



# 二零一六年施政報告簡報

## 2016 Policy Address Briefing



發展局

2016年1月26日

Development Bureau

26 January 2016

# 內容 Content

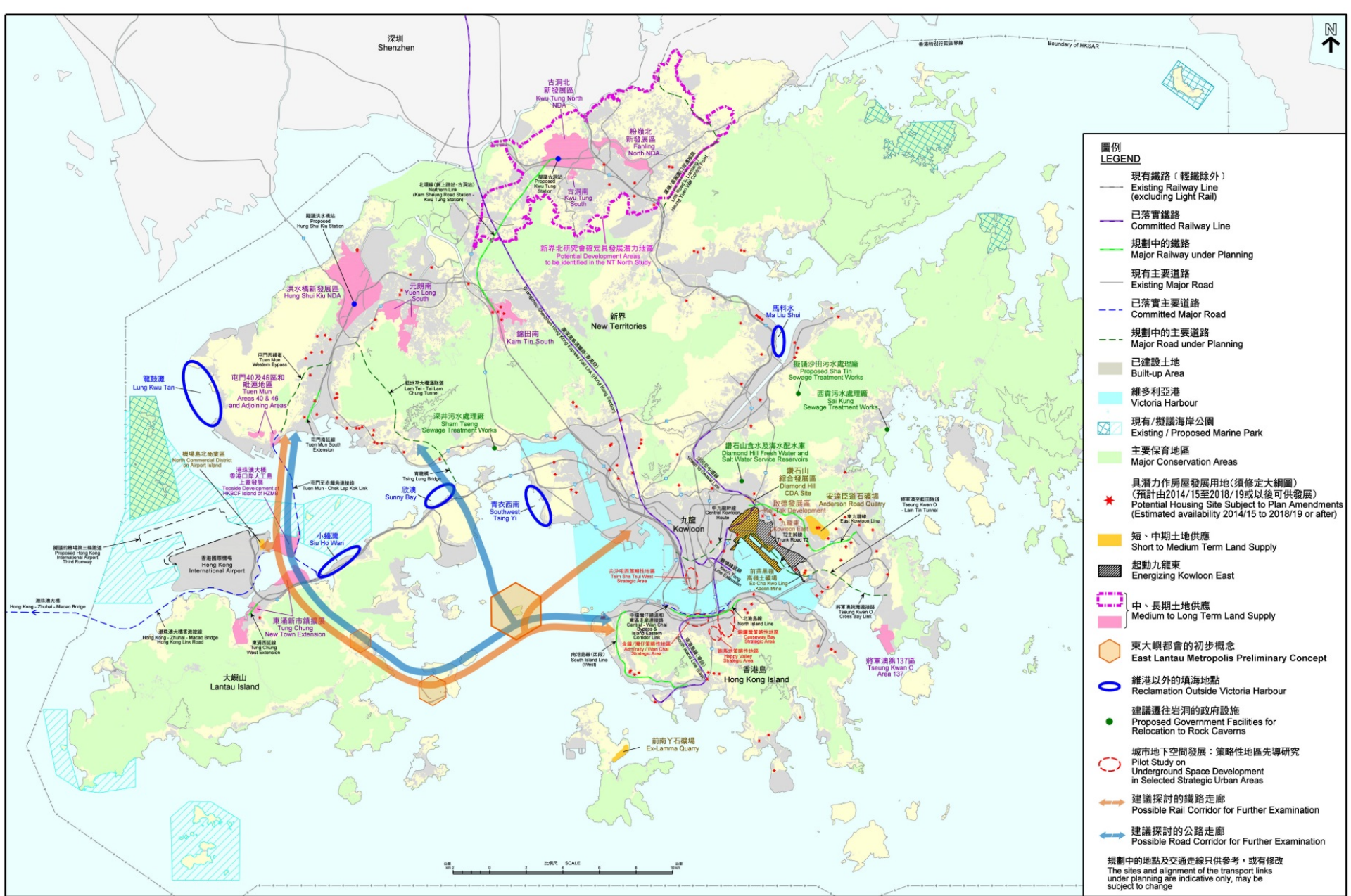


- (1) 土地供應 Land Supply
- (2) 加強樓宇維修技術支援 Enhancing Technical Support for Building Repair and Maintenance
- (3) 大嶼山發展 Lantau Development
- (4) 起動九龍東 Energizing Kowloon East
- (5) 控制工務工程成本 Cost Control for Public Works
- (6) 歷史建築保育政策檢討 Policy Review on Conservation of Built Heritage



# (1) 土地供應

## Land Supply



**圖例 LEGEND**

- Existing Railway Line (excluding Light Rail)
- Committed Railway Line
- Major Railway under Planning
- Existing Major Road
- Committed Major Road
- Major Road under Planning
- Built-up Area
- Victoria Harbour
- Existing / Proposed Marine Park
- Major Conservation Areas
- Potential Housing Site Subject to Plan Amendments (Estimated availability 2014/15 to 2018/19 or after)
- Short to Medium Term Land Supply
- Energizing Kowloon East
- Medium to Long Term Land Supply
- East Lantau Metropolis Preliminary Concept
- Reclamation Outside Victoria Harbour
- Proposed Government Facilities for Relocation to Rock Caverns
- Underground Space Development in Selected Strategic Urban Areas
- Possible Rail Corridor for Further Examination
- Possible Road Corridor for Further Examination

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

主要土地供應措施  
Major Land Supply Initiatives

圖則編號 Plan No. : M/SP/16/21	附件 B Annex B
日期 Date : 19. 1. 2016	

# 土地及房屋供應

## Land and Housing Supply



### 政府多管齊下的土地供應策略漸見成效 Our multi-pronged strategy bears fruits:

- 預計未來5年興建公營房屋單位**97 100**個(2012年時75 800個)  
97 100 public housing units to be produced over the next 5 years (only 75 800 in 2012)
- 預計未來3至4年一手住宅市場供應**87 000**個(2012年底67 000個)  
87 000 first-hand residential units in coming 3-4 years (only 67 000 in end 2012)
- **增加發展密度**：城規會已批**41**幅用地放寬密度增加**7 750**個單位  
Increasing development intensity: TPB approved 41 sites for relaxation leading to an increase of 7 750 flats
- **檢討土地用途**：就《2014年施政報告》提出約150幅具發展房屋潛力的用地，已向城規會提交**63**幅改劃建議，可供興建約**74 400**個單位（42 500公營及31 900私營）；當中**46**幅（約**41 000**個單位）已完成改劃  
Land use reviews: For those 150 potential housing sites mentioned in 2014 Policy Address, 63 proposals to amend the statutory plans have been submitted to TPB for 74 400 flats (42 500 public and 31 900 private). Among them, 46 sites (41 000 flats) already completed plan amendments.
- 《2013年施政報告》提出土地供應措施，**42**幅已於2013年劃作或開展改劃工作的用地，可供興建約**39 200**個單位（23 500公營及15 700私營）；當中**38**幅（約**38 600**個單位）已撥作住宅用途。  
2013 Policy Address mentioned 42 sites for 39 200 flats (23 500 public and 15 700 private). Among them, 38 sites (38 600 flats) already allocated for residential use.



觀塘三彩區內的兩幅由「政府、機構或社區」改劃為住宅用地，作公共房屋發展。工程進行中。Two GIC sites in Sam Choi Area in Kwun Tong rezoned for public housing use. Work in progress.

# 土地及房屋供應

## Land and Housing Supply



### 政府多管齊下的土地供應策略漸見成效 Our multi-pronged strategy bears fruits:

- **政府賣地計劃**：2014-15年度政府售出20幅住宅用地，加上其他私人房屋土地供應，共可供興建約21 200個私人住宅單位，超過該年度18 800個單位的目標，是自2010年以來的新高

Government's Land Sale Programme: In 2014-15, the Government sold 20 residential sites. Together with other sources, the total private housing land supply is capable of providing about 21 200 flats, exceeding the target of 18 800 set for that year and is the highest since 2010.

- 2015-16年度，政府賣地計劃已售或將出售合共16幅住宅用地，加上其他私人房屋土地供應，估計可供興建約20 300個單位，超過19 000個單位的供應目標，亦是自2010年以來的第二高

In 2015-16, the Government sold or will sell a total of 16 residential sites. Together with other sources, the total private housing land supply is capable of providing about 20 300 residential flats. This exceeds the target of supplying land for 19 000 private residential flats set for the year and is the second highest since 2010.

- **鐵路物業發展**：2012年7月至今，港鐵公司就13個鐵路物業發展項目成功招標，提供約21 800個住宅單位

Railway property development: Since July 2012, MTRCL has successfully tendered 13 projects (21 800 flats).

# 土地及房屋供應

## Land and Housing Supply



政府會堅持多管齊下增加土地供應，不會半途而廢，不會「減辣」，亦不會因為市況一時的波動而減少土地供應

The Government is determined to increase land supply through multi-pronged strategy, will not relax demand-side management measures, and will not decrease land supply due to short-term market fluctuation

### 短中期土地供應 Short- to Medium- Term Land Supply

(1) 檢討土地用途：繼續物色更多土地，並探討將部分土地範圍略為擴大，增加約17 000個單位（九成公營）

Land use reviews: Continue to identify more sites, explore extending coverage of some sites to produce 17 000 additional flats (90% public)

(2) 發展前礦場用地：前茶果嶺高嶺土礦場及安達臣道石礦場用地可提供超過11 000個住宅單位；會盡量利用私營界別開發能力盡快興建所需基建道路房屋，務求令單位可以在2023至2024年開始陸續入伙

Ex-quarry sites: Former Cha Kwo Ling Kaolin Mine and Anderson Road Quarry (11 000 flats). To tap private developers' capacity to expedite flat production for population intake as early as 2023/24



安達臣道石礦場用地：2023/24年開始提供9,400單位  
ARQ site: To provide 9,400 flats in phases starting 2023/24

# 多管齊下土地供應策略

## Multi-pronged Land Supply Strategy



### 短中期土地供應 Short- to Medium- Term Land Supply

- (3) 私人房屋土地供應：2016-17年度私人房屋土地供應目標是提供可供興建約**18 000**個私人住宅單位的土地  
Private Housing Land Supply: In 2016-17, the target is to provide land for 18 000 private residential flats
- (4) 鐵路物業發展：政府與港鐵正積極探討鐵路沿線用地的發展潛力，初步估計連大嶼山小蠔灣車廠在內的土地，可提供超過**12 000**個單位  
Railway property development: Government and MTRCL are exploring potential of stations and related sites along rail lines. Preliminarily, Siu Ho Wan Depot and other sites can provide over 12 000 flats.
- (5) 市區重建：市區重建局會繼續透過其自行提出開展的重建項目及「需求主導」重建先導計劃重建破舊失修的私人樓宇  
Urban Renewal: URA will continue to redevelop dilapidated buildings through self-initiated projects and projects under the “Demand-led Scheme”.



# 多管齊下土地供應策略

## Multi-pronged Land Supply Strategy



### 中長期土地供應 Medium- to Long- Term Land Supply

#### (6) 新發展區和新市鎮擴展計劃 New Development Areas and New Town Extensions

土地供應項目 Land Supply Projects	預計住宅單位供應 (單位) Estimated Flat Production (units)	預計商業及經濟 用地樓面面積 (平方米) Estimated Commercial and Economic Floor Space (m <sup>2</sup> )
古洞北和粉嶺北新發展區 Kwu Tung North and Fanling NDAs	~ 60 000	~ 837 000
東涌新市鎮擴展 Tung Chung New Town Extension	~ 49 400	~ 877 000
洪水橋新發展區 Hung Shui Kiu NDA	~ 60 100	~ 5 560 000
元朗南 Yuen Long South	~ 27 700	~ 593 000



洪水橋新發展區 Hung Shui Kiu NDA



東涌新市鎮擴展 Tung Chung New Town Extension

# 多管齊下土地供應策略

## Multi-pronged Land Supply Strategy



### 中長期土地供應 Medium- to Long- Term Land Supply

(7) 重新規劃將軍澳第137區：政府將會進行規劃及工程研究，以重新規劃將軍澳第137區，善用餘下80多公頃的已平整土地。有關規劃及工程研究最快可於2016年底／2017年初開展

Re-planning of Tseung Kwan O (TKO) Area 137:  
Government will carry out a planning and engineering study for the re-planning of TKO Area 137, with a view to making more optimal use of this some 80 ha of formed land. The study will be commissioned in end 2016/early 2017 the earliest.



### 長遠土地供應 Long- Term Land Supply:

持續推展新界北部地區、發展大嶼山、維港以外填海、岩洞發展，以及城市地下空間發展等長遠土地供應項目

Continue taking forward long-term land supply initiatives including development of NT North, Lantau Development, reclamation outside the Victoria Harbour, rock cavern development and underground space development, etc.

# 更新全港發展策略

## Updating Territorial Development Strategy



- 政府正更新全港發展策略，題為《香港2030+：跨越2030年的規劃遠景與策略》（《香港2030+》）

The Government is updating the territorial development strategy. The exercise is known as “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030”.

- 目標是為香港長遠可持續發展創造容量，為市民提供更佳生活質素

Aim to provide a blueprint for providing capacity for sustainable growth and improving living quality of our population

- 更新土地需求情況，以配合最新的房屋、社區配套及經濟發展等需要

Update our land requirement taking into account our housing needs, requirements for community facilities and needs for economic development

- 透過城市設計、園境設計等，探討如何令香港作為高密度城市可以持續改善市民生活質素及居住環境

Also examine how to improve upon our livability as a compact high-density city through urban design, landscaping and other measures.



# 新界農地及棕地發展

## Agricultural Land and Brownfield Sites



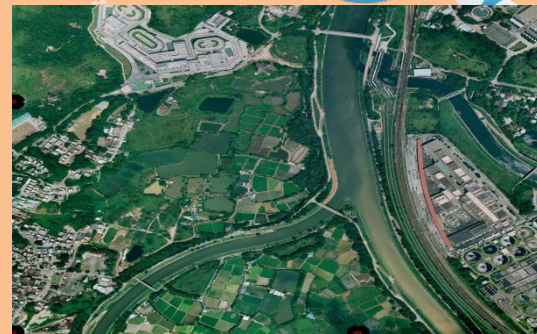
- 配合新農業政策，食物及衛生局會聯同發展局進行研究，探討在新界物色及指定具較高農業活動價值的「農業優先區」的可行性及優點，以便這些農地用作長遠農業用途，同時釋放部分不再適合耕種的土地作其他用途

In tandem with New Agriculture Policy, FHB and DEVB will examine the feasibility and merits of identifying and designating Agriculture Priority Areas in the New Territories that have higher value for agricultural activities to facilitate their use for long-term agricultural purposes. Sites no longer suitable for agricultural purposes can be released for other uses.

- 新界棕地是土地發展的必然之選，但目前大多已有各自的用途，不可能全部馬上停用。對於有發展潛質的棕地，政府會通過綜合規劃和基建提升，釋放這些用地作發展用途，並改善鄉郊環境

Brownfield sites have development potential. Most are occupied and impossible to put a halt. Require comprehensive planning and infrastructural improvement.

- 政府正加緊研究如何處理仍有營運需要的棕地作業，並致力研究將部分作業遷入多層樓宇的可能性，已於洪水橋新發展區預留24公頃土地作相關用途，並會尋找其他合適試點  
Stepping up efforts to explore ways, e.g. possibility of accommodating some of these operations into multi-storey buildings. Reserved 24 ha in Hung Shui Kiu NDA and considering other pilots.





**(2) 加強樓宇維修技術支援**  
**Enhancing Technical Support for**  
**Building Repair and Maintenance**

# 加強樓宇維修技術支援

## Enhancing Technical Support for Building Repair and Maintenance



### 目標

加強對樓宇業主提供技術支援，讓業主可在掌握充分資訊的情況下作出有關樓宇維修工程的決定，從而降低樓宇維修工程出現圍標的機會

### Objective

To enhance the technical support for building owners with a view to enabling them to make informed decisions in regard to building repair and maintenance works and in turn minimising the risk of bid-rigging

### 市建局的試驗計劃

市建局擬在本年第二季推行試驗計劃，內容包括向參加計劃的樓宇業主提供「自助工具」、安排專業人士向他們提供獨立意見，以及設立電子招標平台

### Pilot Scheme by URA

URA plans to launch a pilot scheme in the second quarter of this year, which will include providing “DIY tool-kits” to participating building owners, lining up professionals to offer independent advice to them, and setting up an electronic tendering platform



# (3) 大嶼山發展

## Lantau Development





# 空間規劃及土地利用

## Spatial Planning and Land Use



**北大嶼山走廊**  
Northern Lantau Corridor

**東北嶼山匯點**  
North-eastern Lantau Node

**大嶼山大部分地區**  
Predominant Part of Lantau

**東大嶼都會**  
East Lantau Metropolis

**善用政府土地及開發岩洞**  
Optimizing the use of Government land and developing cavern

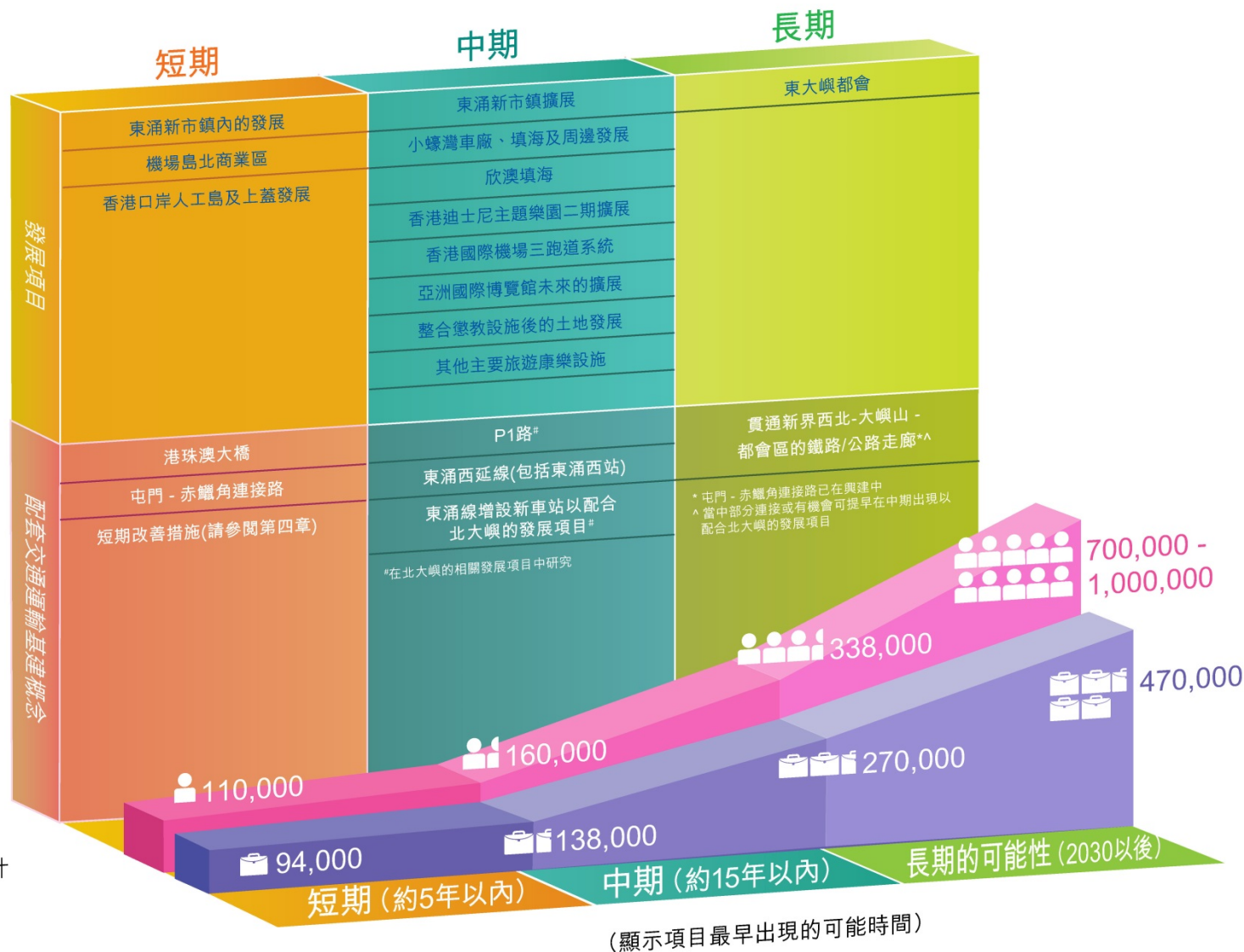
- 圖例**
- 北大嶼山走廊** 作策略性經濟及房屋發展
  - 東大嶼都會** 核心商業區及策略性增長
  - 1 已計劃的機場三跑道系統
  - 2 亞洲國際博覽館未來的擴展
  - 3 機場島北商業區
  - 4 港珠澳大橋香港口岸人工島上蓋發展
  - 5 東涌新市鎮擴展
  - 6 小蠔灣發展
  - 7 欣澳填海
  - 8 香港迪士尼樂園度假區第二期發展
  - 9 東大嶼都會初步概念
  - 大嶼山大部分地區** 作保育、休閒、文化及綠色旅遊
  - 10 西北大嶼歷史、文化、自然步道
  - 11 鹿湖荒山禪林保育區
  - 12 大嶼南岸生態保育、康樂及綠色旅遊帶
  - 📍 現有/擬議的海岸公園

# 策略性交通運輸基建

## Strategic Transport Infrastructure



# 概略時間表 Broad Timetable



總人口  
 總就業機會

假設項目全部推展的預計  
 總人口及總就業機會

# 大嶼山發展

## Lantau Development



- 今年上半年諮詢公眾，隨後推出大嶼山發展藍圖
- 在土木工程拓展署下成立「大嶼山拓展處」
- Public engagement activities in the first half of 2016 and then promulgating Lantau Development blueprint
- Set up Lantau Development Office under Civil Engineering and Development Department



# (4)起動九龍東

## Energizing Kowloon East

# 起動九龍東

## Energizing Kowloon East



# 智慧城市 Smart City



- 展開顧問研究，為九龍東的智慧城市發展制定框架、設定方向及優先次序  
Commission a consultancy study to formulate a framework, set directions and priorities for Smart City development in Kowloon East.
- 加強與科研及學術機構的合作  
Strengthen cooperation with research and academic institutions
- 在私人發展的地段加入相關條款  
Stipulate related conditions for sites to be sold for private development

綠色建築設計  
Green building design



智能水錶  
Smart water meter



電動車輛充電設施  
Electric vehicle charging facilities



即時泊車資訊  
Real-time parking information



# 「易行」九龍東

## Walkable Kowloon East



- 易行城市是的可持續發展概念，亦是智慧城市重要一環  
Walkable City is a sustainable development concept and an important Smart City component
- 研究加強連繫，包括牛頭角港鐵站與觀塘商貿區和海濱花園；以及九龍灣港鐵站與東九文化中心及附近一帶  
Study enhancing pedestrian connectivity, including between Ngau Tau Kok MTR Station, Kwun Tong Business Area and Promenade; and between Kowloon Bay MTR Station and East Kowloon Cultural Centre and nearby areas
- 以九龍灣和觀塘商貿區為試點，豁免因提供行人連接而修訂契約所須繳付的土地補價，從而促進已規劃的行人連接提早興建，提高行人暢達度  
Use Kowloon East as a pilot area, waiving land premium for lease modification for provision of pedestrian links to facilitate early implementation to enhance walkability







# **(5) Cost Control for Public Works**

## **(控制工務工程成本)**

# 控制工務工程成本

## Cost control for Public Works



### 基建投資

#### Infrastructure investment

- 改善生活質素，提升香港長遠的競爭力  
Improving people's quality of life, enhancing long-term competitiveness of Hong Kong
- 基本工程開支：  
Capital works expenditure:
  - 2014-15年度 - 約700億元  
FY 2014-15 – About \$70 billion
  - 2015-16年度及未來數年 - 多於700億元  
FY 2015-16 and after – more than \$70 billion

# 控制工務工程成本

## Cost control for Public Works



### 建造工程成本上升

#### Increase in construction cost

- 工程投標價格在過去三年升幅約22%  
Tender price has increased about 22% in the past 3 years.
- 價格變動與經濟狀況、全球建材價格、本地整體工程量等因素有關  
Fluctuation related to economic condition, global construction material price, local overall construction volume
- 近年工程價格上升主要原因，除基本成本上升外，  
Main reasons for increase in recent years, apart from basic cost increase,
  - 設計與合約要求  
Design and contract requirements
  - 需多投入人力及物料資源  
Increase in manpower and materials input
  - 投標溢價  
Higher tender premium

# 控制工務工程成本

## Cost control for Public Works



### 就工務工程推出新措施：

#### New measures for public works projects

- 減省非必要的設計及合約要求，例如平實簡樸的外牆設計、採用天然光及通風、減省常規性要求如工地制服等  
Take out unnecessary design and contract requirements, e.g. plain exterior design, natural lighting and ventilation, reduce general requirements like site uniform, etc.
- 設立成本指標制度  
Establish a cost benchmarking system
- 加強工程設計標準化、機械化及以預製方式施工  
Enhance design standardisation, mechanisation and construction by prefabrication
- 採取「可建性設計」的理念，確保設計切實可建  
Adopt guiding principle of “design for construction” to ensure designs are practical

# 控制工務工程成本

## Cost control for Public Works



### 就工務工程推出新措施：

#### New measures for public works projects

- 優化工程採購招標的方法  
Enhance the tender procurement method
- 成立一個跨專業辦公室，專責制定、促進和協調與減低成本相關的  
措施及工程成本控制  
Establish a multi-disciplinary office dedicated to devising, promoting and  
coordinating cost reduction initiatives and project cost control



# (6) 歷史建築保育政策檢討

## Policy Review on Conservation of Built Heritage

# 歷史建築保育政策檢討

## Policy Review on Conservation of Built Heritage



- 我們歡迎及接納古物諮詢委員會(古諮會)早前檢討歷史建築保育政策的建議。
- The Government welcomes and accepts the recommendations of the Antiquities Advisory Board (AAB) pursuant to the policy review on conservation of built heritage.
- 我們會預留額外資源落實建議，包括成立一個專為保育歷史建築而設的基金，並先預留5億元，用以資助－  
Additional resources will be earmarked to implement the recommendations. This includes setting up a dedicated fund for built heritage conservation. We will first earmark \$500 million into the fund with a view to supporting –
  - 公眾教育、社區參與和宣傳活動  
public education, community involvement and promotional activities
  - 學術研究 academic research
  - 現時部分措施和工作，例如「活化歷史建築伙伴計劃」以及私人擁有已評級歷史建築的「維修資助計劃」  
current initiatives, e.g. Revitalising Historic Buildings Through Partnership Scheme, Financial Assistance for Maintenance Scheme for privately-owned graded historic buildings



# 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。在九龍東，我們繼續推動九龍東的轉型和智慧城市的發展。
- 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. Our focus for Kowloon East is continuing its transformation and smart city development.
- 在大嶼山發展方面，我們會諮詢公眾然後在今年擬備發展藍圖。
- On Lantau development, we will consult the public and draw up a Blueprint for development this year.



# 總結

## Conclusion



- 鑑於工程成本上升，我們會成立專責辦公室，控制工務工程成本。
- In view of rising construction cost, we will set up a dedicated office on cost control for public works.



完  
End