

Land Demand in Hong Kong

Land demand in Hong Kong originates from the following three aspects:

1. Population Growth

The population of Hong Kong has grown continuously from thousands of people in the 19th century to more than 7 million at present. To cope with the rapid population growth, the Government needs more land for provision of housing and community facilities, such as schools, hospitals and parks.

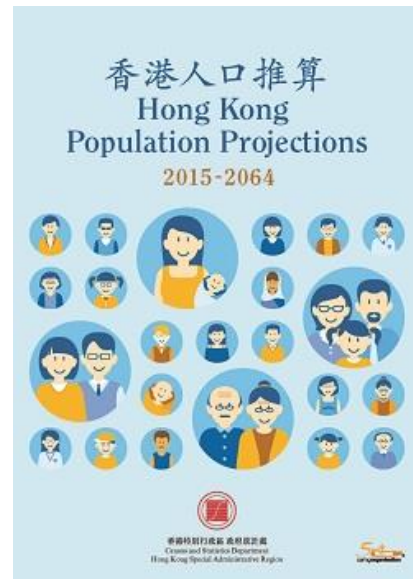


The Census and Statistics Department released “Hong Kong Population Projections 2015-2064” on 25 September 2015, which indicated that Hong Kong’s population was 7.24 million in 2014 and would reach 8.22 million in 2044 while the number of households would increase from 2.43 million in 2014 to 2.93 million in 2044. That means that the population of Hong Kong and the number of households will increase by about 1 million and 500,000 respectively in coming three decades. The land required to accommodate the additional population is equivalent to 3.5 times of the size of Sha Tin New Town.

Source - The Census and Statistics Department's website
(www.censtatd.gov.hk):

✧ Hong Kong Statistics > Browse by Subject > Population > Population Projections > Publication and Tables

1. Hong Kong Population Projections (2015 Edition)
2. TableE485: Hong Kong Domestic Household Projections (Revised on 25 September 2015)



Ballpark Estimates of **Housing Land Requirement**:

Source - Public Engagement Digest of "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030"
(www.hk2030plus.hk)

The estimation have taken into account the following:

- New domestic household growth
- Existing inadequately housed households
- Households affected by redevelopment
- Miscellaneous demand (e.g. non-local students and buyers)
- Natural vacancy

Need from redevelopment is expected to progressively take up a larger share because of rapid ageing of building stock and decantation needs.

The long-term outstanding land requirement is about **200 ha** (i.e. about 11 times the size of Victoria Park).

Hong Kong Population Density

Hong Kong's population density ranks the third among the major cities with a population of over 5 million. We have 25,600 persons per square kilometres of developed land, significantly higher than in Singapore.

The population densities of major cities in Europe, the United States, Japan and Chinese Mainland with a population of over 5 million are all less than 10,000 persons per square kilometres.

Population Densities of Major Cities with a Population of over 5 Million

Ranking	City	persons / sq km
1	Dhaka, Bangladesh	44,100
2	Mumbai, India	26,000
3	Hong Kong	25,600
• • •		
16	Singapore	11,100
• • •		
23	Seoul, South Korea	9,100

Source:

<http://www.demographia.com/db-worldua.pdf> (April 2016 edition)

2. Economic Development

Financial services, trading and logistics, tourism and professional services have all along been the drivers of Hong Kong's economic growth and source of job opportunities. Adequate land should be provided for business and infrastructure uses to enhance the competitiveness of Hong Kong. The Government is proactively promoting other industries, including environmental industry, innovation and technology, as well as cultural and creative industries, which also require land for development.



Business District



Container Terminal



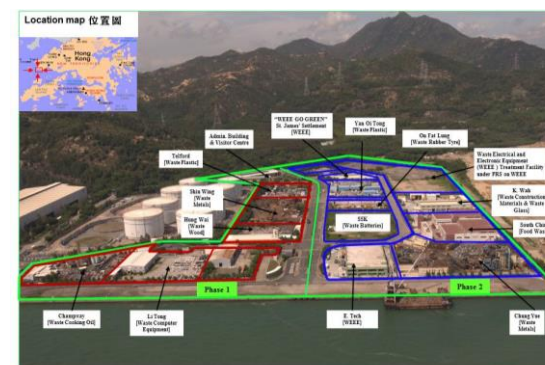
Cruise Terminal



Roads



Science Park



EcoPark

Ballpark Estimates of **Economic Land Requirement**:

Source - Public Engagement Digest of “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030”
(www.hk2030plus.hk)

Economic land requirements are analyzed with an econometric model to project five broad types of economic uses:

- Central Business District (CBD) Grade A Offices
- Non-CBD Grade A Offices
- General Business
- Industries
- Special Industries (including industries that have unique locational or operational requirements because of environmental or other considerations requiring purpose-built premises with more rigid specifications)

Offices, Industries and Special Industries are expected to have a shortfall of land of about 100 ha in total in the long run.

Additional economic land is required to meet the needs of specific economic initiatives such as science/research & development (R&D) parks and industrial estates. Additional land of 200 ha will be required.

The long-term outstanding land requirement is about **300 ha**.
(i.e. about 16 times the size of Victoria Park).

The demand of some market-driven economic uses, such as retail, could be relatively volatile and unpredictable and therefore no estimates on their long-term land requirements are available.

3. Quality of Life

Along with the steady development of our society, there is growing public aspiration for improving quality of life. People with poor living conditions, e.g. those living in sub-divided units, squatters and rooftops, wish to have a better living environment, particularly living in affordable public housing units. Other people may wish to enjoy more recreational open spaces, conserve the natural environment, as well as preserve the cultural and historical heritage. Sufficient land will be needed if such aspirations are to be realized.



People with poor living conditions wish to have better accommodation.



Other people wish to enjoy more spaces and community facilities, as well as preserve the natural environment and historical heritage.

Ballpark Estimates of Land Requirement for GIC, Open Space and Transport Facilities:

Source - Public Engagement Digest of “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030”
(www.hk2030plus.hk)

A range of government, institution or community (GIC) facilities (including land-extensive environmental infrastructure such as sewage treatment works and waste management facilities), open space and transportation facilities are required to meet the needs for the operation of the city and livelihood of people.

The current level of provision in existing and planned community facilities, shortages and estimates from relevant bureaux and departments on major specialized facilities are taken into account when deriving a ballpark estimate.

There is an existing outstanding shortfall of land of about **60 ha**. The additional requirement arising from continual population growth would be around **650 ha**. There will be additional land requirements for the improvement/redevelopment of existing substandard GIC facilities (such as schools), for enhancement of certain GIC facilities (such as kindergartens) and for addressing the needs arising from demographic changes (such as neighbourhood elderly care facilities).