

Bauhinia Seminar on Rethinking Land Supply Strategy

Land Use Zoning and Land Supply in Hong Kong

TANG Bo-sin

Professor and Associate Head
Department of Building & Real Estate
The Hong Kong Polytechnic University

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Acknowledgements

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Photo source: PlanD

Enhancing Land Supply Strategy Study

Controversies:

- **Perception** – e.g. A lot of empty space around?
- **Path** – e.g. Irreversible damages; Ecological/Environmental Concerns
- **Prospect** – e.g. NIMBY; Livelihood/Property Price Damages
- **Publicness** – e.g. Reclamation for Public Housing/Uses?

Photo source: Development Bureau

香港土地用途 LAND UTILIZATION IN HONG KONG

深圳市 SHENZHEN SHI

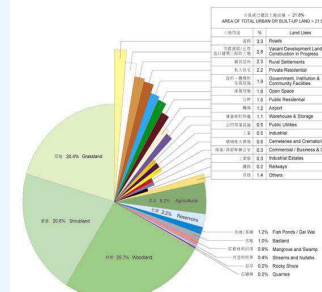
大鵬灣
MIS BAY
(Dapeng Wan)



土地用途類別 LAND USE CATEGORIES

- 私人住宅 Private Residential
- 公共住宅 Public Residential
- 鄉村聚落 Rural Settlements
- 商業/海濱和辦公室 Commercial / Business & Offices
- 工業 Industrial
- 工業區 Industrial Estates
- 貨倉和堆棧 Warehouse & Storage
- 政府、機構和社區設施 Government, Institution & Community Facilities
- 道路 Roads
- 鐵路 Railways
- 機場 Airport
- 綠地 Open Space
- 發展中/正在進行建築工程的地區 Vacant Development Land / Construction in Progress
- 墳場和火葬場 Cemeteries and Crematoriums
- 公用事業設施 Public Utilities
- 其他 (填海/填海已建土地) Others (Other Urban or Built-up Land)
- 農業 Agricultural
- 魚塘/鰻塘 Fish Ponds / Gai Wai
- 林地 Woodland
- 灌木 Shrubland
- 草地 Grassland
- 紅樹林和沼澤 Mangrove and Swamp
- 墳場 Muffles
- 墳場 Badland
- 石礦場 Quarries
- 岩石 Rocky Shore
- 水庫 Reservoirs
- 河溪和溝渠 Streams and Nullahs

土地面積分析 LAND AREA ANALYSIS



Land area : about 1,100 sq.km

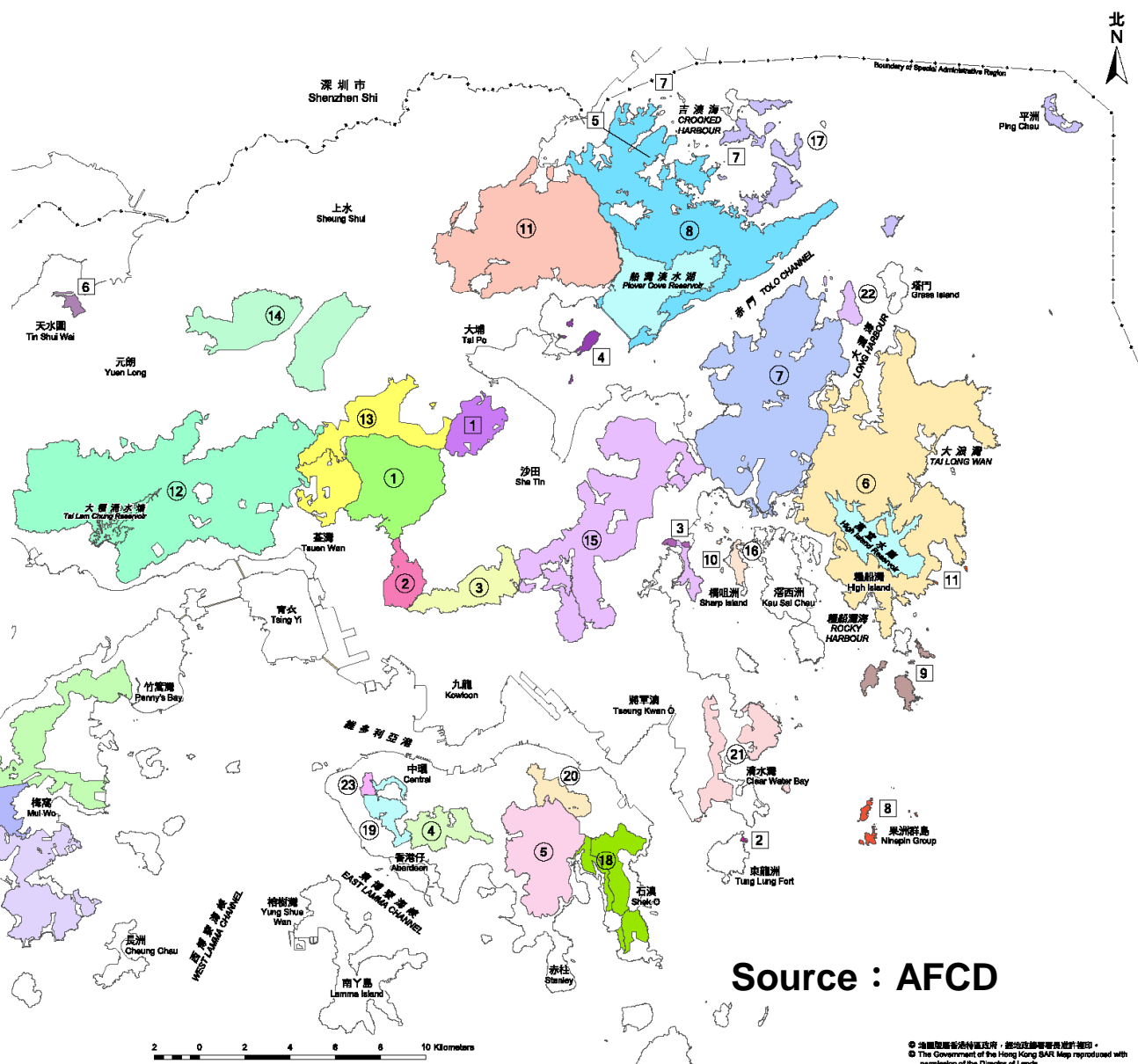
Source: PlanD

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香港現已劃定的郊野公園 Designated Country Park in Hong Kong			
編號 No.	地點 Location	面積(公頃) Area (ha)	指定日期 Date of Designation
①	城門 Shing Mun	1400	24/8/1977
②	金山 Kam Shan	337	24/8/1977
③	獅子山 Lion Rock	557	24/8/1977
④	香港仔 Aberdeen	423	28/10/1977
⑤	大潭 Tai Tam	1315	28/10/1977
⑥	西貢東 Sai Kung East	4477	3/2/1978
⑦	西貢西 Sai Kung West	3000	3/2/1978
⑧	船灣 Plover Cove	4594	7/4/1978
⑨	南大嶼 Lantau South	5640	20/4/1978
⑩	北大嶼 Lantau North	2200	18/8/1978
⑪	八仙嶺 Pat Sin Leng	3125	18/8/1978
⑫	大潭 Tai Lam	5370	23/2/1979
⑬	大帽山 Tai Mo Shan	1440	23/2/1979
⑭	林村 Lam Tuen	1520	23/2/1979
⑮	馬鞍山 Ma On Shan	2880	27/4/1979
⑯	橋咀 Kiu Teui	100	1/8/1979
⑰	船灣(擴建部分) Plover Cove (Extension)	630	1/8/1979
⑱	石澳 Shek O	701	21/9/1979
⑲	薄扶林 Pok Fu Lam	270	21/9/1979
⑳	大潭(灣仔擴建部分) Tai Tam (Quarry Bay Extension)	270	21/9/1979
㉑	清水灣 Clear Water Bay	615	28/9/1979
㉒	西貢西(灣仔擴建部分) Sai Kung West (Wan Tsai Ext.)	123	14/8/1996
㉓	龍虎山 Lung Fu Shan	47	18/12/1998
㉔	北大嶼(擴建部分) Lantau North (Extension)	2350	7/11/2008
總面積 Total Area		43394	

香港現已劃定的特別地區(位於郊野公園外) Designated Special Area in Hong Kong (Outside Country Park)			
編號 No.	地點 Location	面積(公頃) Area (ha)	指定日期 Date of Designation
1	大埔滘自然護理區 Tai Po Kau Nature Reserve	460	13/5/1977
2	東龍洲炮台 Tung Lung Fort	3	22/8/1979
3	蕉坑 Tsiu Hang	24	18/12/1987
4	鹿潭洲 Ma Shi Chau	61	9/4/1989
5	荔枝窩 Lai Chi Wo	1	15/3/2005
6	香港濕地公園 Hong Kong Wetland Park	61	1/10/2005
7	印洲塘 Double Haven	0.8	1/1/2011
8	果洲群島 Ninepin Group	53.1	1/1/2011
9	鴨紅群島 Ung Kong Group	176.8	1/1/2011
10	橋咀洲 Sharp Island	0.06	1/1/2011
11	糧船灣 High Island	3.9	1/1/2011
總面積 Total Area		844.66	



Source : AFCD

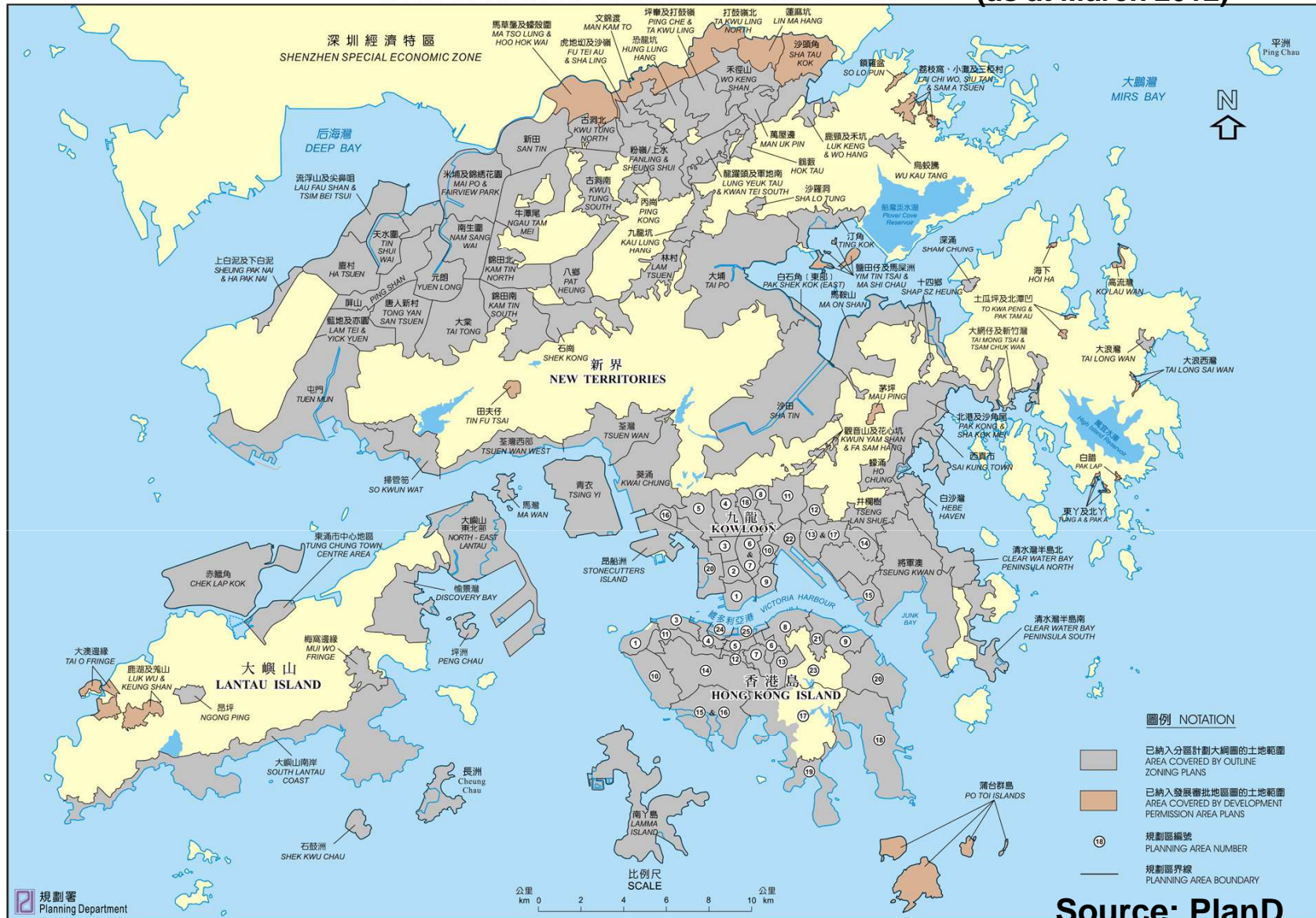
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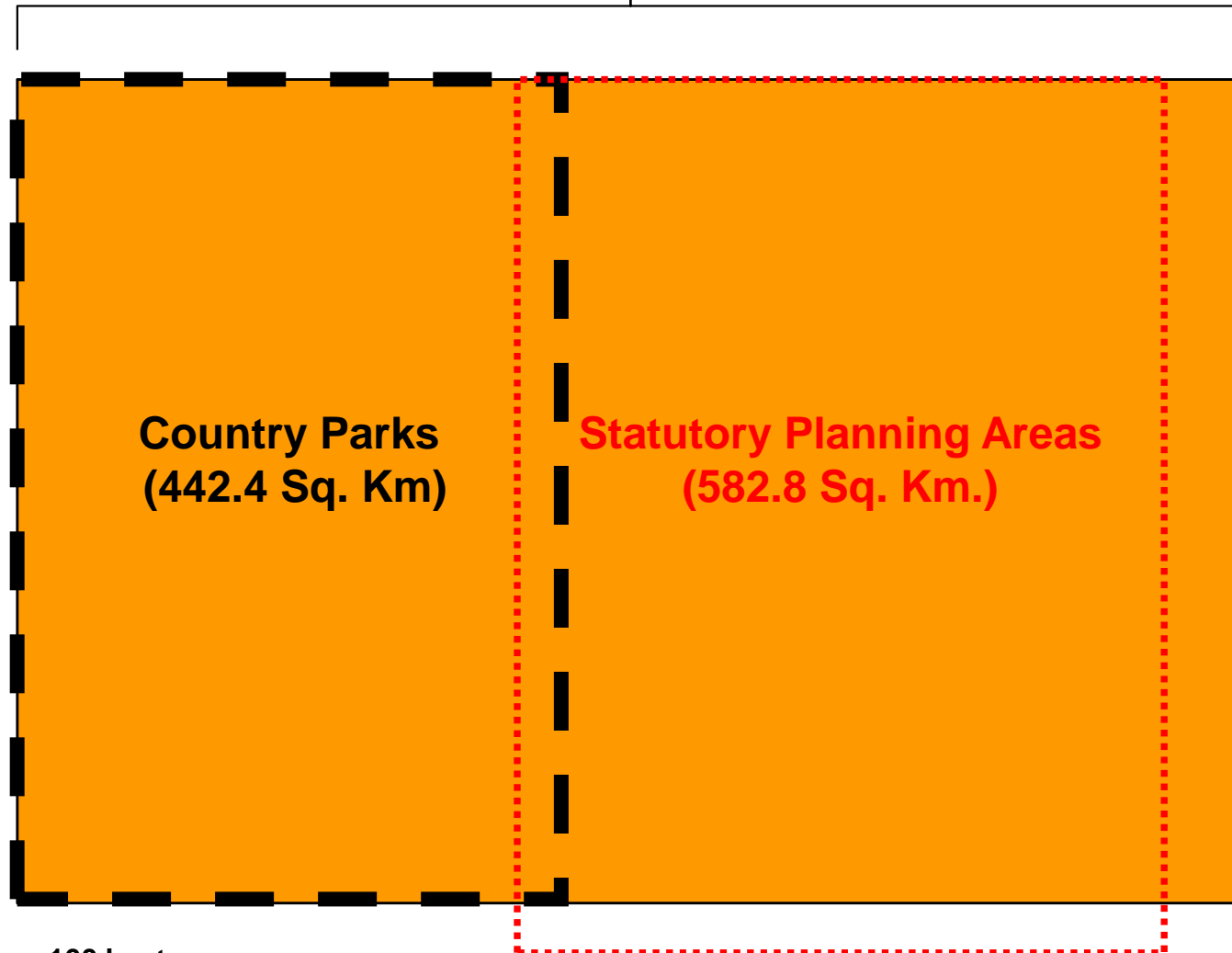
法定圖則索引 STATUTORY PLAN INDEX (as at March 2012)



圖則編號 Plan No. MS/T/06/1A

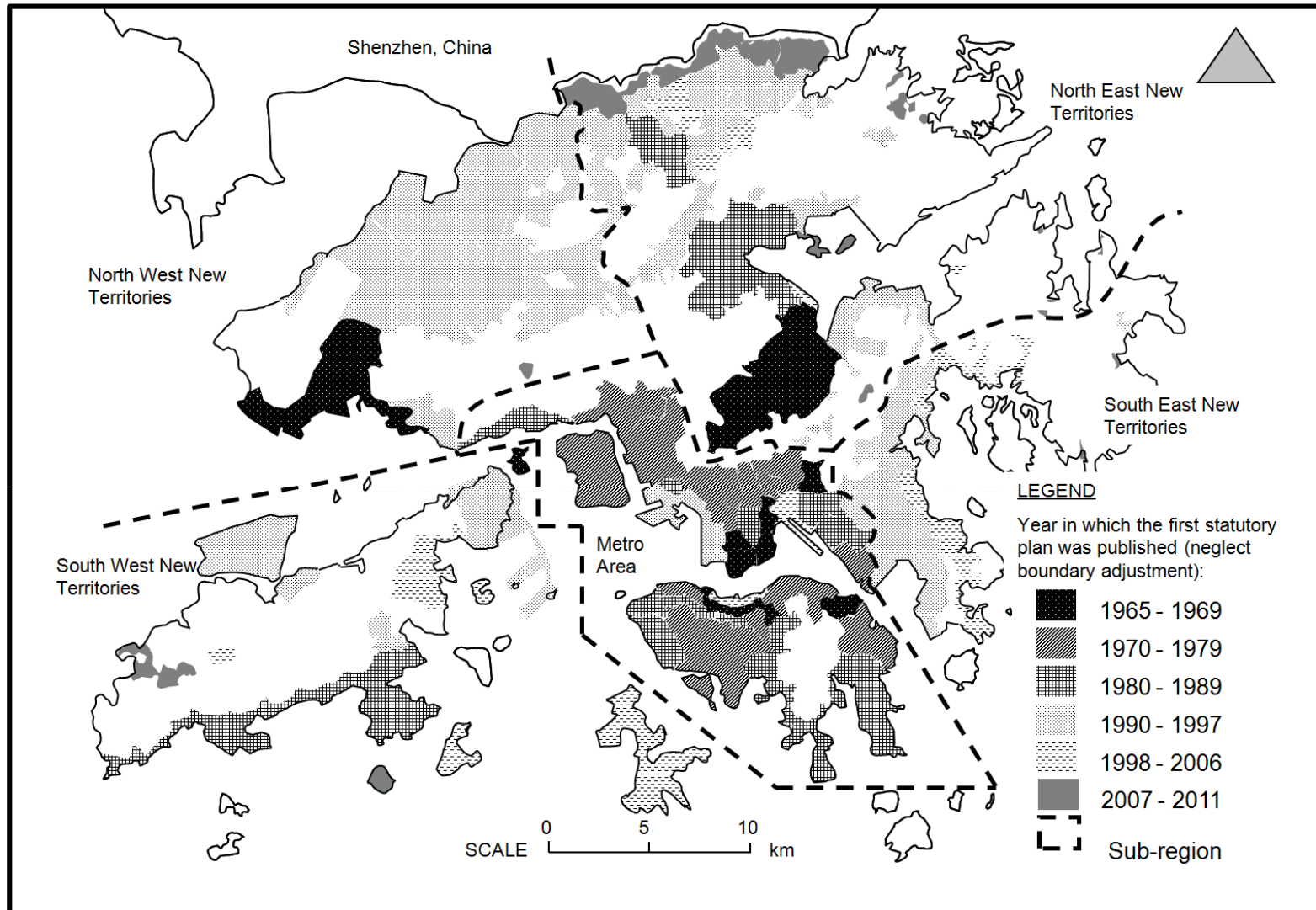
2.3.2012

Land Area: 1100 Sq. Km.

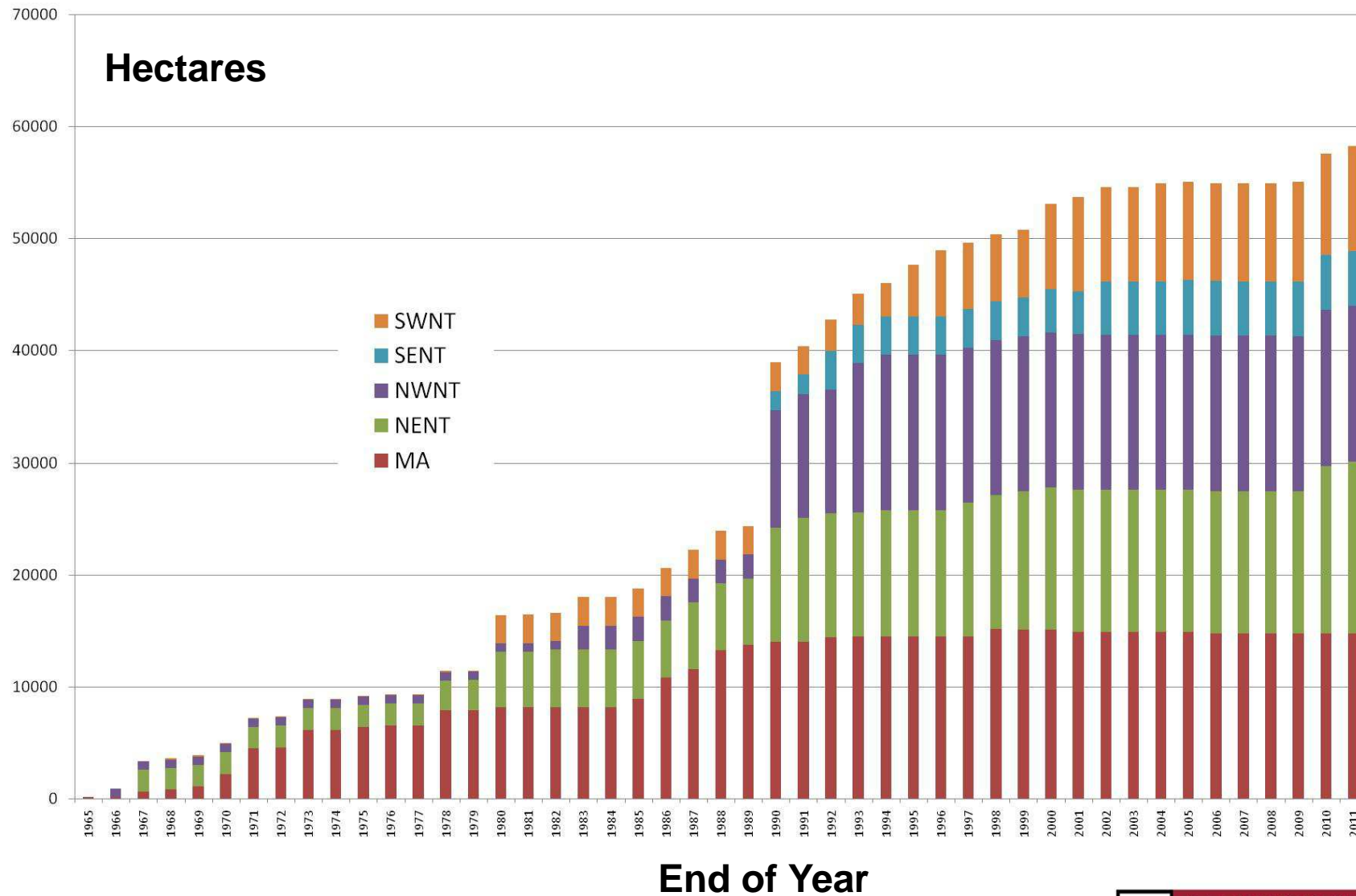


1 Sq. Km. = 100 hectares

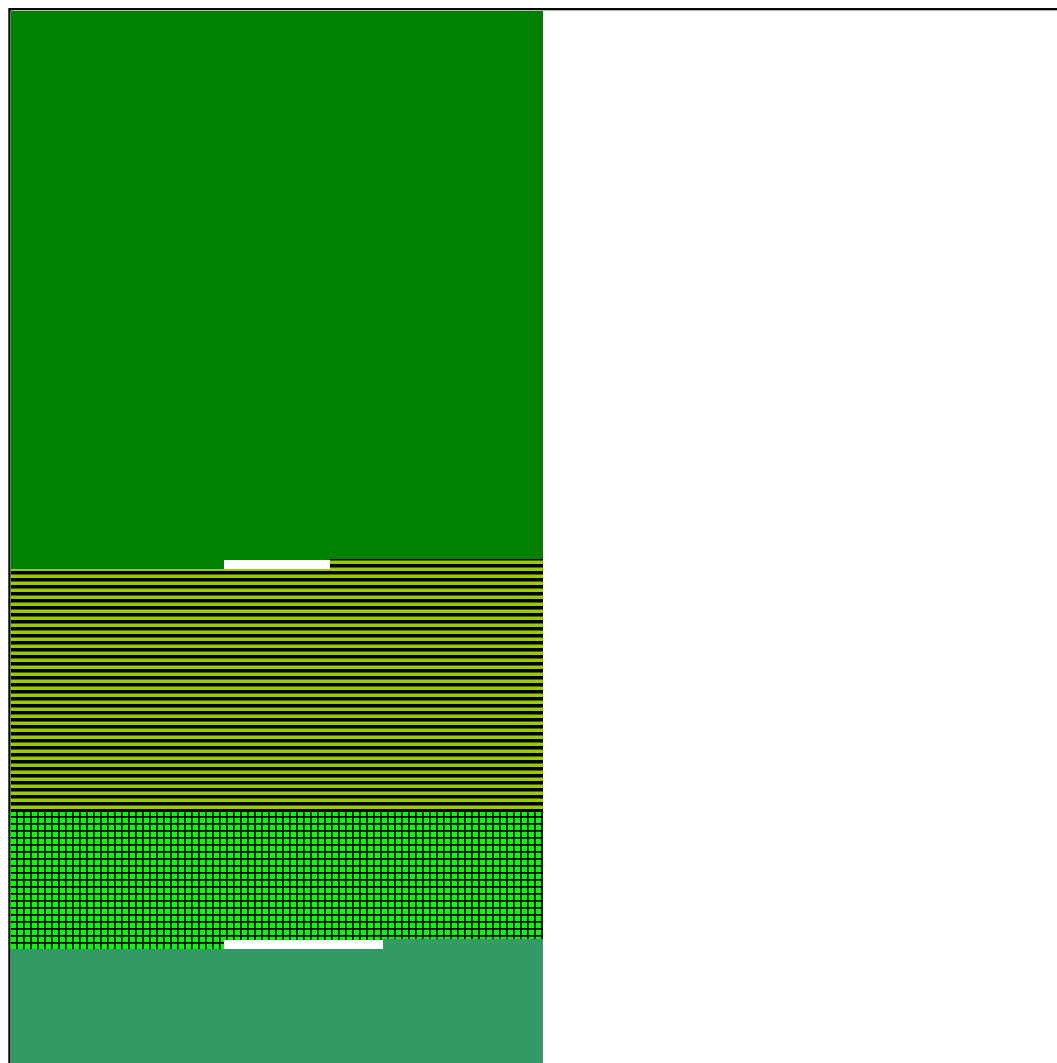
Statutory Land Use Planning Areas, 1965-2011 (Year-End)



Statutory Planning Areas by Sub-Regions

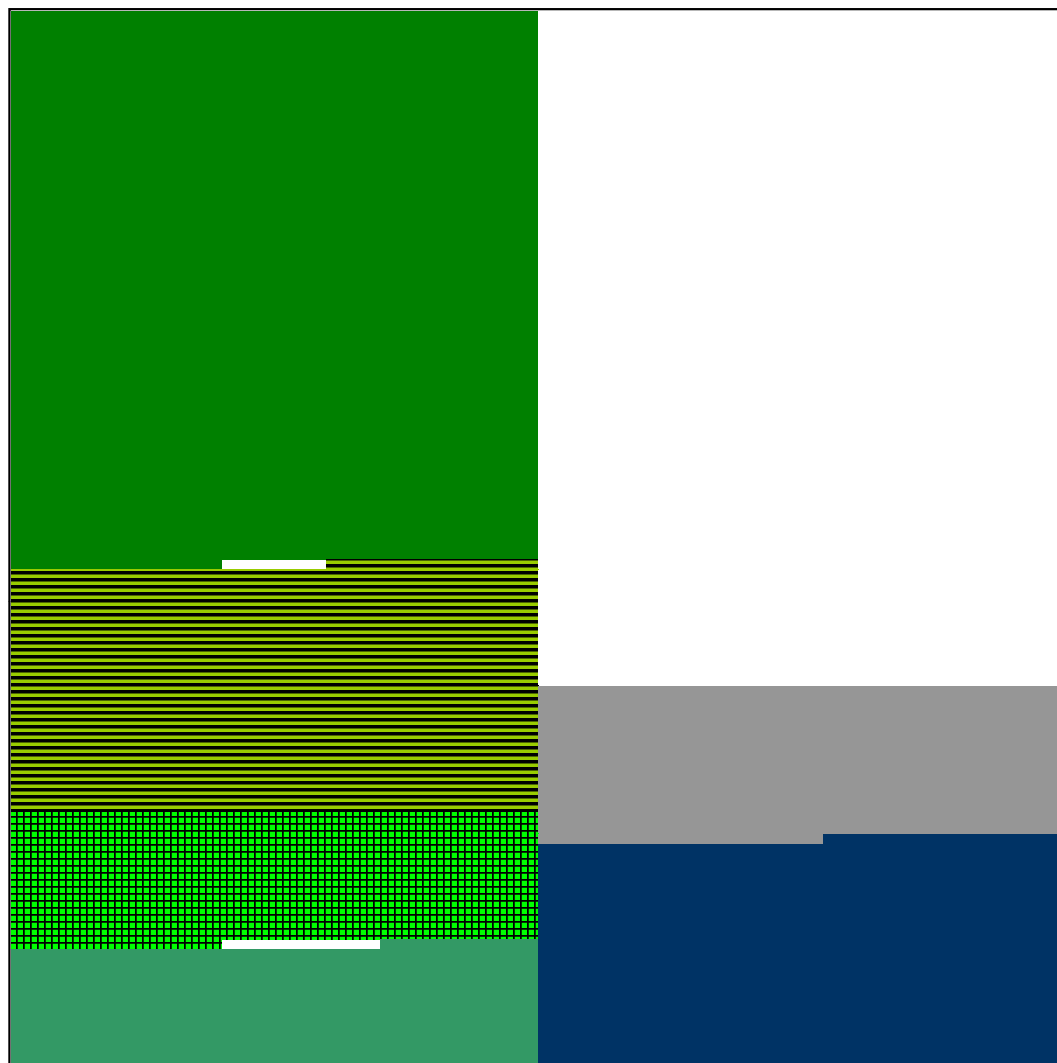


Statutory Land Use Zoning Area Distribution, 2011 (Year-end)



Land Use Zone (2011)	Hectares	%
Country Parks	3610.3	6.2
Conservation Areas, CPA, SSSI	6828.0	11.7
Green Belt	15266.1	26.2
Agriculture	3291.6	5.6
Total	58284.5	100.0

Statutory Land Use Zoning Area Distribution, 2011 (Year-end)



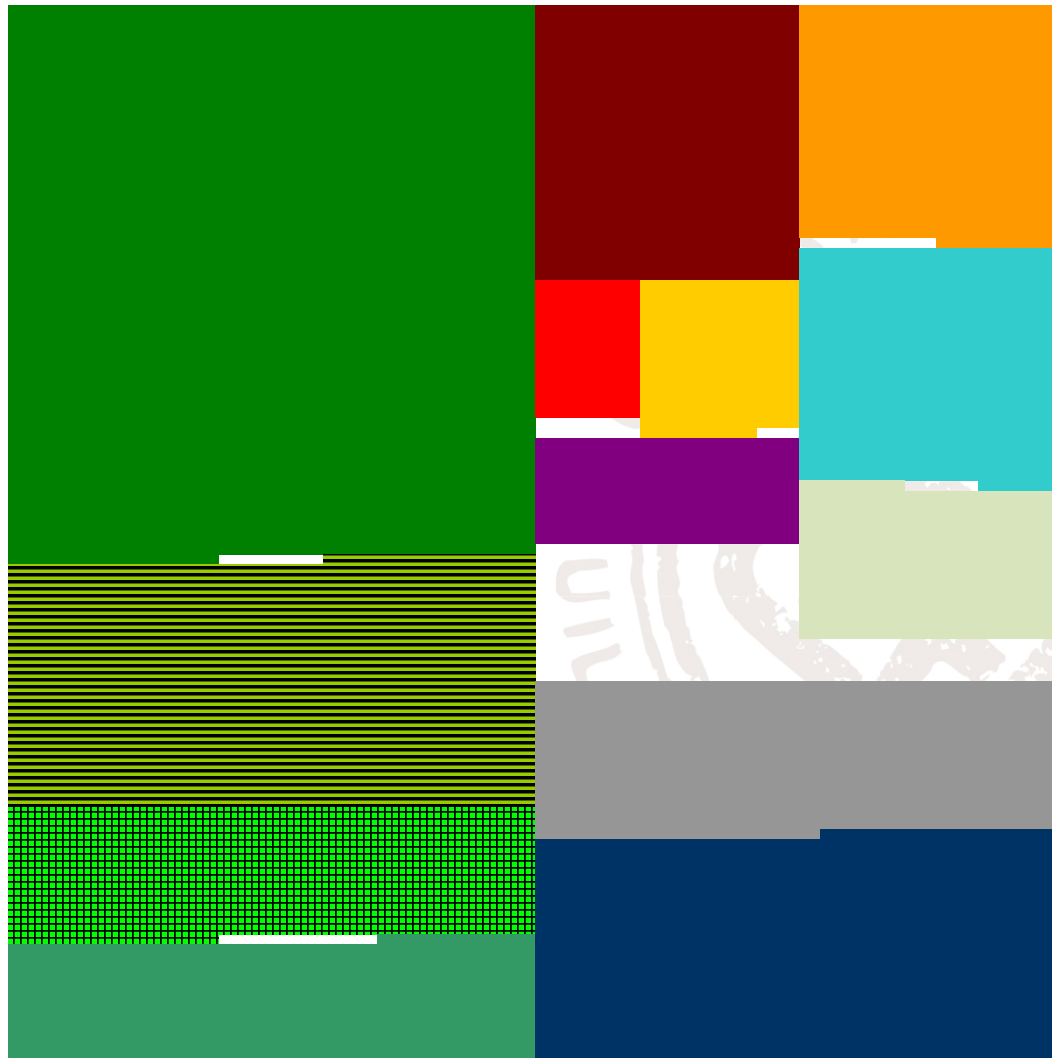
Land Use Zone (2011)	Hectares	%
Country Parks	3610.3	6.2
Conservation Areas, CPA, SSSI	6828.0	11.7
Green Belt	15266.1	26.2
Agriculture	3291.6	5.6
Road & Railway, etc.	4239.6	7.3
Other Specified Uses	6253.1	10.7
Total	58284.5	100.0

Statutory Land Use Zoning Area Distribution, 2011 (Year-end)



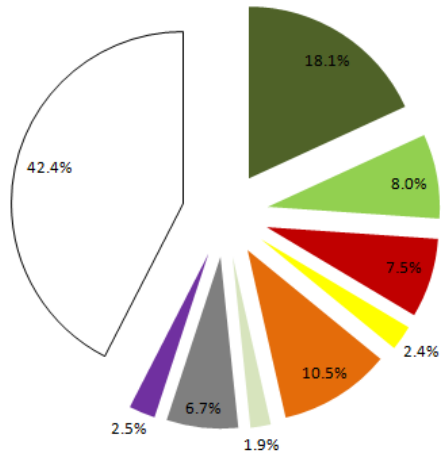
	Land Use Zone (2011)	Hectares	%
	Country Parks	3610.3	6.2
	Conservation Areas, CPA, SSSI	6828.0	11.7
	Green Belt	15266.1	26.2
	Agriculture	3291.6	5.6
	Road & Railway, etc.	4239.6	7.3
	Other Specified Uses	6253.1	10.7
	High-density Residential	3772.2	6.5
	Low-density Residential	1290.5	2.2
	CDA & URA Areas	759.1	1.3
	Village Type Development	3274.5	5.6
	Total	58284.5	100.0

Statutory Land Use Zoning Area Distribution, 2011 (Year-end)

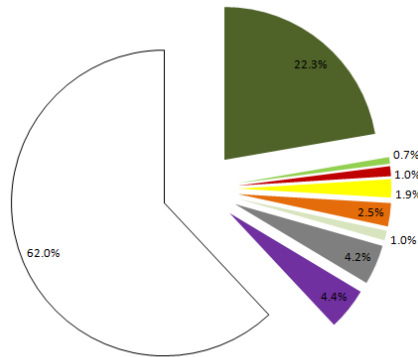


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	High-density Residential	3772.2	6.5
	Low-density Residential	1290.5	2.2
	CDA & URA Areas	759.1	1.3
	Village Type Development	3274.5	5.6
	GIC	3251.5	5.6
	Open Space	2098.7	3.6
	Undetermined/Unspecified	1469.2	2.5
	Total	58284.5	100.0

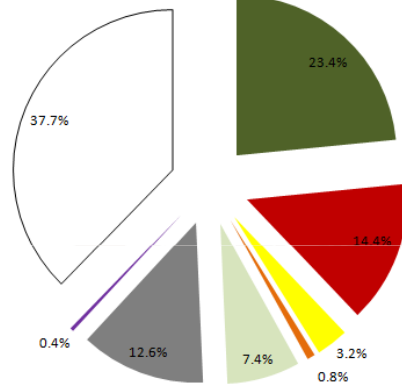
Remarks: The remaining 4.9% of land in the other zones are not shown here.



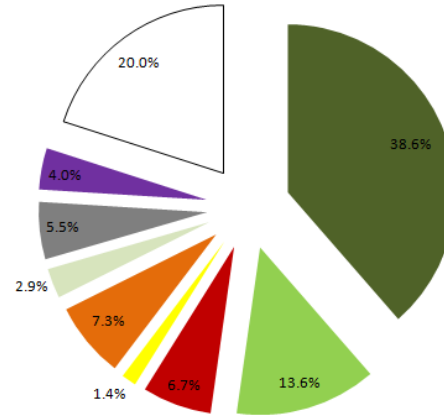
NWNT
(13855.2 ha.)



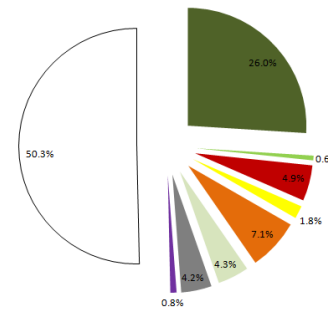
SWNT
(9403 ha.)



Metro Area
(14782.5 ha.)



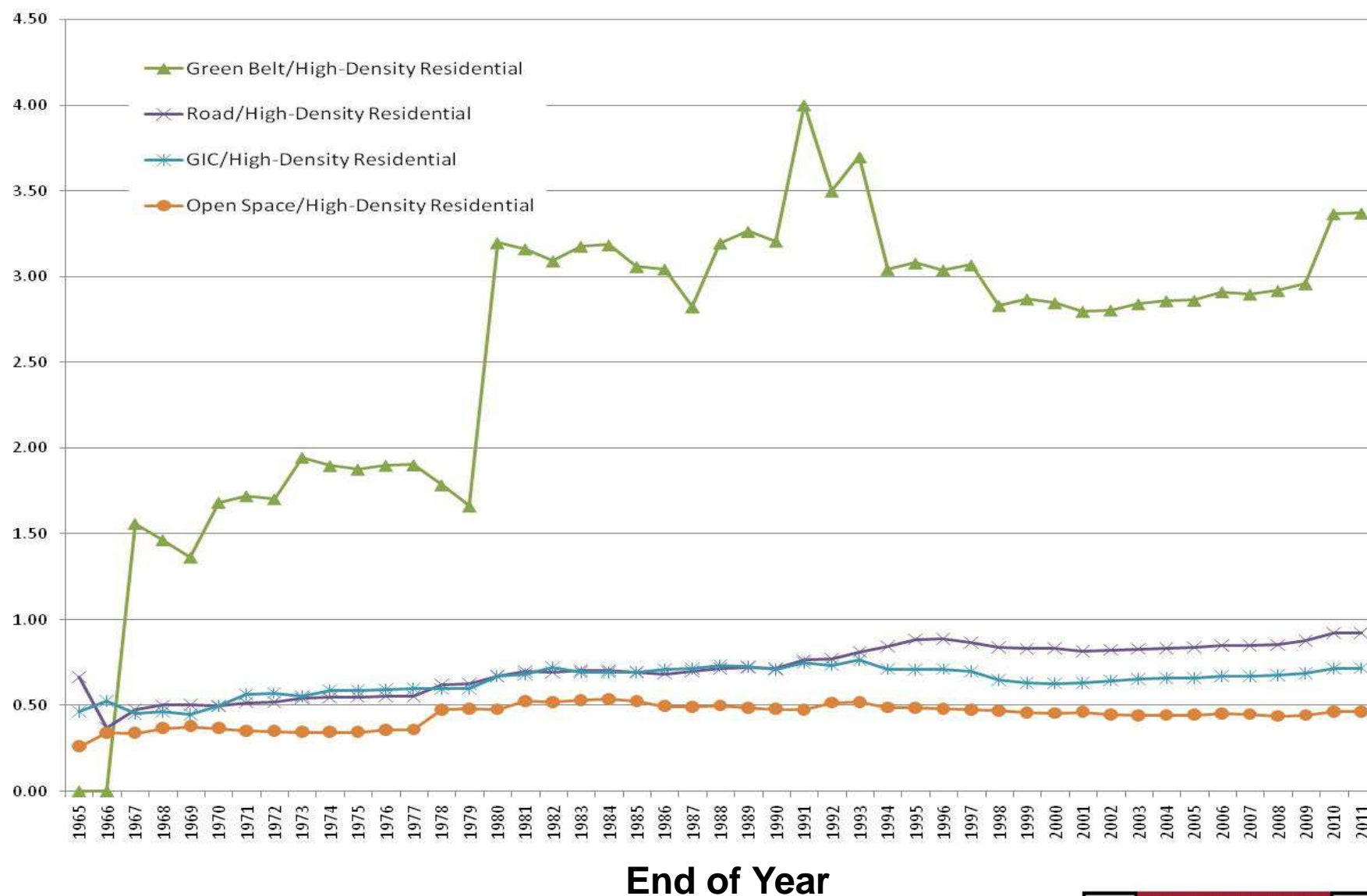
NENT
(15335.7 ha.)



SENT
(4908.1 ha.)

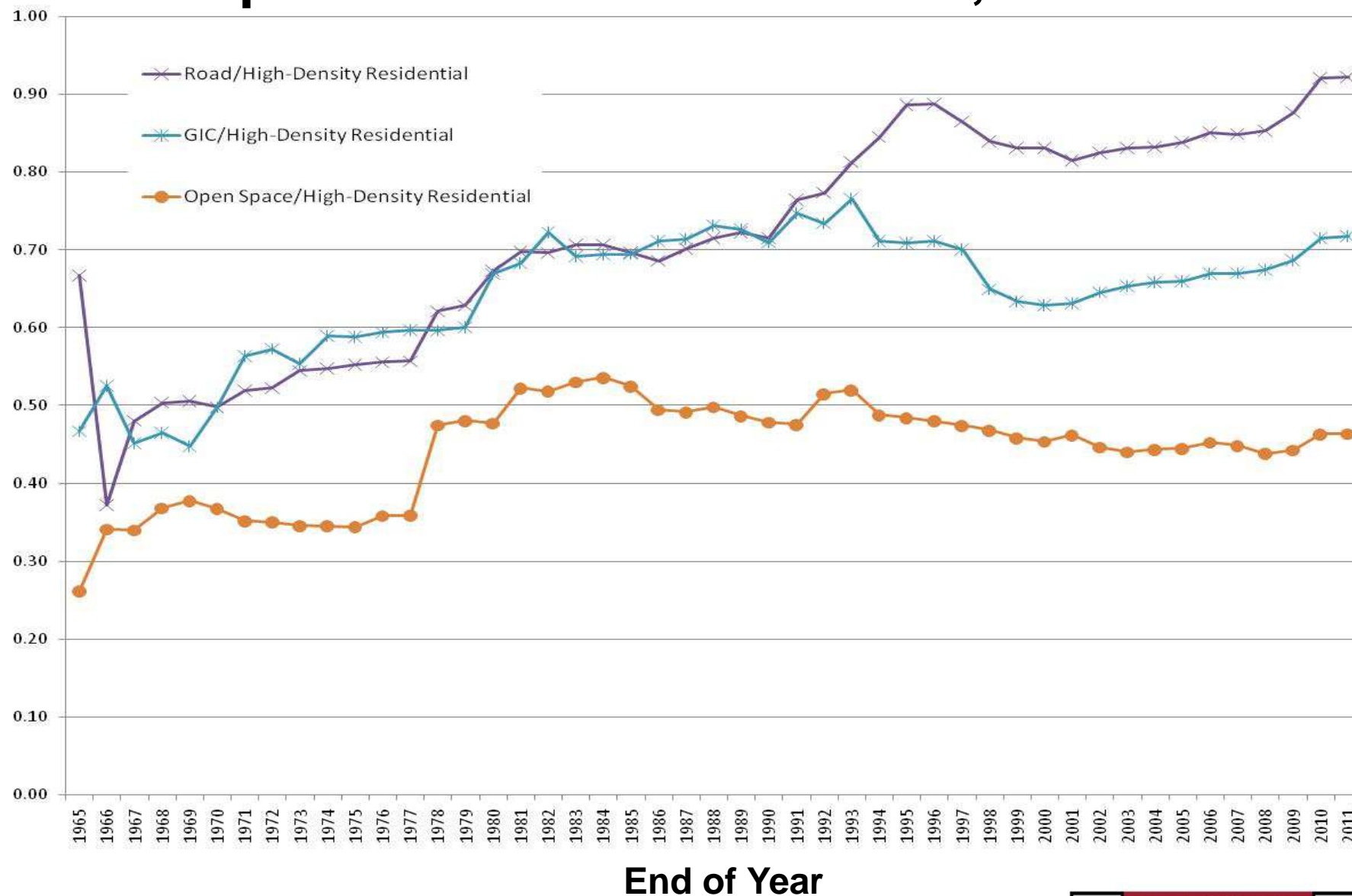
- Green Belt
- Agriculture
- High-density Residential, CDA & URA Areas
- Low-density Residential
- Village Type Development
- Open Space
- Road & Railway etc.
- Undetermined/Unspecified
- Other Zones

Comparison of Land Use Zones, 1965-2011



Notes: Average areas of Green Belt, Road, GIC and Open Space(in ha.) per hectare of high-density Residential Zones (including CDA and URA areas) in that particular year.

Comparison of Land Use Zones, 1965-2011



Notes: Average areas of Road, GIC and Open Space(in ha.) per hectare of high-density Residential Zones (including CDA and URA areas) in that particular year.

Existing Land Supply Options

土地供應方案

Rezoning Land 更改土地用途

Policy Address

(i) To release about 60 hectares of **industrial land** for non-industrial uses, half of which will be made available for housing;

(ii) To look into the use of **green belt** areas in the New Territories that are devegetated, deserted or formed, thus no longer performing their original functions, and convert them into housing sites. The first phase will cover an area of 50 hectares, mainly consisting of government land;

(iii) To examine **“Government, Institution or Community” sites** to avoid the under-utilisation of sites long reserved but without specific development plans; and study ways to reduce the restrictions posed by government utilities to the development of adjacent areas; and

(iv) To explore the possibility of converting into housing land some 150 hectares of **agricultural land** in North District and Yuen Long currently used mainly for industrial purposes or temporary storage, or which is deserted.

施政報告

(一) 釋放大約六十公頃**工業用地**作非工業用途，其中半數可作房屋發展。

(二) 檢討新界沒有植被、荒廢或已平整的「**綠化地帶**」，把失去其原有功能的土地改作房屋發展用途，首階段涉及五十公頃，主要屬於政府土地。

(三) 檢討作「**政府、機構或社區**」用途的土地，以避免長期被預留，卻沒有明確發展計劃的土地未被善用，並研究減低政府公用設施對周邊土地發展的限制。

(四) 研究把約一百五十公頃位於北區和元朗主要用作工業用途、臨時倉庫或荒廢的**農地**作房屋發展用途。



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Green belt in a compact city: A zone for conservation or transition?

Bo-sin Tang^{a,*}, Siu-wai Wong^b, Anton King-wah Lee^c

^a *Department of Building & Real Estate, The Hong Kong Polytechnic University, Hung Hom, Kowloon, Hong Kong, China*

^b *Department of Real Estate & Facilities Management, The Hong Kong Institute of Vocational Education (Morrison Hill), Wanchai, Hong Kong, China*

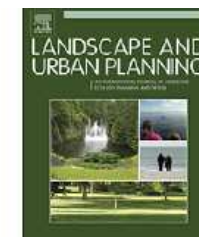
^c *Centre of Urban Planning & Environmental Management, The University of Hong Kong, Pokfulam, Hong Kong, China*

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Available online 23 June 2006

Abstract

The paper examines the evolution, implementation and performance of the green belt in the compact and land-hungry city of Hong Kong. The green belt in Hong Kong comprises over 25% of all the land areas under the statutory land-use zoning plans. Its planning policy declares that there is a presumption against development in this land-use zone. Based upon historical study, cross-sectional examination of 109 statutory zoning plans and quantitative analysis of 1230 planning application cases, this study has evaluated whether the green belt was indeed treated as a non-building area for the purpose of landscape and countryside conservation. The conclusion is that the actual planning intention of the green belt has been ambivalent and flexible and it is a transition zone rather than a zone for conservation in Hong Kong.



A longitudinal study of open space zoning and development in Hong Kong

Bo-sin Tang^{a,*}, Siu-wai Wong^b

^a Department of Building and Real Estate, The Hong Kong Polytechnic University, Hung Hom, Kowloon, Hong Kong, China

^b College of Humanities and Law, HKU School of Professional and Continuing Education, University of Hong Kong, Hong Kong, China

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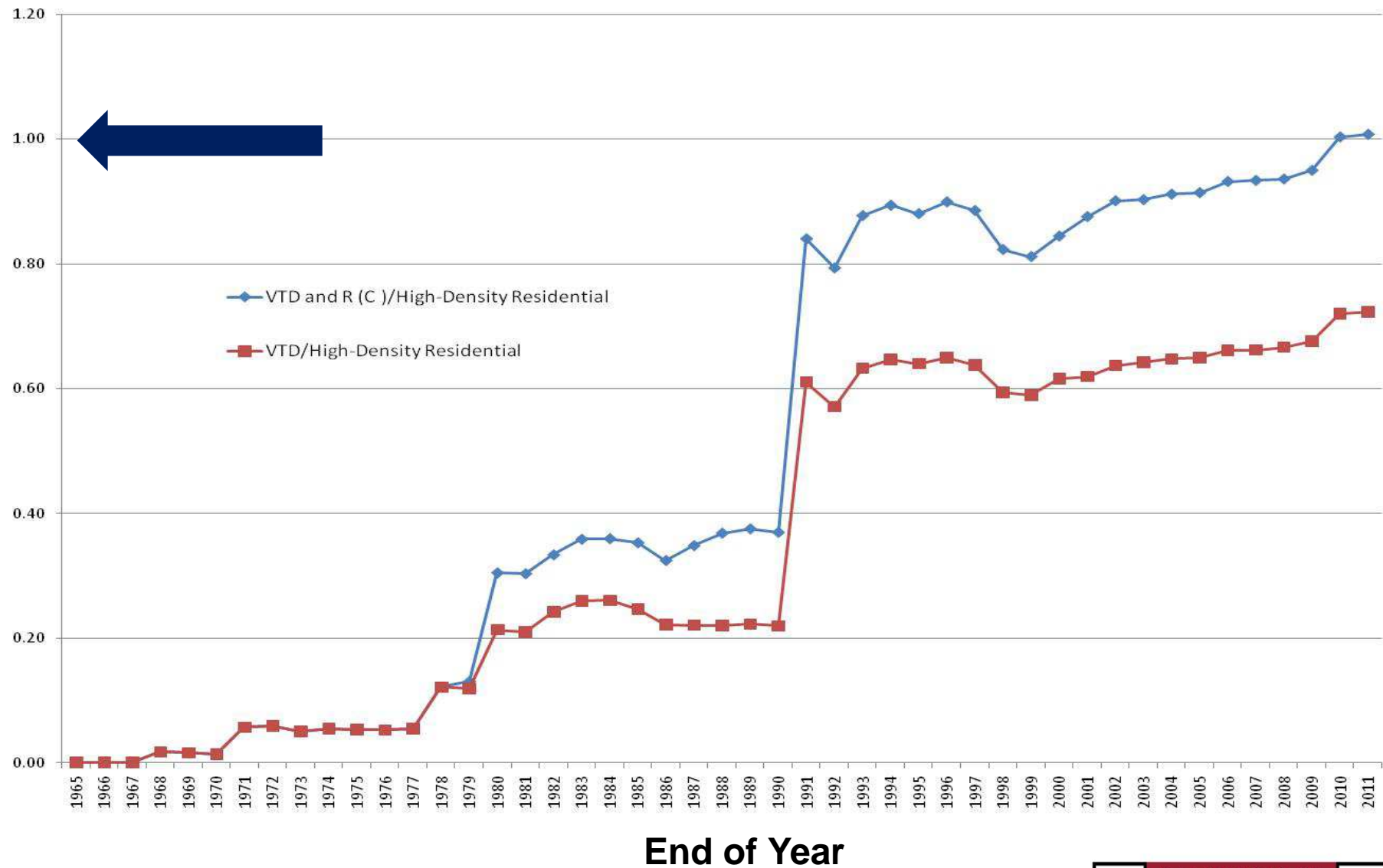
China

ABSTRACT

This study evaluates the land-use zoning and development of open space in the hyper-dense, land-hungry city of Hong Kong. The existing literature has generally found that its open space provision is unsatisfactory in both quality and quantity. The study fills the research gap by undertaking an archive research and interpreting the past zoning data from a total of 1573 statutory town plans published between 1965 and 2006. It elucidates how the current ungenerous provision of public open space can be attributed to a number of historical, political and institutional factors including: inefficient division of government responsibilities, lack of public representation, pro-growth planning ideology, revenue-maximizing land sale policy and privatization of urban space. This study concludes that the development of public open space has been prejudiced under the statutory planning system and land allocation process. It suggests that the shrinking of public open space may cause excessive development density that aggravates the deteriorating urban climate in Hong Kong.

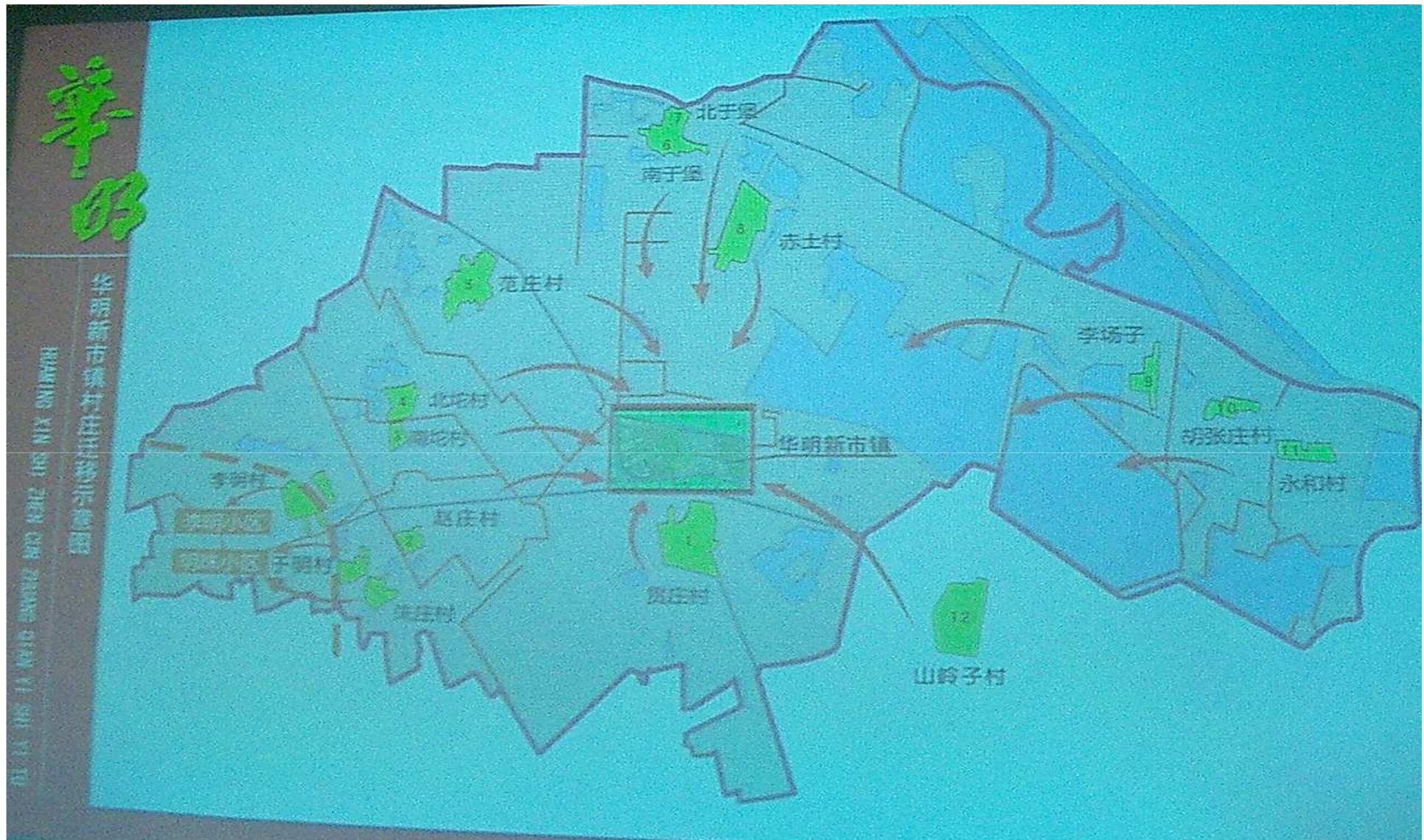
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Comparison of Land Use Zones, 1965-2011



Notes: Average areas of Village Type Development (VTD) and Residential Zone (C) (R (C)) per hectare of high-density Residential Zones (including CDA and URA areas) in that particular year.

Land Use Intensification in Mainland Chinese Villages



Conclusions

- There is some room for improving land use efficiency.
- Review **GB** and **AGR** (already undertaken by Govt.) but also **Village Type Development**, **low-density Residential**, **Roads**, and **U** zones.
- Protect **Country Parks** and sensitive areas.
- Expect substantial amount of land dedicated to transport uses for reclamation outside main development areas.
- If land production requires cost and engineering considerations, land supply requires political decisions and institutional reforms.

An architectural model of a city development. In the foreground, several tall, white, rectangular building blocks are arranged in a row. To the left, a winding river flows through the model, with a bridge crossing it. The riverbank is landscaped with greenery and small trees. In the background, more building blocks and a larger, curved structure are visible.

Thank you for listening!