department (HD) is studying the technical details for converting the site to residential use. Upon completion of the related assessments, PlanD will consult the relevant stakeholders (including the DC) on the proposed amendment to statutory plan, with the proposed development parameters such as plot ratio and site area.. PlanD, HD and related departments will then proceed with the town planning and other relevant procedures, so as to increase housing land supply as soon as practicable. Please refer to the IDC Paper No. 84/2014 on 1 September 2014 for the latest information of the proposed HOS development.

Other On-going Studies and Housing Developments in the Islands District

7. Apart from the aforementioned housing development in Tung Chung Area 27, PlanD and the Civil Engineering and Development Department are taking forward various studies in the Islands district, with a view to comprehensively planning and implementing housing and other developments in the medium to long term. The studies include: -

- (1) Tung Chung New Town Extension Study (IDC Paper No. 76/2014);
- (2) Planning and Engineering Study on Future Land Use at the Ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island – Feasibility Study (IDC Paper No. 20/2014);
- (3) Strategic Studies for Artificial Islands in the Central Waters (IDC Paper No. 5/2014);
- (4) Planning, Engineering and Architectural Study for Topside Development at Hong Kong Boundary Crossing Facilities Island of Hong Kong – Zhuhai – Macao Bridge (IDC Paper No. 6/2014); and
- (5) Planning and Engineering Study on the Reclamation in Sunny Bay (Tsuen Wan DC Community Building, Planning and Development Committee – Community Building Paper No. 23/13-14).

We consulted IDC in February and April this year, Tsuen Wan DC Community Building, Planning and Development Committee in March this year, and this IDC meeting on the above studies. Please refer to the DC papers concerned for details of the studies. For the longer term, we are expeditiously taking forward the development of Lantau and have established the Lantau Development Advisory Committee, so as to map out the economic and social development strategy for Lantau (see IDC Paper No. 71/2014).

8. Besides, HD is actively taking forward other public housing developments in the Islands district. For example, the PRH developments in Tung Chung Areas 39 and 56 are expected to provide a total of about 7 450 housing units for a population of 21 860. The HOS developments in the east and west of Ngan Kwong Wan Road in Mui Wo are estimated to provide about 680 housing units for 2 100 residents. The scope of the aforesaid studies and distribution of the public housing developments are at **Annex II**. Furthermore, when carrying out district planning, PlanD will review individual land use zonings on the outline zoning plans from time to time. To meet the long term development needs of the community, PlanD will review the relevant land use zonings with reference to findings of the various studies in the Islands district.

CONCLUSION

9. It is challenging for both the Government and community to provide sufficient land to meet the housing supply target. An integral part of this process is the support and understanding rendered by the DCs, local districts and residents. The community as a whole has to make hard choices and accept trade-offs as well. In face of the urgent housing needs of the Hong Kong people, especially of the grassroots who are waiting to move into PRH and have pressing needs to improve their living environment, the Government hopes that the DC could understand the overall housing needs of the community and express their views taking into account the overall picture of housing sites in the Islands district, so as to expedite the implementation of the relevant housing development proposals.

**Development Bureau
Planning Department
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