



2015年施政報告 Policy Address

扭轉土地供求失衡情況

Averting the

Land Supply-Demand Imbalance



發展局

2015年1月27日

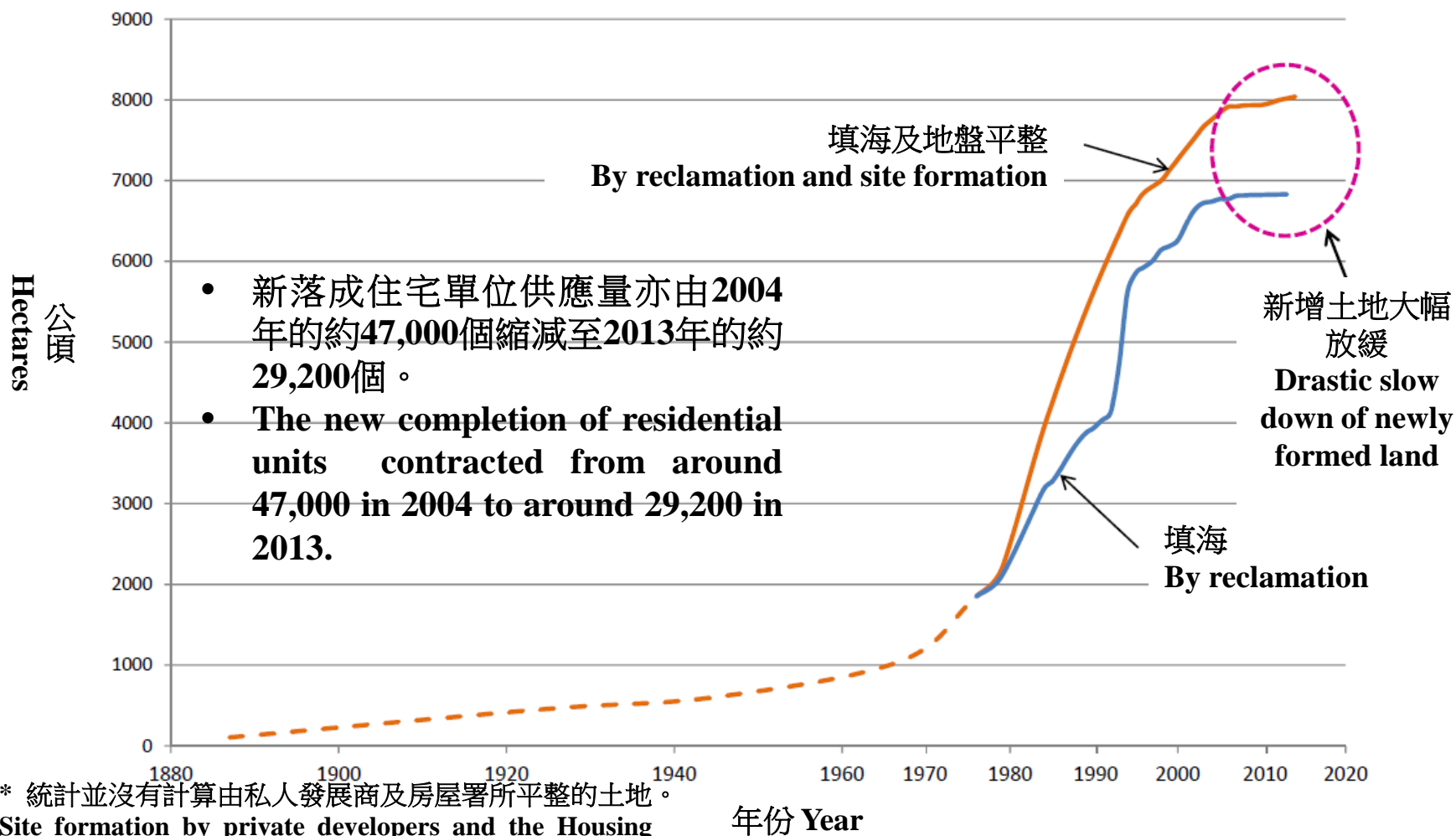
Development Bureau

27 January 2015

新增土地大幅放緩

Supply of New Land Slowed Down Significantly

透過填海及地盤平整所得的土地* Land formed by Reclamation and Site Formation*



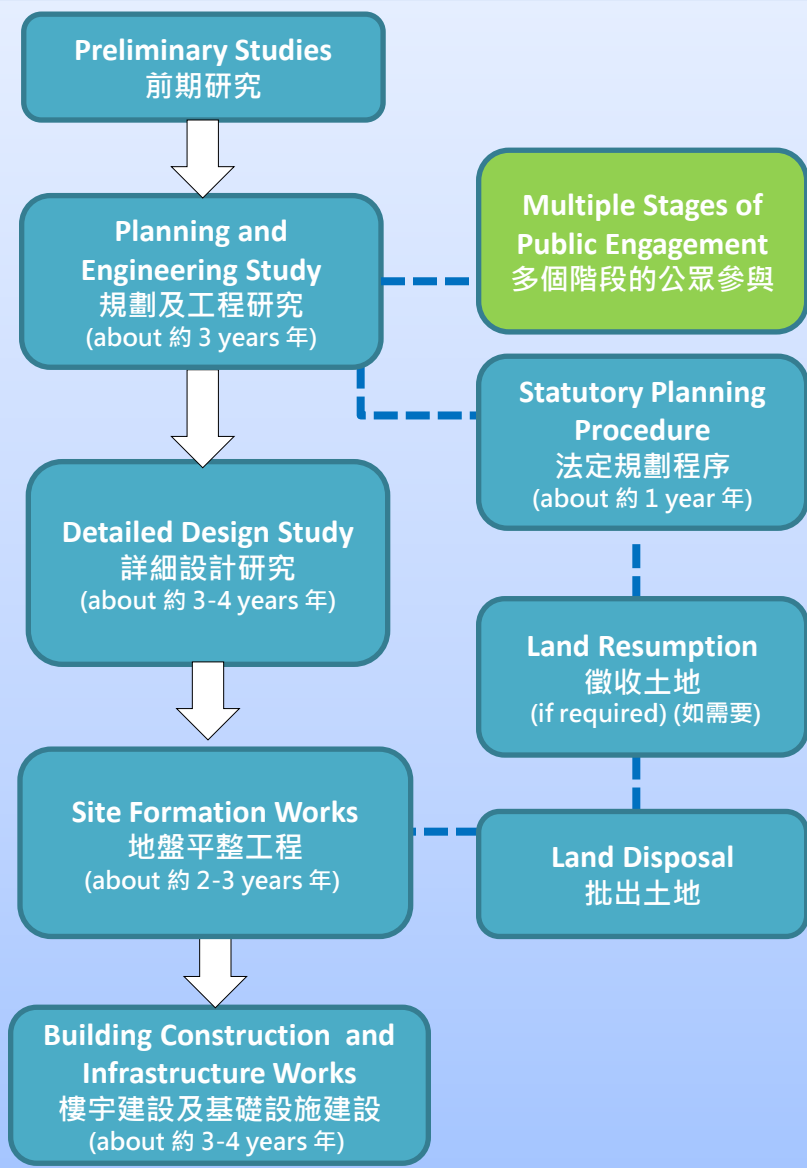
* 統計並沒有計算由私人發展商及房屋署所平整的土地。

Site formation by private developers and the Housing

Department is not included in the statistics.

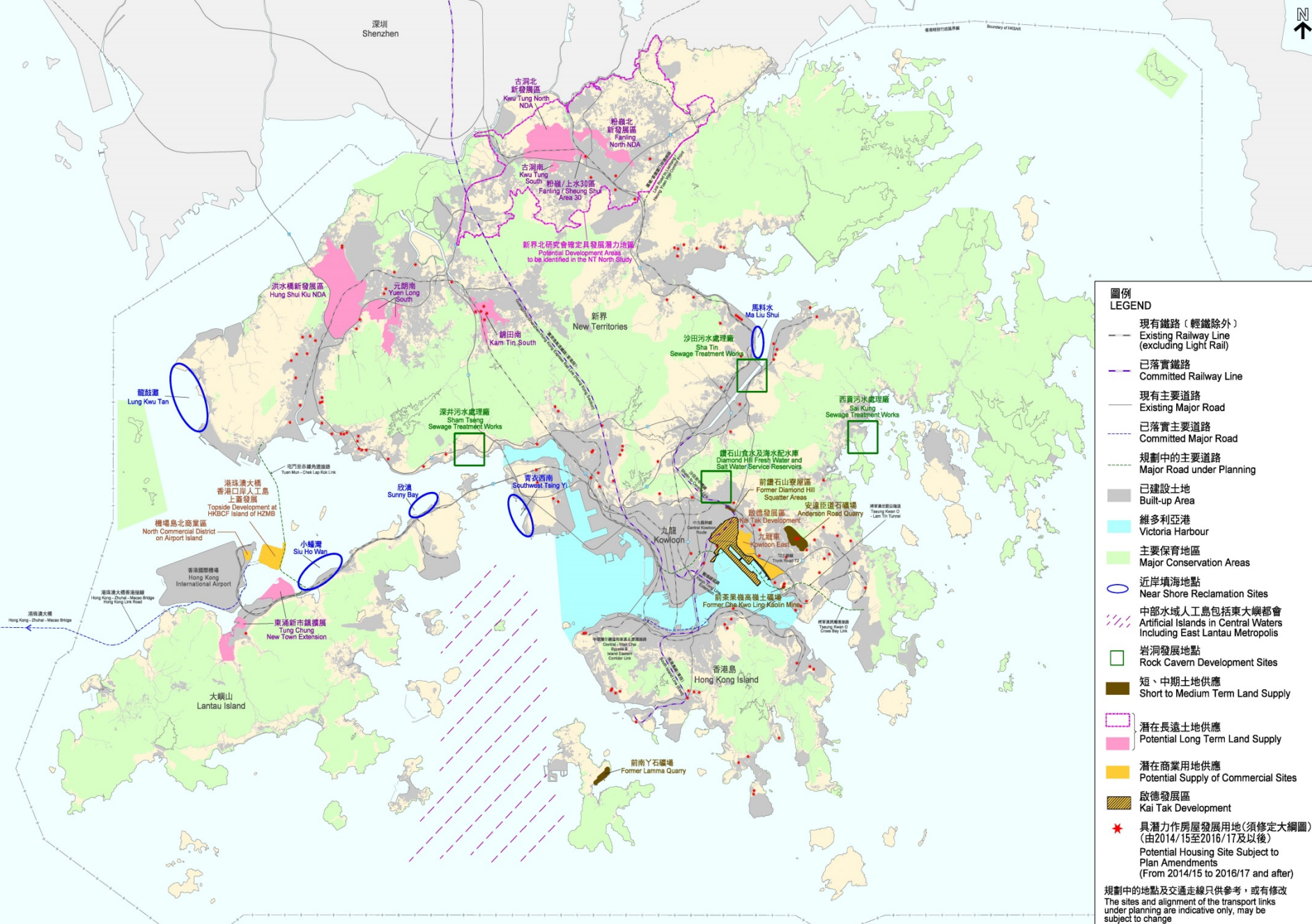
土地開發需時

Land Development Takes Time



about 11-14 years

約 11-14 年



- 圖例**
LEGEND
- 現有鐵路 (輕鐵除外)
Existing Railway Line (excluding Light Rail)
 - - - 已落實鐵路
Committed Railway Line
 - 現有主要道路
Existing Major Road
 - - - 已落實主要道路
Committed Major Road
 - - - 規劃中的主要道路
Major Road under Planning
 - 已建設土地
Built-up Area
 - 維多利亞港
Victoria Harbour
 - 主要保育地區
Major Conservation Areas
 - 近岸填海地點
Near Shore Reclamation Sites
 - ▨ 中部水域人工島包括東大嶼都會
Artificial Islands in Central Waters Including East Lantau Metropolis
 - 岩洞發展地點
Rock Cavern Development Sites
 - 短、中期土地供應
Short to Medium Term Land Supply
 - 潛在長遠土地供應
Potential Long Term Land Supply
 - 潛在商業用地供應
Potential Supply of Commercial Sites
 - ▨ 啟德發展區
Kai Tak Development
 - ★ 具潛力作房屋發展用地(須修定大綱圖)
(由2014/15至2016/17及以後)
Potential Housing Site Subject to Plan Amendments
(From 2014/15 to 2016/17 and after)
- 規劃中的地點及交通走線只供參考，或有修改
The sites and alignment of the transport links under planning are indicative only, may be subject to change

短、中和長期主要土地供應措施及可進一步研究的填海地點和岩洞發展地點
Short, Medium to Long Term Major Land Supply Initiatives, Reclamation Sites and Rock Cavern Development Sites for Further Studies

多管齊下的策略

Multi-pronged Strategy



短中期土地供應

Short- to Medium- Term Land Supply

- (1) 更改現行土地用途及把原來用途未能落實的用地改作其他用途
(例如：已物色到共約150幅具房屋發展潛力的用地)

Change of Use of Existing Land and Convert Sites Where The Originally Earmarked Purposes Will No Longer Be Pursued

(e.g. identified in total some 150 potential housing sites)

- (2) 增加可發展土地的發展密度

(例如：城規劃會已批准涉及26幅房屋用地的放寬發展密度申請，令單位供應量增加約3,500個)

Increase Development Intensity of Developable Land

(e.g. the Town Planning Board has approved applications to relax the development intensity of 26 housing sites, leading to an additional supply of about 3,500 units)

多管齊下的策略

Multi-pronged Strategy



短中期土地供應

Short- to Medium- Term Land Supply

- (3) 促進/加快現有土地上的發展/重建
(例如：「補地價仲裁先導計劃」)

Facilitate/Expedite Development/Redevelopment on Existing Land

(e.g. Pilot Scheme for Arbitration on Land Premium)

長遠土地供應

Long-Term Land Supply

- (4) 推展大型土地開發項目 (例如：新發展區)

Take Forward Major Land Development Projects

(e.g. New Development Areas)

- (5) 探討可發展土地/空間的新來源 (例如：發展岩洞、維港以外填海等)

Explore New Sources of Developable Land/Space

(e.g. cavern development and reclamation outside Victoria Harbour)

鐵路物業發展

Railway Property Developments



- 鐵路物業發展項目是私人房屋土地供應的其中一個重要來源。鑒於私人房屋土地供應緊張的情況，我們會鼓勵港鐵公司加快推行其擁有的項目，並推展餘下的西鐵物業發展項目。自2014年，港鐵公司成功招標4個項目，可提供約8,500個單位，並正進行其他項目的招標工作。
- Railway property development projects are one of the important sources of private housing land supply. Taking into account the tight private housing land supply situation, we will encourage the MTR Corporation Limited (MTRCL) to expedite the implementation of its own projects, and will implement the remaining West Rail property development projects. Since 2014, MTRCL successfully tendered four projects capable of providing about 8,500 units. MTRCL is embarking on tendering work for other projects.
- 我們會繼續與港鐵公司及九廣鐵路公司積極探討現有及未來鐵路沿線車站或鐵路相關用地（例如大嶼山小蠔灣等）的發展潛力。
- We will continue to actively explore with the MTRCL and the Kowloon-Canton Railway Corporation the development potential of stations and related sites along the existing and future rail lines, such as Siu Ho Wan in Lantau.



市區重建 Urban Renewal



- 市區重建局（市建局）在2014-15年度已招標的重建項目將提供約2,700個單位。
- The redevelopment projects tendered by the Urban Renewal Authority (URA) in 2014-15 will provide about 2,700 units.
- 市建局繼續透過其自行提出開展及「需求主導」先導計劃重建項目重建破舊失修樓宇。
- URA will continue to redevelop dilapidated buildings through its self-initiated and demand-led redevelopment projects.
- 市建局將與政府一起積極研究《施政報告》中提出透過市建局增加資助出售房屋單位的供應。
- URA will actively explore with the Government how it can contribute to increasing the supply of subsidised sale flats.



私人房屋土地供應

Private Housing Land Supply



- 本屆政府在上任後持續增加私人房屋土地供應。2014-15年度的私人房屋土地供應估計可供興建逾20,000個住宅單位，是自2010年政府引入私人房屋土地供應目標以來的新高。
- Since its inauguration, the current-term Government has continued to increase private housing land supply. It is estimated that the private housing land supply in 2014-15 is capable of providing more than 20,000 residential units, a record high since the Government introduced the private housing land supply target in 2010.

長遠土地供應

Long-Term Land Supply



主要長遠土地供應項目 Major Long-Term Land Supply Projects	預計可發展土地面積 (公頃) Estimated Developable Land Area (ha)	預計住宅單位供應 (單位) Estimated Flat Production (units)	預計首批居民入住年份 Estimated Year of First Population Intake
古洞北和粉嶺北新發展區 Kwu Tung North and Fanling North New Development Areas (NDAs)	320	~ 60 000	2023
東涌新市鎮擴展 Tung Chung New Town Extension	133	~ 48 000	2023
洪水橋新發展區 Hung Shui Kiu NDA	446	~ 60 000	2024
元朗南 Yuen Long South	183	26 100	2025
錦田南 Kam Tin South	106	33 700	After 2022 之後

長遠土地供應

Long-Term Land Supply



其他主要長遠土地供應項目

Other Major Long-Term Land Supply Projects

填海（包括欣澳、龍鼓灘、小蠔灣、青衣西南、馬料水）

Reclamation (including Sunny Bay, Lung Kwu Tan, Siu Ho Wan, Tsing Yi Southwest, Ma Liu Shui)

岩洞及地下空間發展

Rock Cavern and Underground Space Developments

港珠澳大橋香港口岸人工島上蓋發展

Topside Development at Hong Kong boundary crossing facilities (HKBCF) island of Hong Kong-Zhuhai-Macao Bridge (HZMB)

發展新界北部地區

Developing the New Territories North

中部水域人工島包括東大嶼都會

Artificial Islands in Central Waters including East Lantau Metropolis

更新全港發展策略

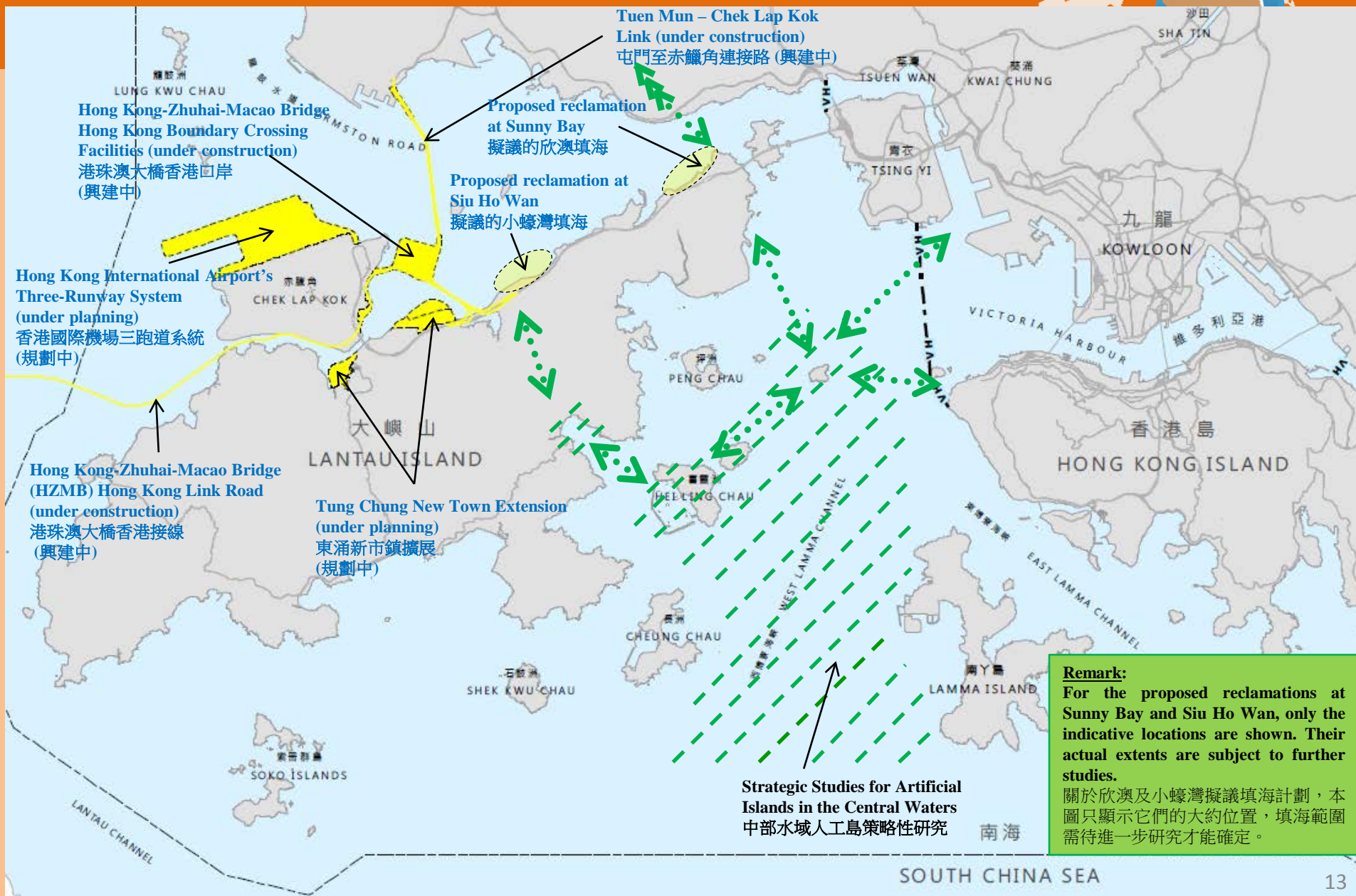
Updating Territorial Development Strategy



- 發展局和規劃署正更新2007年發表的《香港2030：規劃遠景與策略》，探討香港在2030年後的整體空間規劃、土地及基建發展的策略和可能方案，以配合香港最新的規劃情況。
- Development Bureau and Planning Department are updating the “Hong Kong 2030: Planning Vision and Strategy” published in 2007 to examine the strategies and feasible options for overall spatial planning and land and infrastructure developments for Hong Kong beyond 2030, in the light of our latest planning situation.



發展大嶼山 Lantau Development



Remark:
 For the proposed reclamations at Sunny Bay and Siu Ho Wan, only the indicative locations are shown. Their actual extents are subject to further studies.
 關於欣澳及小蠔灣擬議填海計劃，本圖只顯示它們的大約位置，填海範圍需待進一步研究才能確定。

策略性和短期研究／工程和發展項目

Strategic and Short-term Studies/ Projects and Development Items



機場北商業區
Airport North
Commercial District

港珠澳大橋香港口岸
上蓋發展研究
Study on Topside Development at
HKBCF island of HZMB

小蠔灣填海研究
Siu Ho Wan
Reclamation Study

大嶼山商業用地的整體發展策略
及個別市場定位研究
Study on Overall Development Strategy of Commercial
Land Use and Individual Market Positioning

東涌新市鎮擴展研究
Tung Chung New
Town Extension
Study

馬灣涌改善工程
Ma Wan Chung
Improvement
Works

大澳改善工程
Tai O
Improvement
Works

水療及消閑度假設
施 + 昂坪至大澳
纜車的研究
Study on Spa and
Resort Facilities +
Ngong Ping to Tai O
Cable Car



欣澳填海研究
Sunny Bay
Reclamation Study

梅窩改善工程
Mui Wo
Improvement Works

東大嶼都會研究
East Lantau Metropolis
Study

建造越野單車徑
網絡
Construction of
Mountain Bike
Trail Network

康樂及旅遊發展策略
及個別建議的研究
Study on Recreation
and Tourism
Development Strategy
and Individual
Proposals

改善羌山道+嶼南道的彎位
Improvement of Bends at Keung Shan Road
and South Lantau Road

封閉道路通行許可證的檢討
Review of Close Road Permit

建造業招聘中心

Construction Industry Recruitment Centre



- 政府將成立「建造業招聘中心」，專為本地建造業工人提供就業輔導服務、進行即場面試及舉辦招聘會，並會協助承建商優先聘用合資格的本地技術工人。
- The Government will set up a dedicated Construction Industry Recruitment Centre to provide career counselling services, conduct on-the-spot job interviews and job fairs for local construction workers. It will also facilitate contractors to accord priority to employing qualified local skilled workers.



輸入技術工人

Import Skilled Labour



建造業現時面對嚴峻的技術工人人手短缺及老化問題。在：

- 保障本地工人的優先就業
- 保障本地工人的工資水平

的原則下，需要適時、有效地輸入技術工人，應付需求。

The construction industry is facing the problem of a severe shortage and ageing of skilled workers. Having regard to the following principles:

- priority in employment for local workers
- safeguarding their income levels

it needs to import skilled workers in a timely and effective manner to meet the demand.

輸入技術工人

Import Skilled Labour



- 按建造業的特性，進一步推出「補充勞工計劃」的優化措施，例如 –
 - ✓ 容許輸入技術工人為同一承建商在多於一項公營工程項目工作，可增加其調配的靈活性，充分利用技術工人的生產力。
- To launch further enhancement measures having regard to the unique characteristics of the construction industry. For example –
 - ✓ allowing imported skilled workers to work across more than one public sector works projects under the same contractor can enhance the flexibility of their deployment and maximise their productivity.

歷史建築保育政策檢討

Policy Review on Conservation of Built Heritage



- 古物諮詢委員會（古諮會）已在去年12月完成歷史建築保育政策檢討，建議包括成立「歷史建築保育基金」。
- The Antiquities Advisory Board (AAB) has completed the policy review on the conservation of built heritage in December last year. It recommends among others a built heritage conservation Fund.
- 我們會統籌有關部門的意見，積極考慮如何盡快落實古諮會提交的建議。
- The Government will coordinate feedback from different departments, and explore ways to implement AAB's recommendations as soon as possible.

 古物諮詢委員會
Antiquities Advisory Board



瞻前顧舊

Respecting our Heritage

歷史建築的保護
Conservation of Historic Buildings

While Looking Ahead



總結

Conclusion



- 繼續通過善用現有土地和開發新增土地，增加短中長期土地供應，促進社會和經濟發展。
- Continue to increase land supply in the short, medium and long term through optimal use of existing land and developing new land to facilitate social and economic developments.
- 政府計劃與各界人士舉行多方討論會，共同認識問題，共同權衡輕重，共同突破樽頸，共同解決問題。
- The Government plans to hold multi-party discussion with all sectors of the community, in order to jointly examine the issues concerned, balance competing considerations, break through the bottlenecks and solve the problems.



完
End