

Urban Thinkers Campus Preparatory Workshop- “New Territories Tomorrow: Challenges and Opportunities”

A BRIEF ON THE CONDITION OF THE NEW TERRITORIES

This brief provides a factual account on the geography, land uses and land status in the New Territories, with a view to laying a foundation for discussion of a “New Territories Vision”- an alternative to the “Lantau Vision” to increase land supply in Hong Kong in the next few decades.

1. Geography of The New Territories



- a. **Land Area of the New Territories (circled in red)**
980 sq. km
89% of land mass of Hong Kong (1107 sq. km.)

- b. **New Town Areas**
136 sq. km
14% of land mass of the New Territories

- c. **Country Park Area**
434 sq. km
44% of land mass of the New Territories
N.B. a majority are with treacherous terrains, and all are with statutory protection against development

2. Land use planning in the New Territories

- a. Land covered by statutory plans¹ in the New Territories

501 sq. km

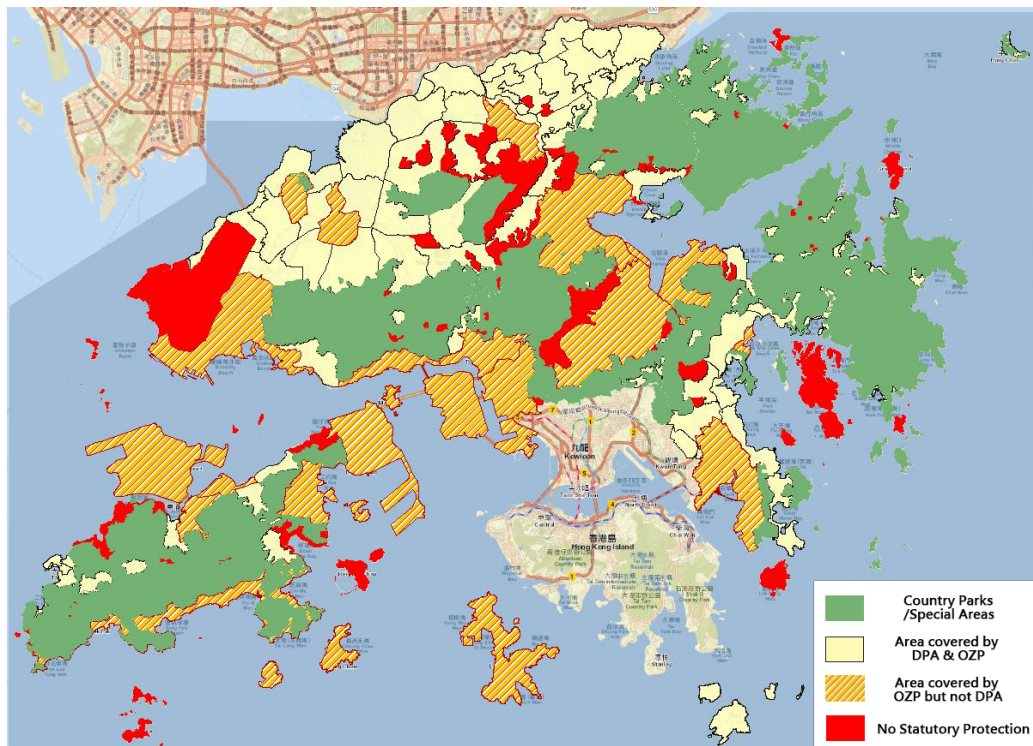
N.B. some statutory plans overlaps with country parks

- b. Areas with their and uses not regulated by statutory plans in the New Territories

Background: There are two main types of statutory plans, namely “Outline Zoning Plans” (OZPs) and “Development Permission Areas” (DPA Plans). The Government has enforcement power against misuse of land in DPA Plans but not OZPs.

- i. Land area with their land uses NOT regulated by any plans (in red)²

9,455 hectares (94.5 sq. km)

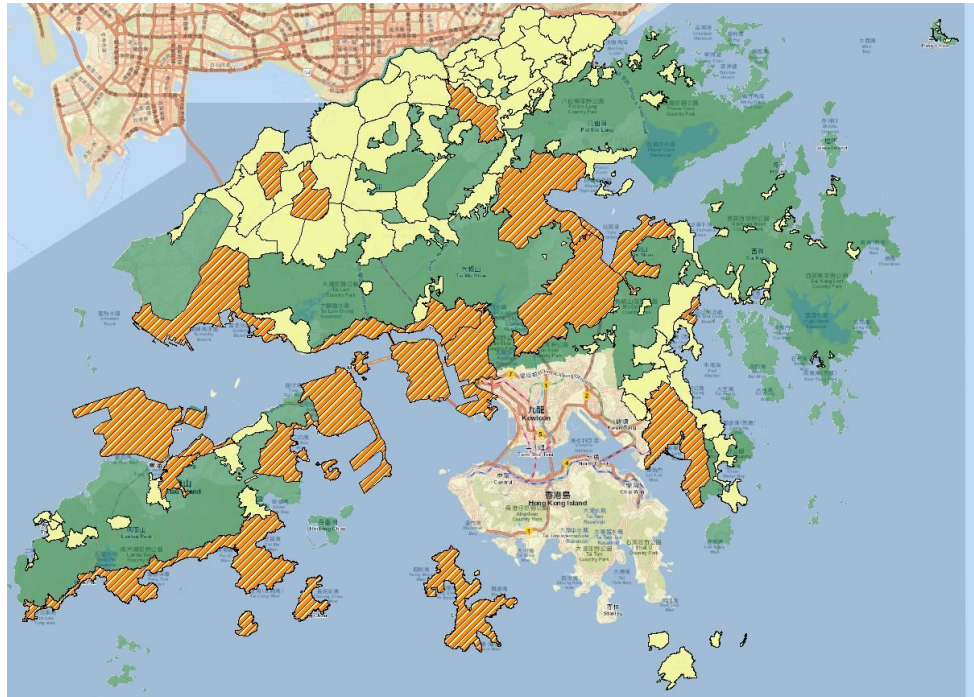


¹ Statutory plans form a vital part of the planning system in Hong Kong. They show land use zones and place development restrictions and major road systems of an individual planning area. Two major types of statutory plans are Outline Zoning Plans (OZPs) and Development Permission Area Plans (DPA Plans).

² Major areas of this category include Lung Kwu Tan Village, Castle Peak Firing Range and Fanling Golf Course.

- ii. Land area with partial statutory protection (with OZP but no DPA Plans) in the NT (in striped orange)

25,099 hectares (251 sq. km)



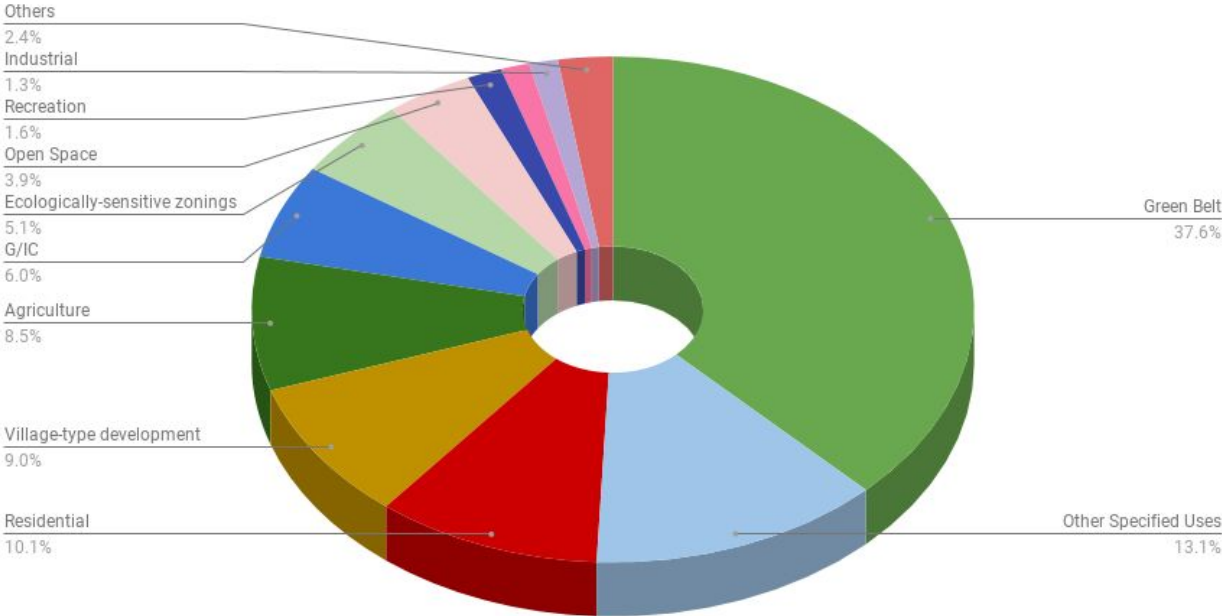
c. Major zonings in New Territories³

- i. Green Belt: 14,038 hectares
- ii. Other Specified Uses: 4,875 hectares
(e.g. Airport, Container Related Uses, Industrial Estate)
- iii. Residential (*High to low density*): 3,795 hectares
- iv. Village-type development (low density residential use): 3,361 hectares
- v. Agriculture: 3,186 hectares
- vi. Government, Institution or Community: 2,246 hectares
- vii. Ecologically-sensitive zonings: 1,918 hectares
(*Site of Special Scientific Interest, Conservation Area, Coastal Protection Area*)
- viii. Open Space: 1,452 hectares
- ix. Recreation: 582 hectares
- x. Comprehensive Development Area: 481 hectares
- xi. Industrial: 481 hectares
- xii. Open Storage: 384 hectares
- xiii. Undetermined: 265 hectares

³ For detailed description of each zonings, please refer to Explanatory notes of Zonings by Planning Department

https://www.info.gov.hk/tpb/en/forms/master_schedule.html

Distribution of major zonings in the New Territories

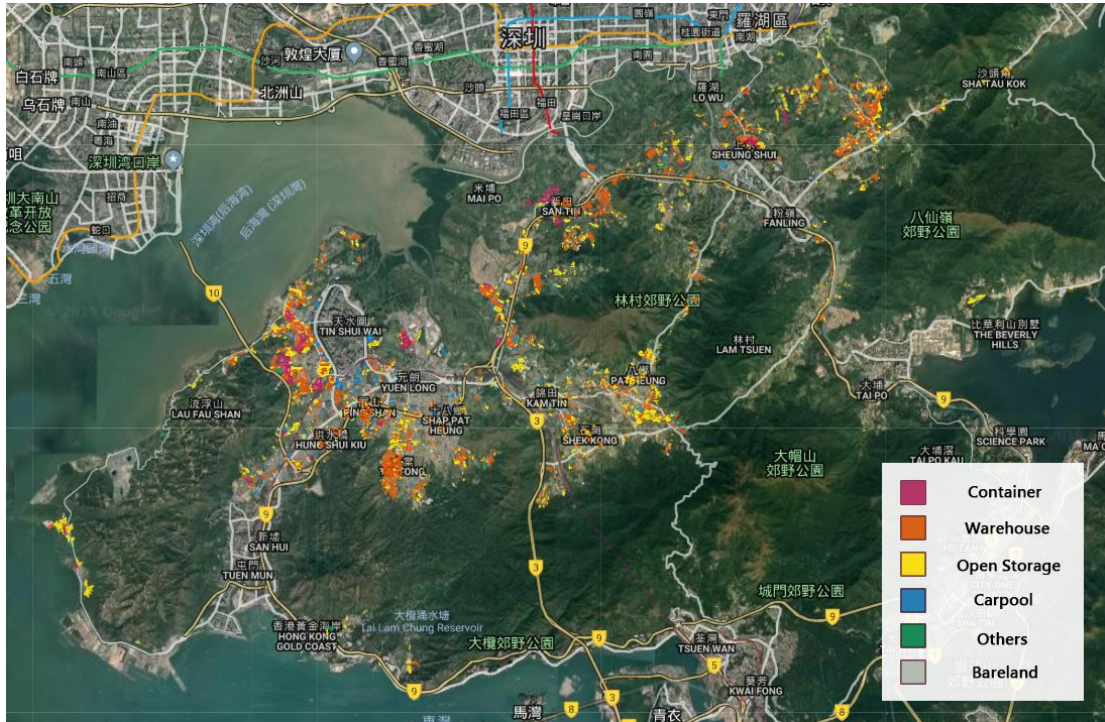


N.B. Zonings in statutory plans just indicate “planning intentions”, they do not necessarily reflect the actual land use.

3. Actual land use/land status in the New Territories (Current and planned uses)

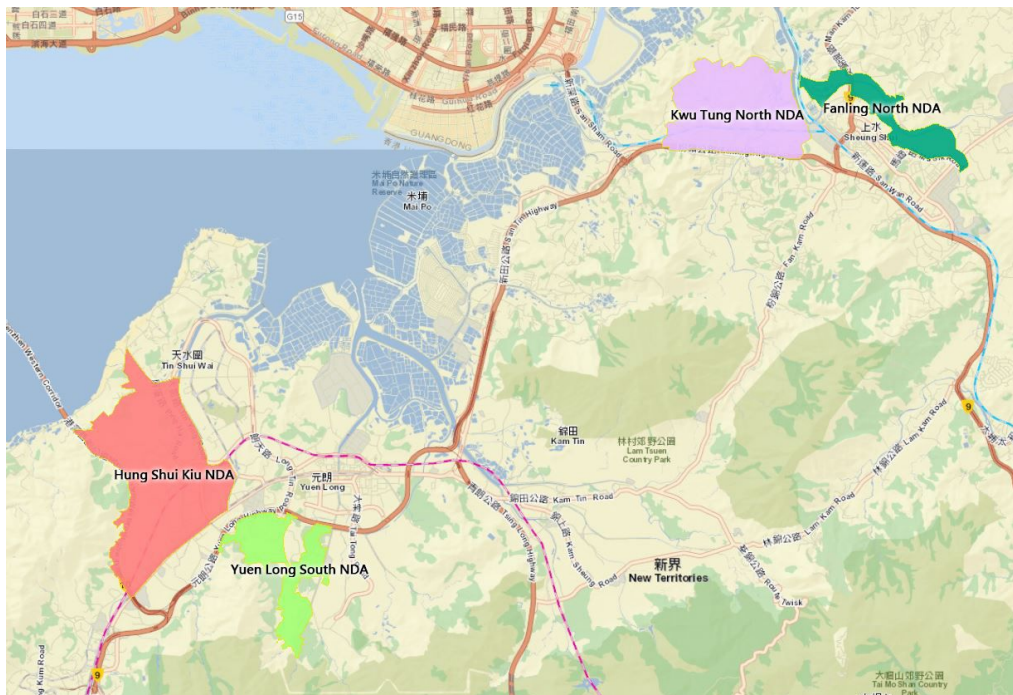
a. Brownfields

1,521 hectares, see below for distribution (coloured)



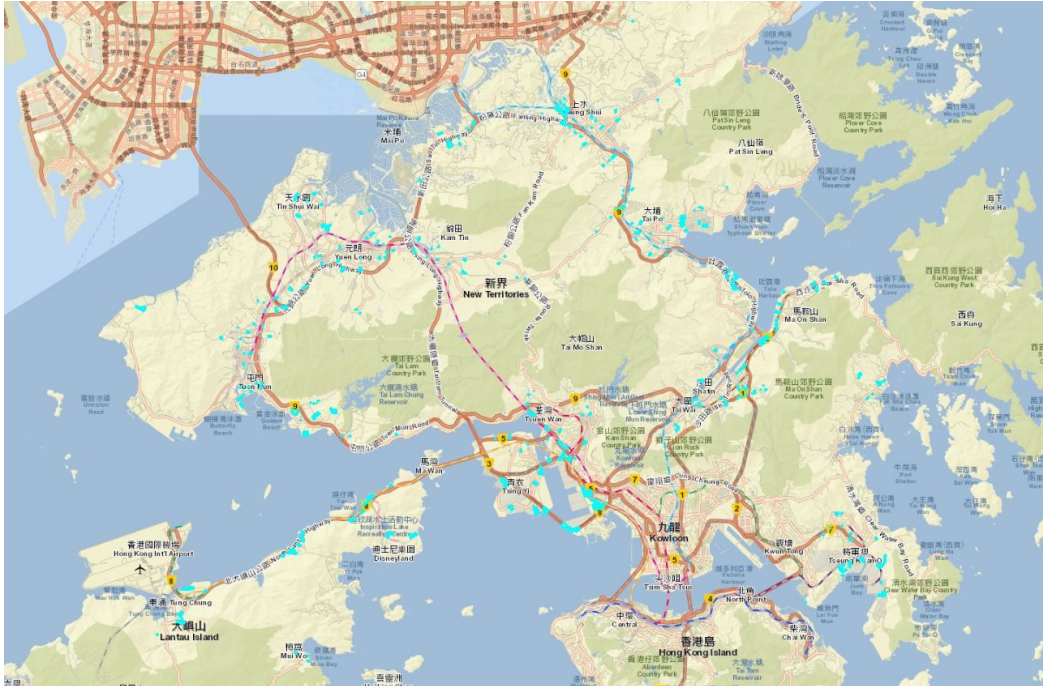
b. New Development Areas (NDAs)- planned uses:

1,238 hectares, see below for distribution (coloured)



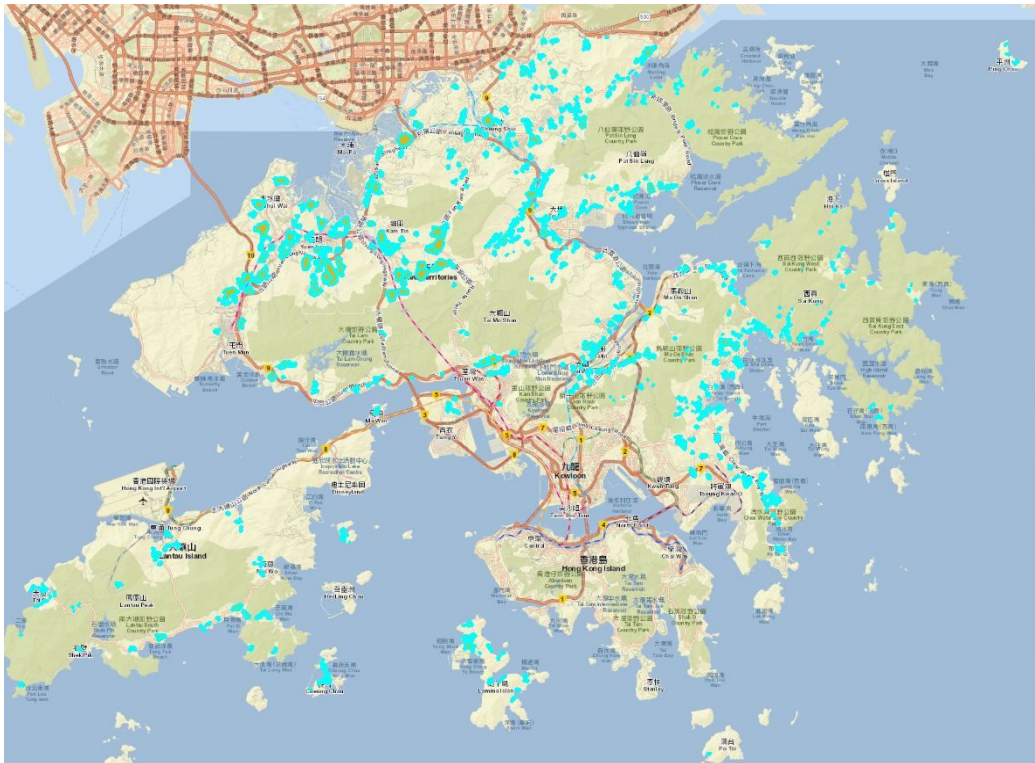
c. Under-utilized or Vacant Land in the NT

241 hectares, see below for distribution (light blue)



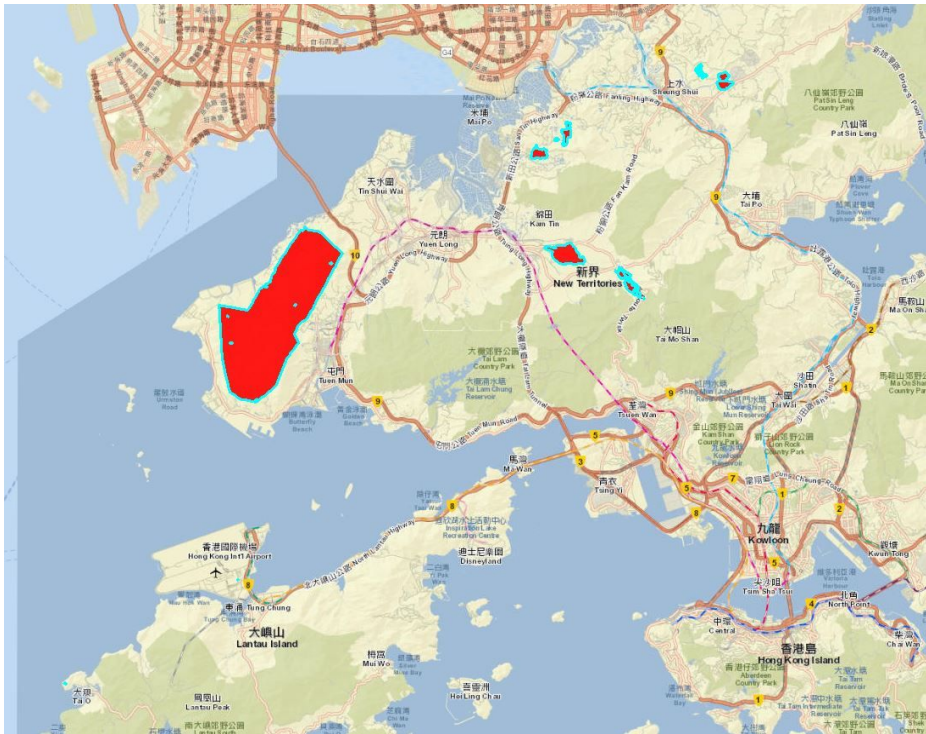
d. Village-type Development:

3,361 hectares, see below for distribution (light blue)



e. Military Land in the New Territories :

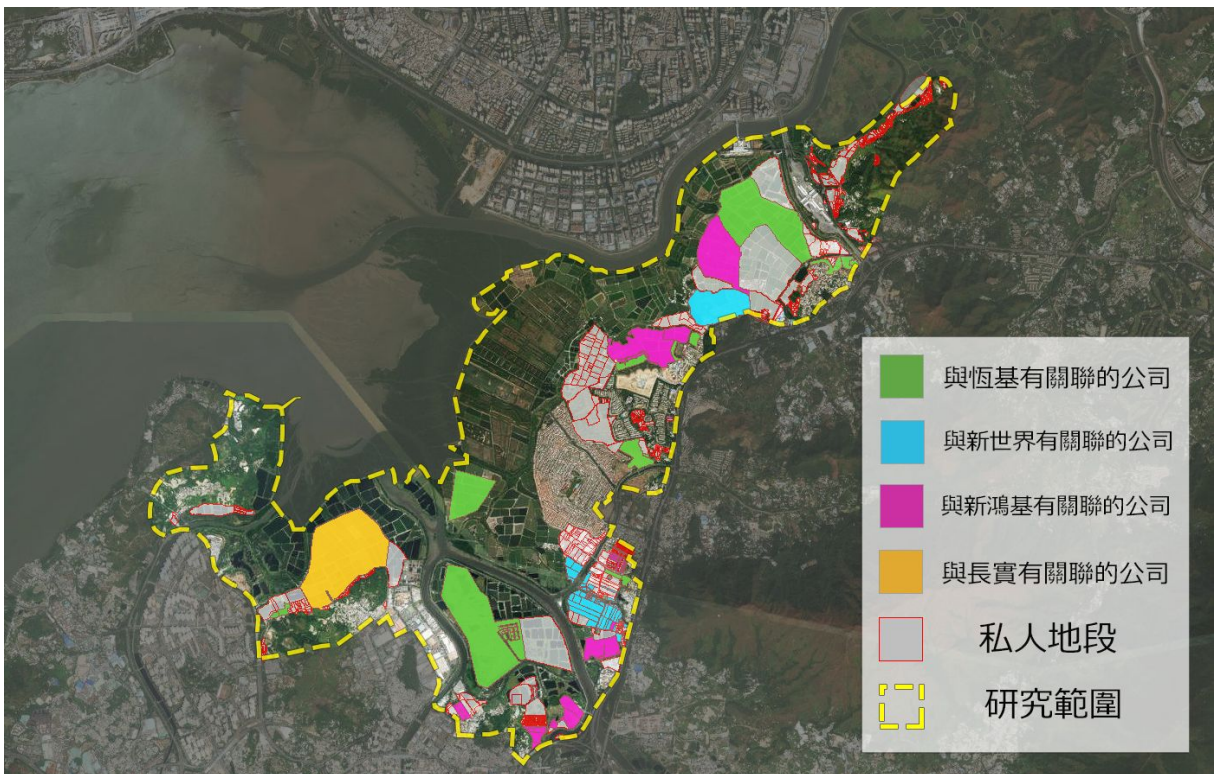
2,474 hectares, see below for distribution (light blue)



f. Agricultural land hoarded by developers

(Example of San Tin, Yuen Long, an ecologically sensitive area)

398 hectares, see below for distribution (coloured)



Reference

1. GovHK: Hong Kong-the facts. (2019, February). Retrieved from <https://www.gov.hk/en/about/abouthk/facts.htm>
2. Hong Kong: The Facts. New Towns, New Development Areas and Urban Developments. (2016, May). Retrieved from https://www.gov.hk/en/about/abouthk/factsheets/docs/towns&urban_developments.pdf.
3. Country Parks & Special Areas. (2017, December). Retrieved March 9, 2019, from https://www.afcd.gov.hk/english/country/country/cp_sa.html
4. Various research reports by Liber Research Community