

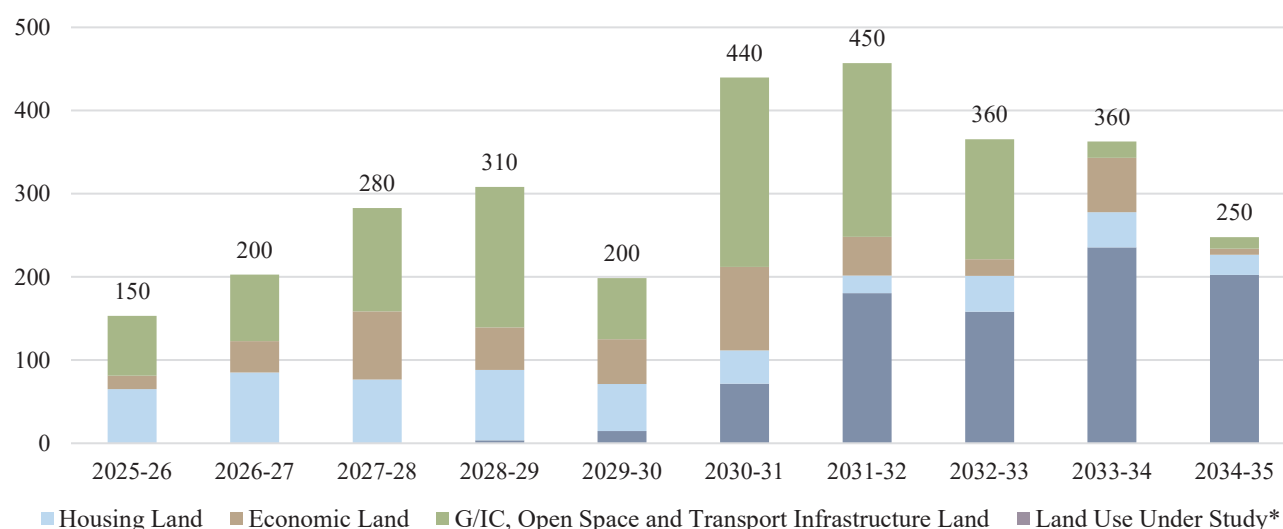
The Latest 10-Year Supply Forecast of Developable Land (2025-26 to 2034-35)

The 10-year supply forecast of developable land (i.e. spade-ready sites) is based on government-led projects and the progress of related studies. According to the latest forecast, if all procedures involved in land creation could be smoothly taken forward (i.e. technical feasibility and development parameters could be ascertained, statutory procedures and handling of public comments could be completed, land clearance could proceed as planned, and resources for the works could be timely secured, etc.), in the next decade (2025-26 to 2034-35), the estimated supply of spade-ready sites will reach around 3 000 hectares (ha), among which around 60% (around 1 700 ha) will come from the Northern Metropolis.

As mentioned in paragraph 2 of the foreword, as the 10-year period covered by the forecast is rolled over, the supply and delivery time of individual projects have to be adjusted based on the progress of the studies and other considerations (e.g. the pace of implementation and amount of supply may need to be adjusted due to public finances consideration and the findings of the studies respectively, and the resumption of some land may be slightly deferred to allow more buffer time for the affected residents/business operators, etc.). Supply in individual years and the total supply for each 10-year period is therefore also subject to updating. Viewing from a macro perspective, “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” (Hong Kong 2030+) has recommended the provision of around 7 000 ha of land over a 30-year period from 2019 to 2048, i.e. around 200 ha on average per year. The estimated supply of around 3 000 ha in the next 10-year period is in line with the target level set out by the Hong Kong 2030+.

The land use of some projects in the later years of the 10-year period could only be ascertained upon the completion of studies. Adjustments to the delivery time of land may also be required. The relevant adjustments will be reflected in the 10-year forecasts to be released in the future. Besides, the years shown in the forecast reflect the timing of delivery of the spade-ready sites. Therefore, for sites to be delivered in the latter part of the 10-year period, the housing units and economic gross floor area (GFA) which could be accommodated by these sites may yet to be delivered within the same 10-year period.

10-Year Supply Forecast of Developable Land (in ha)



* The split among housing land, economic land as well as “Government, Institution or Community” (“G/IC”), open space and transport infrastructure land to be determined after study.

Major Sources of Land	TCNTE, Rezoning Sites, KTN/FLN, HSK/HT, TKO, etc.	HSK/HT, KTN/FLN, Rezoning Sites, etc.	ST TNP, HSK/HT, KTN/FLN, YLS, etc.	ST TNP, KTN/FLN, YLS, TKO, etc.	ST TNP, Rezoning Sites, HSK/HT, TKO, NTM, etc.	ST TNP, LFS, HSK/HT, LKT, NTM, etc.	KTN/FLN, ST TNP, KYC, LKT, NTN, etc.	LFS, KYC, LKT, ST TNP, YLS, etc.	KYC, NTM, NTN, LKT, ST TNP, etc.	KYC, NTN, ST TNP, LKT, NTM, SB, etc.
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Abbreviations:

Northern Metropolis:

KTN/FLN	Kwu Tung North/Fanling North New Development Area (NDA)
HSK/HT	Hung Shui Kiu/Ha Tsuen NDA
YLS	Yuen Long South NDA
ST TNP	San Tin Technopole
LFS	Lau Fau Shan, Tsim Bei Tsui and Pak Nai
NTM	Ngau Tam Mei
NTN	New Territories North New Town

Others:

TCNTE	Tung Chung New Town Extension
Rezoning Sites	Individual rezoned/to be rezoned sites
TKO	Tseung Kwan O Areas 137 and 132
LKT	Lung Kwu Tan Reclamation and Re-planning of Tuen Mun West Area
KYC	Kau Yi Chau Artificial Islands
SB	Sunny Bay Reclamation

Note 1 : The above forecast reflects the position as at September 2024. The supply and the timing of when the spade-ready sites will be delivered as specified in the forecast may change as the projects/studies progress. All supply figures are rounded to the nearest ten. Figures may not add up to the total due to rounding.

Note 2 : Housing land includes sites earmarked for public housing and private housing, but not projects of the Urban Renewal Authority and potential supply from private initiatives. It is estimated that those sites which have already been earmarked for housing use could accommodate around 490 000 public and private housing units (figures are rounded to the nearest ten thousand). This figure has not yet accounted for the land whose use has not yet been determined, some of which may be earmarked for housing use.

Note 3 : Economic land includes sites earmarked for commercial, innovation and technology, logistics and other industries. Potential supply from private initiatives is not included in the forecast. It is estimated that those sites which have already been earmarked for economic uses could accommodate around 17 million square meters of GFA for economic uses (figures are rounded to the nearest million). This figure is estimated based on the plot ratios stipulated in the relevant Outline Zoning Plans and a number of planning assumptions, and is subject to update as the projects/studies progress. The relevant figure has not yet accounted for sites with use yet to be determined at this juncture, even though some of them may later be earmarked for economic uses.

Note 4 : “G/IC” land includes sites earmarked for recreational, educational, healthcare and welfare facilities, government offices, and infrastructural facilities such as service reservoirs, etc. Transport infrastructure land covers the land required by the major transport infrastructure planned up to 2046 and beyond.

Note 5 : The final report of the Hong Kong 2030+ released by the Government in October 2021 has set out the overall spatial development strategy for the territory. The assessments on the overall demand and supply of land over the 30-year period from 2019 to 2048 contained therein have served as the foundation for our prevailing and long-term planning and land creation work.