



增加房屋土地供應 Increase Housing Land Supply

 發展局 Development Bureau
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增加房屋土地供應的新措施 New Initiatives to increase housing land supply



- 推進新一輪土地用途檢討，以達致最新的建屋目標
Take forward new round of land use review to meet the new housing supply target
- 適度增加發展密度區內最高住用地積比率
Duly increase the maximum domestic plot ratios in Development Density Zones
- 放寬薄扶林延期履行權
Relax Pok Fu Lam Moratorium
- 發展大嶼山
Develop Lantau

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最新的建屋目標 New housing supply target



- 政府新的建屋目標，是未來10年供應47萬個住宅單位。
- The new housing supply target is to provide 470 000 housing units in the coming 10 years.
- 面對現時眾多正輪候上公屋，以及希望改善居住環境的市民，政府必須繼續多管齊下增加土地的供應。
- The Government must continue to adopt a multi-pronged approach to increase land supply in view of the large number of people waiting for the Public Rental Housing, and those who wish to improve their living environment.

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土地開發需要時間 Land development takes times



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土地用途檢討 Land Use Review

- 規劃署在新一輪檢討初步在各區物色到約80幅，總面積超過150公頃，具潛力改作住宅用途，在未來五年（即2014/15至2018/19年度）提供約89 000個單位的土地。
In its latest round of land use review, Planning Department has identified **about 80 sites**, with a total area of **over 150 ha** in various districts which have potential for housing development and could be made available in the coming five years (i.e. from 2014/15 to 2018/19) for the production of **some 89 000 flats**.
- 加上先前已物色到的土地，共有150幅須修訂法定圖則，並預計在未來五年可供發展的用地，共可興建約210 000個公私營單位。
Including sites identified earlier on, there are **about 150 sites**, the statutory plans of which have to be amended, available over the next 5 years to provide **about 210 000 public and private housing units**.



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達致最新的建屋目標 Meeting the new housing supply target

150多幅須修訂相關法定圖則，以於未來五年提供作房屋發展的用地的預計可供發展年份
Estimated Year of Availability of the Some 150 Sites Requiring Amendments to their Respective Statutory Plans to be Made Available for Housing Developments in the Coming Five Years

| 地區 District | 用地數目 No. of Sites | 預計住宅單位數目 Estimated No. of Flats |
|-------------------------|----------------------|------------------------------------|
| 中西區 Central and Western | 2 | 2,700 |
| 灣仔 Wan Chai | - | - |
| 東區 Eastern | 5 | 3,300 |
| 南區 Southern | 14 | 10,400 |
| 九龍城 Kowloon City | 8 | 5,100 |
| 觀塘 Kwun Tong | 13 | 16,000 |
| 黃大仙 Wong Tai Sin | 1 | 1,900 |
| 油尖旺 Yau Tsim Mong | - | - |
| 葵青 Kwai Tsing | 12 | 12,000 |
| 深水埗 Sham Shui Po | 1 | 1,100 |
| 荃灣 Tsuen Wan | 7 | 6,700 |
| 北區 North | 6 | 19,500 |
| 沙田 Sha Tin | 11 | 8,100 |
| 大埔 Tai Po | 23 | 27,600 |
| 屯門 Tuen Mun | 22 | 32,600 |
| 元朗 Yuen Long | 14 | 42,000 |
| 西貢 Sai Kung | 12 | 25,300 |
| 離島區 Islands | 1 | 1,000 |
| 總數 Total : | 152 | ~215,000 |

達致最新的建屋目標 Meeting the new housing supply target

| 預計可供發展年份 Estimated Year of Availability | 用地數目 No. of Sites | 預計住宅單位數目 Estimated No. of Flats |
|--|----------------------|------------------------------------|
| 2014/15 | 23 | 15,900 |
| 2015/16 | 33 | 42,800 |
| 2016/17 及以後 2016/17 and after | 96 | 156,900 |
| 總數 Total : | 152 | ~215,000 |

註：

- (1) 住宅單位數目為約數。
- (2) 預計住宅單位數目及可供發展年份僅供參考，視乎個別用地的技術評估及相關程序或工程進度，可能會有所更改。

Notes:

- (1) Total flat numbers have been rounded.
- (2) The estimated number of flats and year of availability are for reference only, and may be subject to changes depending on the technical assessments of individual sites and the progress of relevant procedures or works.

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適度增加發展密度區內最高住用地積比率 Duly increase the maximum domestic plot ratios in Development Density Zones

- 在規劃條件容許的情況下，適度地提高各「發展密度分區」現時准許的最高住用地積比率，以增加個別用地可提供的住用樓面面積。
- Duly increase the current maximum domestic plot ratios allowed in different Development Density Zones as permissible in planning terms, with a view to increasing the domestic floor space that can be provided on individual sites.

| 發展密度分區 Development Density Zone | 主要市區 Main Urban Areas | | 新市鎮 New Towns | | |
|--|--------------------------|-------------------------|------------------|-------------------------|---------------|
| | 第1區 Zone 1 | 第2及第3區 Zones 2 and 3 | 第1區 Zone 1 | 第2及第3區 Zones 2 and 3 | 第4區 Zone 4 |
| 最高住用地積比率的上調幅度 Increase in the Maximum Domestic Plot Ratio (PR) | - | 20% | 20% | 20% | 100% |

- 個別用地可按規劃優點提升其所屬的發展密度區
Individual sites could be up-zoned based on planning merits

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放寬薄扶林延期履行權 Relax Pok Fu Lam Moratorium



近置富路
Near Chi Fu Road



華樂徑
Wah Lok Path



華富邨
Wah Fu Estate



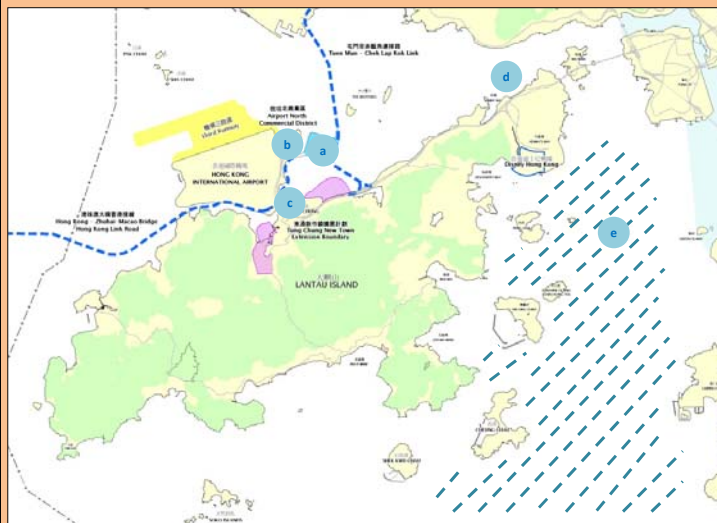
華富北及華景街
Wah Fu North and Wah King Street



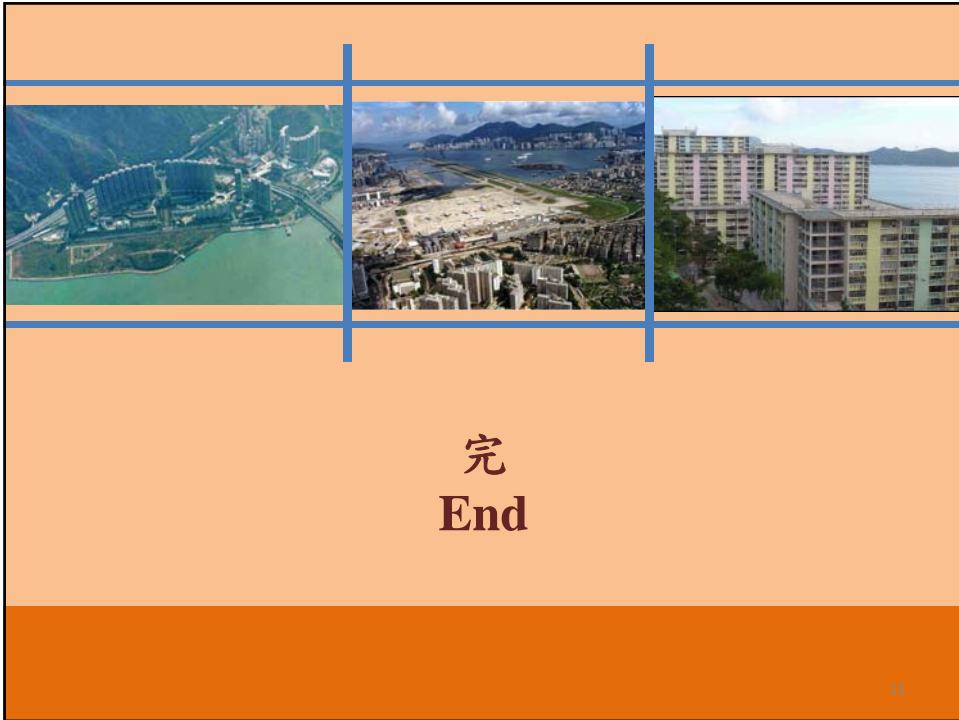
雞籠灣
Kai Lung Wan

薄扶林南部六幅用地：11,900額外公屋/居屋單位
6 Sites in Pok Fu Lam South: 11,900 Additional PRH/HOS Units

發展大嶼山 Develop Lantau



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|---|---|
| a | 香港口岸 Hong Kong Boundary Crossing Facility |
| b | 機場北商業區 Airport North Commercial District |
| c | 東涌新市鎮擴展 Tung Chung New Town Extension |
| d | 欣澳填海 Sunny Bay Reclamation |
| e | 中部水域人工島 Artificial Islands in Central Waters |
| | 中部水域 Central Waters |



完
End