Land Use Zoning and Land Supply in Hong Kong

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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
Land area: about 1,100 sq.km

Source: PlanD
Source: AFCD
Land Area: 1100 Sq. Km.

Country Parks (442.4 Sq. Km)

Statutory Planning Areas (582.8 Sq. Km.)

1 Sq. Km. = 100 hectares
Statutory Planning Areas by Sub-Regions

Hectares

End of Year

- SWNT
- SENT
- NWNT
- NENT
- MA
Statutory Land Use Zoning Area Distribution, 2011 (Year-end)

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<tr>
<th>Land Use Zone (2011)</th>
<th>Hectares</th>
<th>%</th>
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<tr>
<td>Country Parks</td>
<td>3610.3</td>
<td>6.2</td>
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<td>Conservation Areas, CPA, SSSI</td>
<td>6828.0</td>
<td>11.7</td>
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<td>Green Belt</td>
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<td>High-density Residential</td>
<td>3772.2</td>
<td>6.5</td>
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<tr>
<td>Low-density Residential</td>
<td>1290.5</td>
<td>2.2</td>
</tr>
<tr>
<td>CDA &amp; URA Areas</td>
<td>759.1</td>
<td>1.3</td>
</tr>
<tr>
<td>Village Type Development</td>
<td>3274.5</td>
<td>5.6</td>
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Remarks: The remaining 4.9% of land in the other zones are not shown here.
NENT (15335.7 ha.)

NWNT (13855.2 ha.)

Metro Area (14782.5 ha.)

SWNT (9403 ha.)

SENT (4908.1 ha.)
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) 檢討新界沒有值被、荒廢或已平整的「綠化地帶」，把失去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。
Green belt in a compact city: A zone for conservation or transition?

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\textsuperscript{b} Department of Real Estate \& Facilities Management, The Hong Kong Institute of Vocational Education (Morrison Hill), Wanchai, Hong Kong, China
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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

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\textsuperscript{b} College of Humanities and Law, HKU School of Professional and Continuing Education, University of Hong Kong, Hong Kong, China

\textbf{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.
Thank you for listening!