

立法會發展事務委員會 2020年施政報告

立法會 CB(1)312/20-21(01)號文件

LC Paper No. CB(1)312/20-21(01)

Legislative Council Panel on Development 2020 Policy Address



發展局
Development Bureau

1 December 2020

全力推展土地供應專責小組建議的8個土地供應選項

Implementing in full swing 8 land supply options recommended by Task Force on Land Supply

短中期選項

Short-to-medium term options

- 發展棕地
Developing brownfield sites
- 土地共享先導計劃
Land Sharing Pilot Scheme
- 粉嶺高爾夫球場局部發展
Partial development of Fanling Golf Course

中長期選項

Medium-to-long term options

- 新發展區 / 新市鎮擴展
New Development Areas/ New Town Extension
- 中部水域人工島
Artificial islands in the Central Waters
- 重新規劃屯門西
Re-planning of Tuen Mun West
- 近岸填海
Near-shore reclamation
- 岩洞和地下空間發展
Cavern and underground space development

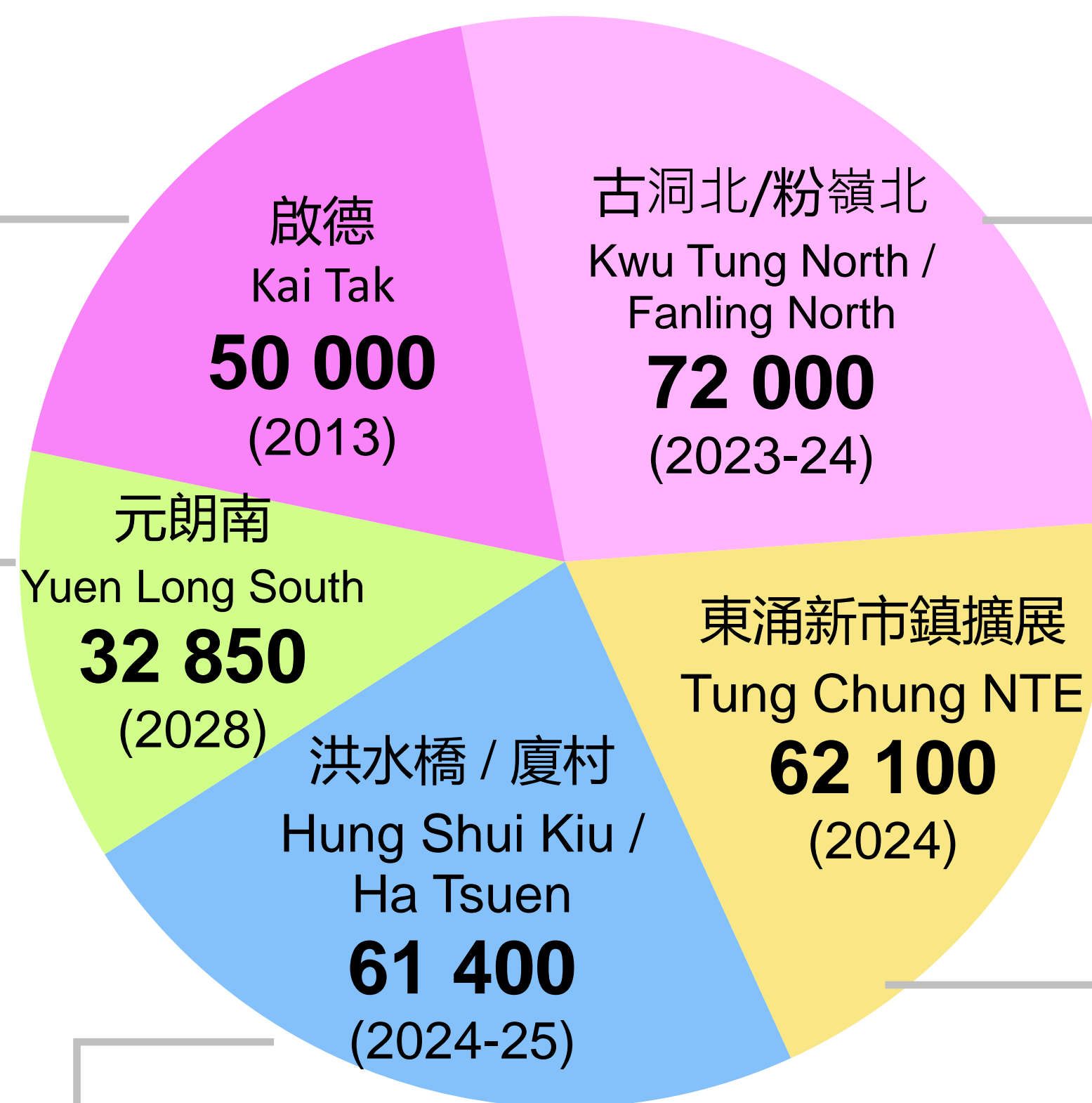
全速推展大型發展項目

Press ahead with major development projects

其中12幅用地已於2018年1月至2020年4月期間售出或交付作房屋發展
12 land parcels sold or delivered for housing development between January 2018 and April 2020

已展開法定規劃程序，目標在2028年落成第一批公營房屋單位
Statutory planning procedures started, with target to complete the first batch of public housing units in 2028

首期工程已展開，涉及收回12公頃私人土地
The first phase of works has commenced, involving resumption of 12 ha of private land



(首批居民入伙年份)

於2019年底收回68公頃私人土地，有關工程正按計劃進行；兩個私人住宅地盤計劃在2020-21年度推出市場，而公營房屋的首批居民預計可於2026年入伙。

Resumed 68 ha of private land in end-2019 with works progressing as planned; 2 private housing sites scheduled for sale in 2020-21, while first population intake for public housing will occur in 2026

首幅填海房屋用地已於2020年3月交付房委會建屋，可望於2024年初建成1萬個公營房屋單位

First land parcel of reclaimed land for housing development handed over to the Housing Department in March 2020 to deliver some 10 000 public housing units in early 2024

新界北發展

NTN Development



在2021年初就新田 / 落馬洲發展樞紐的初步土地用途諮詢持份者，接着向立法會申請撥款，預計在2021年下半年展開新田 / 落馬洲樞紐的餘下研究和詳細設計。

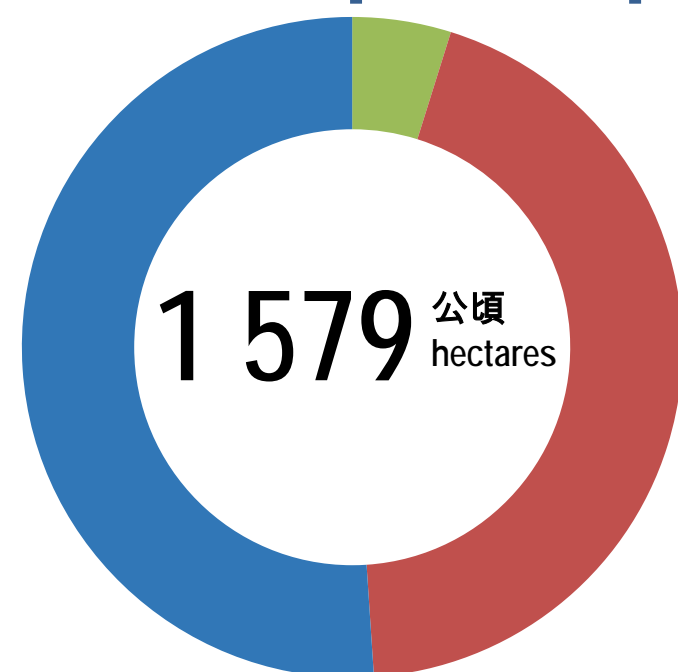
Consult stakeholders on the preliminary land uses of the San Tin/Lok Ma Chau Development Node in early 2021, then apply for Legislative Council funding; envisage to commence the remaining study and detailed design for the STLMC DN in the latter half of 2021

發展棕地

Brownfield development

目前有超過一半棕地已涵蓋於新發展區及其他發展計劃內
More than half of all brownfield sites have been covered by NDA
and other development projects

51%
803 公頃
hectares



5%
76 公頃
hectares
位於保育及相關地帶內
Within conservation-related zones

44%
700 公頃
hectares
餘下尚未納入發展項目的零散棕地
Remaining scattered brownfield sites
not covered by development projects



物色更多棕地作公營房屋發展

Shortlisting more brownfield clusters for public housing development

按可能發展潛力 分階段檢視餘下棕地

Review the remaining brownfield sites
by phases according to
their possible development potential



可能發展潛力 Possible Development Potential

160 公頃
hectares 高 High

290 公頃
hectares 中 Medium

分階段檢視 Review by phases

已完成
Completed

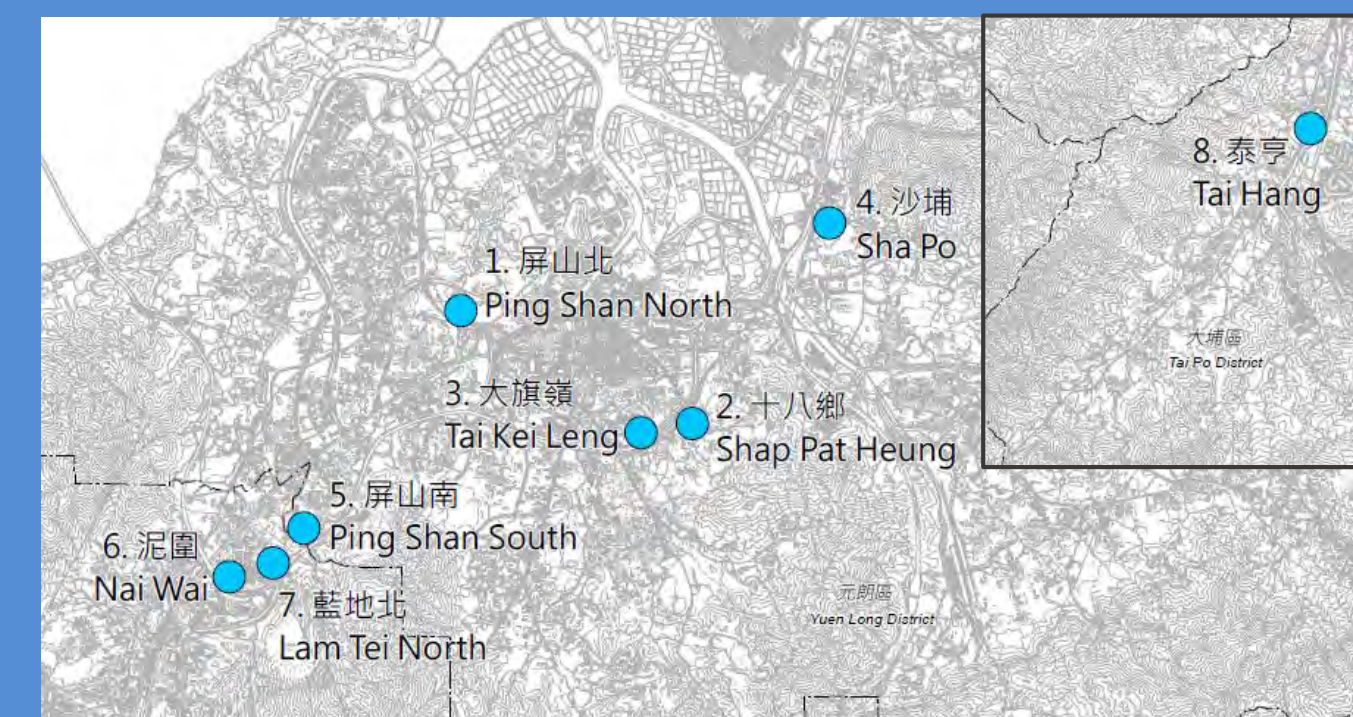
今年內完成
Complete within this year

進展 Progress

8 組棕地羣
brownfield clusters

(超過2萬個公營房屋單位)
(Over 20 000 public housing units)

- 大部分工程可行性研究已開展
Most engineering feasibility studies commenced
- 爭取6年內變成「熟地」
Strive to transform into "spade-ready" sites within 6 years



政府主導規劃研究並適時收回土地作發展

Government-led planning studies and timely land resumption for development



寮屋區發展

Development of Squatter Areas

就茶果嶺村、牛池灣村和竹園聯合村發展的工程可行性研究進度理想，爭取明年上半年陸續展開土地改劃工作。如過程順利，可望2025年分階段進行地盤平整和基建工程，3個項目預計合共帶來6 300個公營房屋單位；將邀請房協負責執行

Good progress for the engineering feasibility studies on development of Cha Kwo Ling Village, Ngau Chi Wan Village and Chuk Yuen United Village, strive to commence the rezoning procedures progressively in the first half of 2021. If things go well, it is expected that site formation and infrastructure works will start in phases in 2025. These 3 projects are expected to provide a total of 6 300 public housing units; to invite HKHS to implement



局部發展粉嶺高爾夫球場

Partial Development of Fanling Golf Course

研究已於2019年9月開展以評估這32公頃土地在短中期內最多可提供的公營房屋單位數量

Study commenced in September 2019 to assess the maximum possible public housing units attainable for 32 ha of land in the short-to-medium term

其他土地供應措施

Other miscellaneous land supply measures

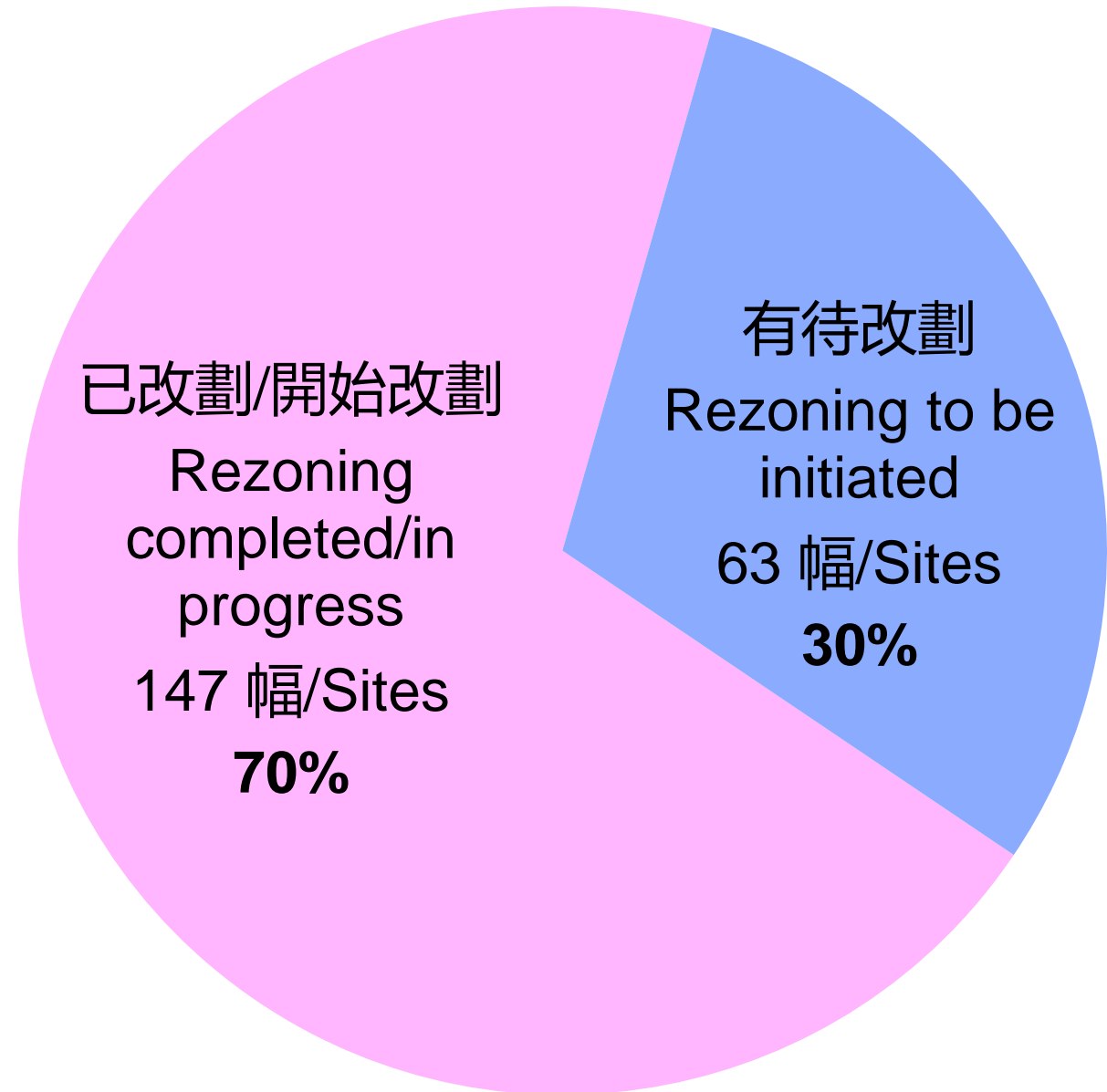


土地共享先導計劃 Land Sharing Pilot Scheme

透過政府促進基建提供，釋放私人土地的發展潛力。新增樓面面積不少於7成用作公營房屋 / 「首置」發展
To unleash development potential of private lots through Government's facilitation of the provision of infrastructure. Not less than 70% of additional floor area for public housing/Starter Homes development

於2020年5月推行，為期三年；成功申請會在4至6年半內帶來房屋土地供應

Launched in May 2020 for 3 years; successful applications could generate housing land in 4 to 6.5 years



210幅具房屋發展潛力的用地
210 Sites with Housing Potential
>310 000 單位/Units
(>70% 公營房屋 Public Housing)

改劃房屋用地 Rezoning of Housing Sites

小蠔灣車廠發展

Siu Ho Wan Depot development

- 我們已就港鐵小蠔灣車廠發展制訂了分區計劃大綱圖，根據最新評估，可望在中長期提供約20 000個單位，當中約一半會是資助出售房屋單位。

We have formulated the Outline Zoning Plan for the MTRCL Siu Ho Wan Depot development. Under the latest assessments, it may provide in the medium to long term about 20 000 flats, around half of which will be subsidised sale housing units.

- 這是繼80年代的港島線康山發展後，40年後另一個利用鐵路設施上蓋發展，提供公營房屋的鐵路項目，凸顯政府加大公營房屋供應的決心。

This is another attempt to provide public housing on the topside of a railway facility since the Kornhill Development on Island Line four decades ago in the 1980s, demonstrating the Government's commitment to increasing the supply of public housing.



北環線沿線約90公頃房屋用地 合共超過7萬單位

90-ha housing sites along the Northern Link, providing over 70 000 units



圖片來源: 《鐵路發展策略2014》
Source: Railway Development Strategy 2014

填海造地及相關發展

Reclamation and associated development

東涌新市鎮擴展 (進行中)

Tung Chung New Town Extension (ongoing)



首幅可供興建 10,000 個
公營房屋單位的用地
First land parcel for construction
of 10,000 public housing flats

商業用地可提供
商業樓面面積
約 117,000 平方米
Commercial land area
providing commercial GFA
of about 117,000 m²

迎東邨
Ying Tung Estate

北大嶼山公路
North Lantau Expressway

開展填海
Reclamation started
12.2017

~2年 years



首幅土地可作發展
First land available for development
3.2020

(有待進一步研究)
(subject to further studies)



中部水域人工島-財
委會將審議研究撥款
申請
Artificial islands in
Central Waters –
FC will soon
examine funding
application for
study



龍鼓灘填海和
重新規劃屯門西
Lung Kwu Tan
Reclamation and
Re-planning of
Tuen Mun West



欣澳填海
Sunny Bay Reclamation

理順從簡 加強協調

Streamline approval process



發展局已成立督導小組以精簡規劃署、地政總署和屋宇署的審批發展項目流程；完成檢視7個課題並向業界發布

Established a Steering Group to streamline development approval process by the Planning Department, Lands Department and Buildings Department; completed review on 7 topics and promulgated to the industry

進一步加快土地發展程序

Further expedite land development procedures

發展局將擴闊督導小組的組成和工作範圍，納入發展局以外的審批部門；同時檢視政府和私人項目的發展審批程序；及理順各個政策局之間與發展相關的要求

DEVB will expand the composition and remit of the Steering Group to incorporate non-DEVB departments; review the development approval process of both public and private projects; and rationalise the development-related requirements of different bureaux

✓ 政府部門不只是「規管者」，也是「促成者」

Government is both a regulator and facilitator

✓ 不屬法例規管的行政程序應盡量從簡

Non-statutory administrative procedures should be streamlined where possible

✓ 須以整體公眾利益作平衡和取捨

To balance different options based on overall public interest

✓ 以加大加快房屋供應視為首要優先工作目標

Increasing and expediting housing supply as the foremost and priority objective

項目促進辦事處

Development Projects Facilitation Office



- 發展局內成立
Established under Development Bureau
- 針對較大規模的私人發展住宅項目(提供500個或以上住宅單位)
Target higher yield private housing development projects (providing 500 flats or more)
- 協調各參與審批的政策局和部門，以加快處理項目動工前的審批申請
Coordinate bureaux and departments involved to expedite processing of approval applications leading up to commencement of works
- 協助解決爭議，適時尋求高層指示
Facilitate problem resolutions, escalate timely
- 與各相關政策局和部門所指定之助理處長或以上專責人員緊密聯繫
Work closely with officers designated at Assistant Director level or above in all relevant bureaux and departments
- 成立初期與「土地共享辦事處」共用資源
Initially sharing resources with Land Sharing Office



以「標準金額」徵收重建工廈補地價

Charging premium for redevelopment of industrial buildings (IBs) at “standard rates”

- 新一輪工廈活化計劃措拖，容許放寬最高核准非住用地積比率達20%，以鼓勵私人業主重建1987年前落成的工廈。截至2020年9月底，共有32宗提高重建地積比率的規劃申請獲批。土地業權人亦已陸續向地政總署提出改契申請。

The reactivated scheme for IB revitalisation allows the relaxation of the maximum permissible non-domestic plot ratio by up to 20% to incentivise private owners to redevelop pre-1987 IBs. As at end-Sep 2020, 32 planning applications for increasing the redevelopment plot ratio were approved. Landowners are gradually approaching LandsD for lease modification.

- 發展局和地政總署會推出有期限的先導計劃，就這些工廈的重建改契申請，容許以一套預先公佈的「標準金額」計算補價。目標是於明年年初推行。

DEVB and LandsD will implement a time-limited pilot scheme for allowing the assessment of the premium for lease modifications for redevelopment of these IBs with a set of “standard rates” to be promulgated in advance. The pilot scheme is targeted to be launched early next year.



躍動港島南

Invigorating Island South

將南區打造成為一個充滿活力、魄力、勁力，適合工作、居住、創意及玩樂的地區

To develop the Southern District into a spot full of vibrancy, vigour and velocity, making it the right place for people to work, live, explore new ideas and have fun

將成立「躍動港島南」辦公室，聯同相關政策局及部門共同研究及推展一系列措施

To establish the Invigorating Island South Office to study and implement a series of measures together with relevant bureaux / departments

- ✓ 提升香港仔及黃竹坑一帶的文化及消閒設施，包括香港仔避風塘和海濱長廊、鴨脷洲大街等，讓市民和遊客體驗當地的漁村風貌、歷史及生態旅遊

Enhance the cultural and leisure facilities in the vicinity of Aberdeen and Wong Chuk Hang, including the Aberdeen Typhoon Shelter, Aberdeen Promenade and Ap Lei Chau Main Street to enable the public and visitors to experience the atmosphere, history and culture of a fishing village and enjoy eco-tourism in the area

- ✓ 透過活化工廈政策加快黃竹坑的舊式工廈進行重建或改裝

Expedite the redevelopment or conversion of old industrial buildings (IBs) in Wong Chuk Hang through the IB revitalisation policy

- ✓ 研究有否重建或整合區內現有「政府、機構或社區」用地或設施的空間，以推動「一地多用」

To explore room for redevelopment or consolidation of the existing GIC sites or facilities in the district so as to pursue the “single site, multiple use” principle

- ✓ 採取「地方營造」的手法，美化公共空間和市容

Facelift the public space and district with a place-making approach

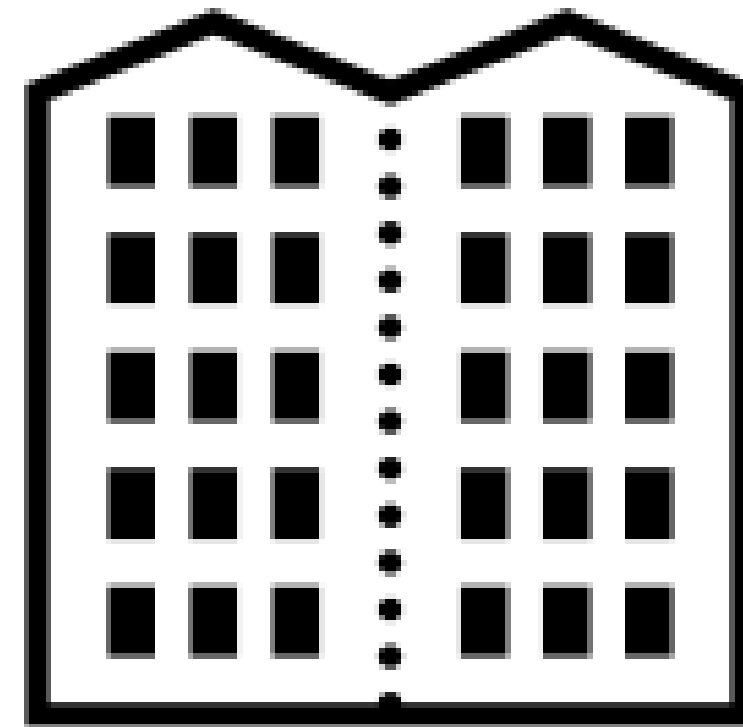


公營房屋額外總樓面面積作福利用途

Additional gross floor area for welfare purposes in public housing

邀請房委會及房協聯同政府研究在規劃未來公營房屋項目時預留足夠空間以供應約百分之5總樓面面積予政府作社福設施用途

Invite HKHA and HKHS to work with Government to consider making available sufficient space when planning future public housing projects so that about 5 per cent of the GFA can be dedicated for provision of social welfare facilities



發展局會聯同運輸及房屋局和勞工及福利局商討落實細節，確保措施不會影響公營房屋供應和其他配套設施

Development Bureau will discuss the implementation details together with Transport and Housing Bureau and Labour and Welfare Bureau with a view to ensuring that the measure will not impact on the public housing supply and other supporting facilities.

投資基本工程

Investing in Capital Works

振經濟，保就業

Stimulate the Economy, Safeguard Jobs

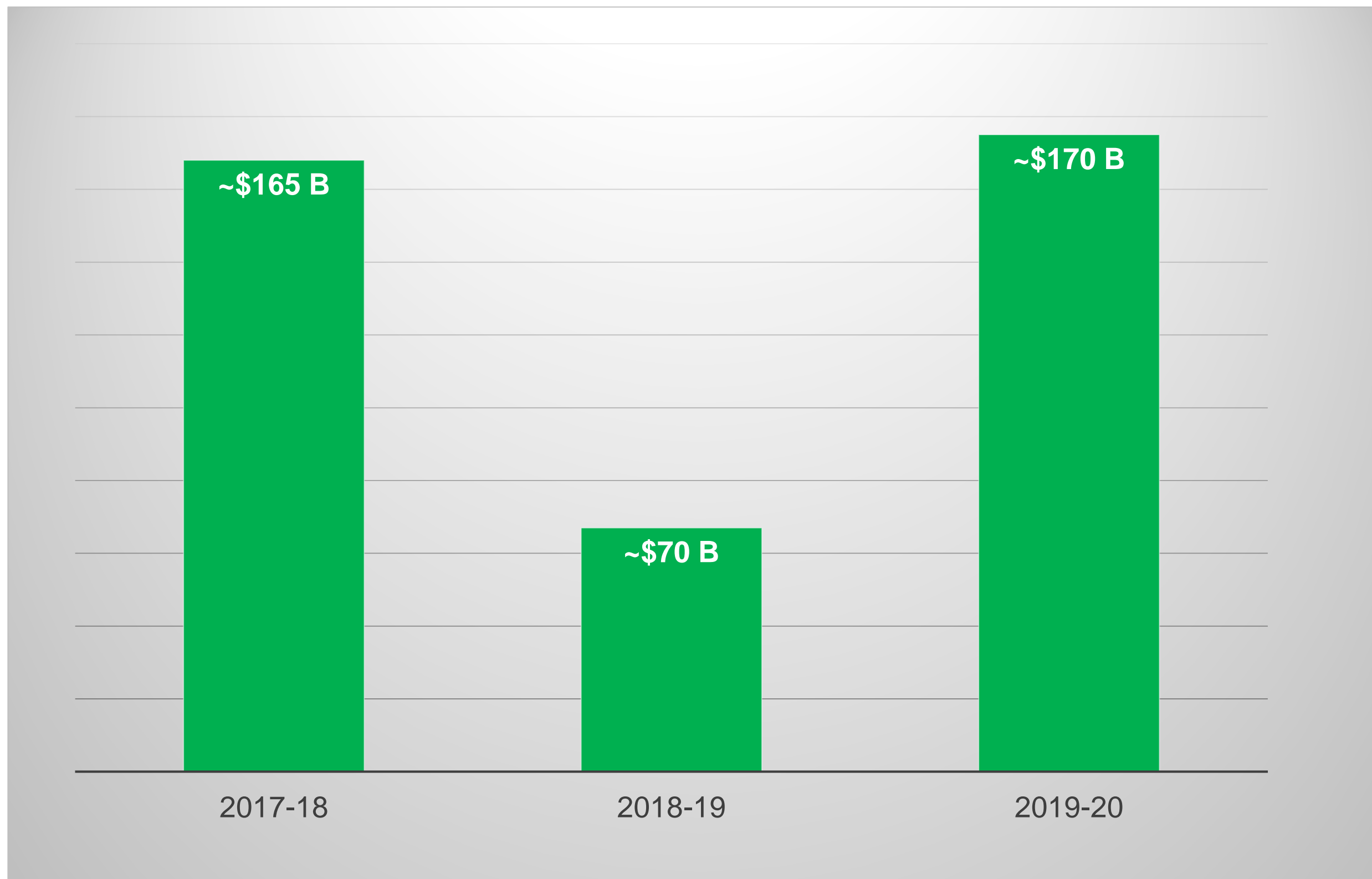
- 基本工程年度開支由近年約700億元水平持續增長，至未來數年將超過1,000億元
Annual capital works expenditure will continue to grow from \$70 billion level in last few years to exceed \$100 billion in coming years
- 有效支持經濟，加速社會復甦
Support the economy, accelerate social revival
- 創造大量的就業機會，使社會各階層都能受惠
Create a lot of job opportunities, benefit different sectors of the society

投資基本工程

Investing in Capital Works

獲立法會撥款與工程相關的主要項目

Works Related Projects with LegCo Funding Approval



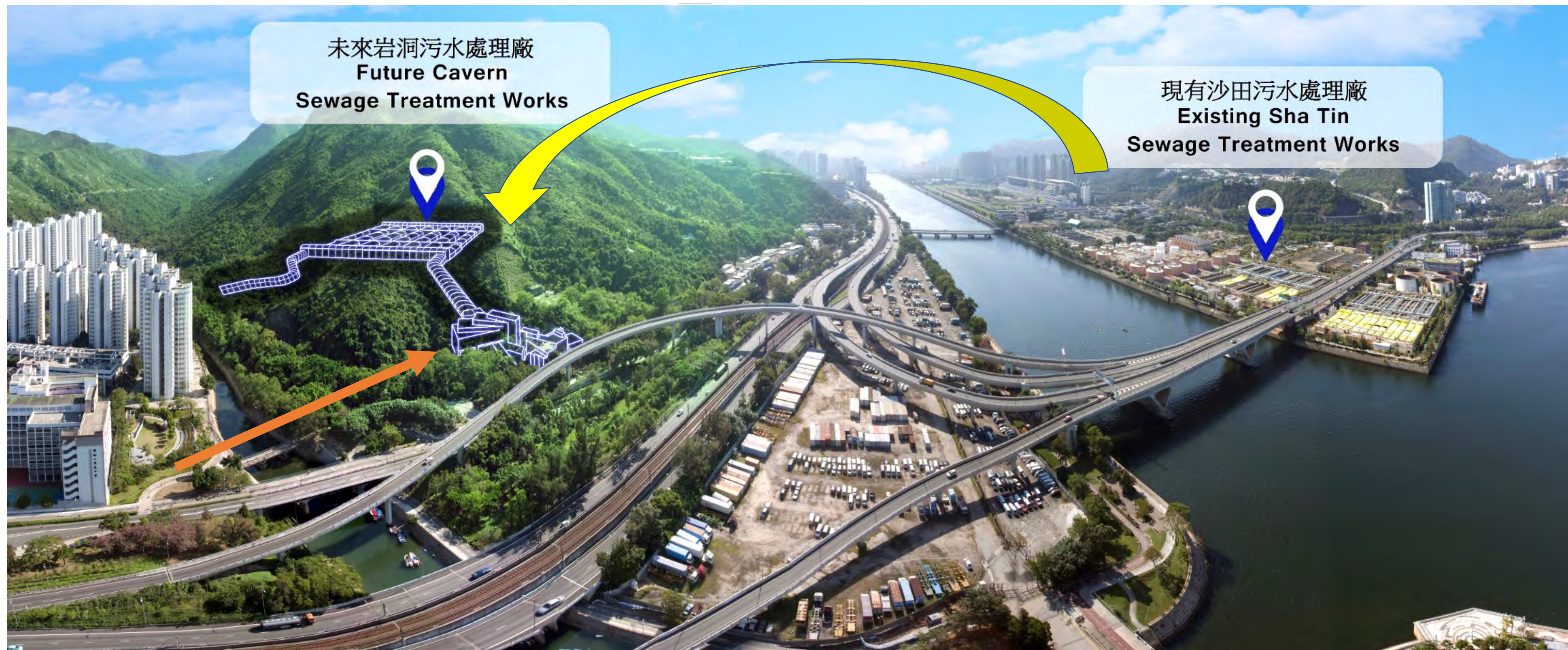
加速工程推展

Fast-track project delivery

- 2019-20 立法年度財務委員會批核了約 1,700 億元與工程相關撥款
FC approved ~\$170 billion funding for works related items in 2019-20 session
- 截至十一月中，86項約 1,440 億元的新工程項目，已有58個項目批出工程合約，另外28個項目的合約亦正在招標中
Of the 86 new projects of \$144 billion, works contracts for 58 projects have been awarded, and contracts for the other 28 projects are in the process of tendering, as at mid November 2020
- 採取“同步招標”及壓縮評標時間，務求加快招標程序
Speed up contract awards by adopting parallel tendering and shortening the time for tender evaluation period
- 探討加快項目進度的可能性
Explore the possibility of fast tracking project schedule

岩洞發展 - 搬遷沙田污水處理廠往岩洞

Cavern Development – Relocation of Sha Tin Sewage Treatment Works to Caverns



未來岩洞污水處理廠
Future Cavern
Sewage Treatment Works

現有沙田污水處理廠
Existing Sha Tin
Sewage Treatment Works

工程已於2019年2月展開，預計在2029年啟用沙田岩洞污水處理廠

Construction commenced in February 2019 with the plan to commission the Sha Tin Cavern Sewage Treatment Works in 2029

可騰出約28公頃土地作住宅及其他有利民生用途

Release about 28 hectares of land for residential and other beneficial uses

岩洞發展 - 搬遷其他政府設施往岩洞的研究

Cavern Development - Studies for relocation of other government facilities to caverns

搬遷荃灣二號食水配水庫

Relocation of Tsuen Wan No. 2 Fresh Water Service Reservoir



可行性研究快將完成
Feasibility Study to be completed soon

搬遷鑽石山食水及海水配水庫

Relocation of Diamond Hill Fresh Water and Salt Water Service Reservoirs



設計工作預計於2021年完成
Design works to be completed in 2021

搬遷九龍灣工務中央試驗所

Relocation of Public Works Central Laboratory in Kowloon Bay



2021年中展開勘查及設計研究
Investigation and Design Study to be commenced in mid-2021

搬遷油塘食水及海水配水庫

Relocation of Yau Tong Fresh Water and Salt Water Service Reservoirs



可行性研究快將完成
Feasibility Study to be completed soon

「多元組合」模式的九龍東環保連接系統

Multi-modal EFLS for Kowloon East

電動車輛行駛新增巴士及專線小巴線路
Deploy E-vehicles to run new bus/GMB routes



自動行人道網絡
Travelators Network



行人與單車共用的共融通道網絡
GreenWay Network



環境友善，提升暢達連接度，
相互兼容運作
Environmental Friendliness, Enhanced
Connectivity and Complementarity

在啟德發展區設置「水上的士」站
Establish "Water Taxi" stand in KTD



設計圖片
Artist's Impression

高架平台連接港鐵觀塘站
Elevated Deck connecting MTR Kwun Tong Station



新界單車徑網絡

Cycle Track Network in the New Territories



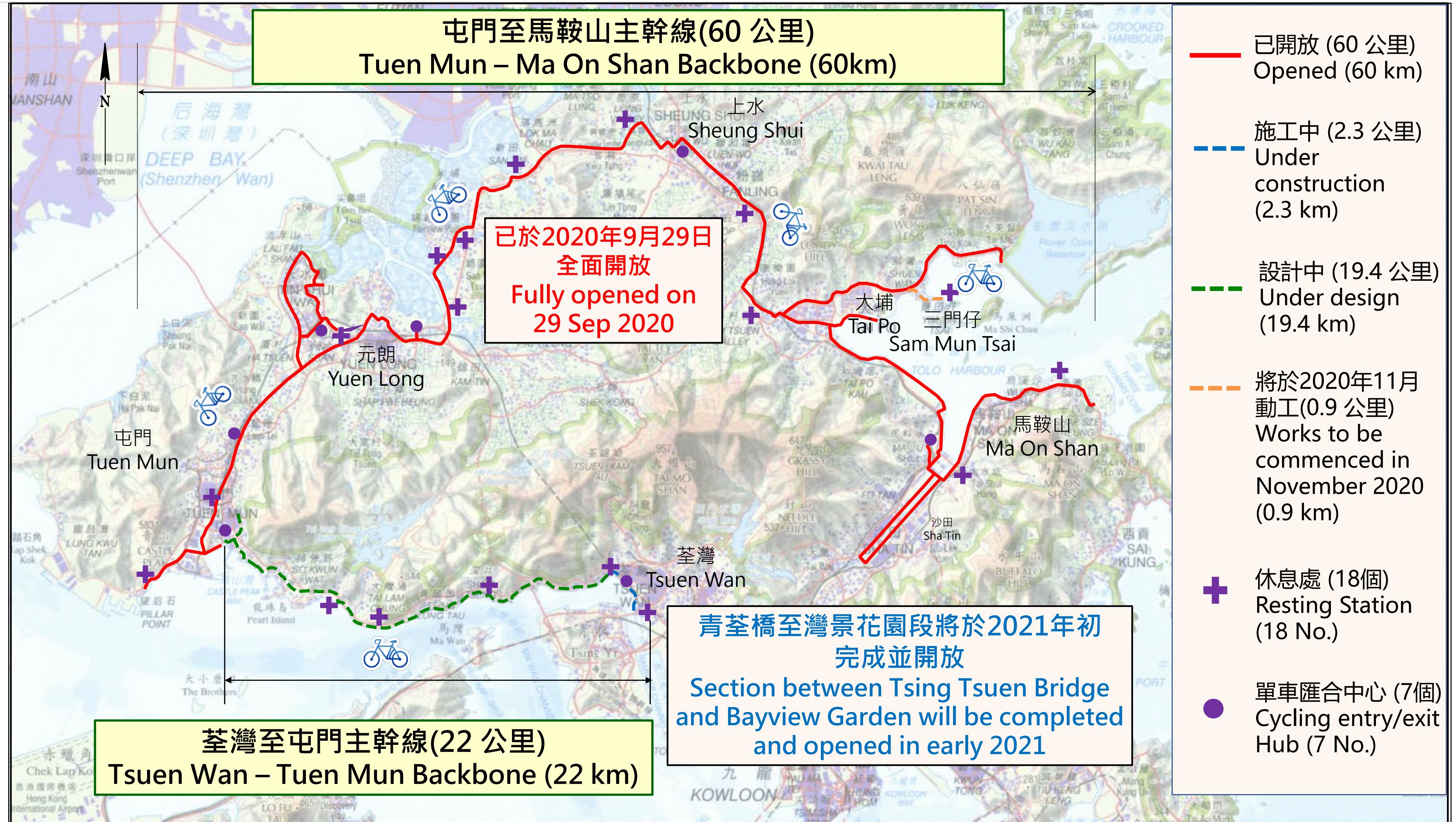
單車徑 Cycle Track



休息處 Resting Station



單車匯合中心 Cycling entry/exit Hub



新開放的元朗至上水段
Newly opened Yuen Long – Sheung Shui section

謝謝
Thank You



發展局
Development Bureau

1 December 2020