



## Panel on Development Policy briefing cum meeting

Briefing by the Secretary for Development on  
the Chief Executive's 2017 Policy Address and the overall land supply situation

### 發展事務委員會政策簡報會及會議

發展局局長就行政長官2017年施政報告及整體土地供應情況作出簡報

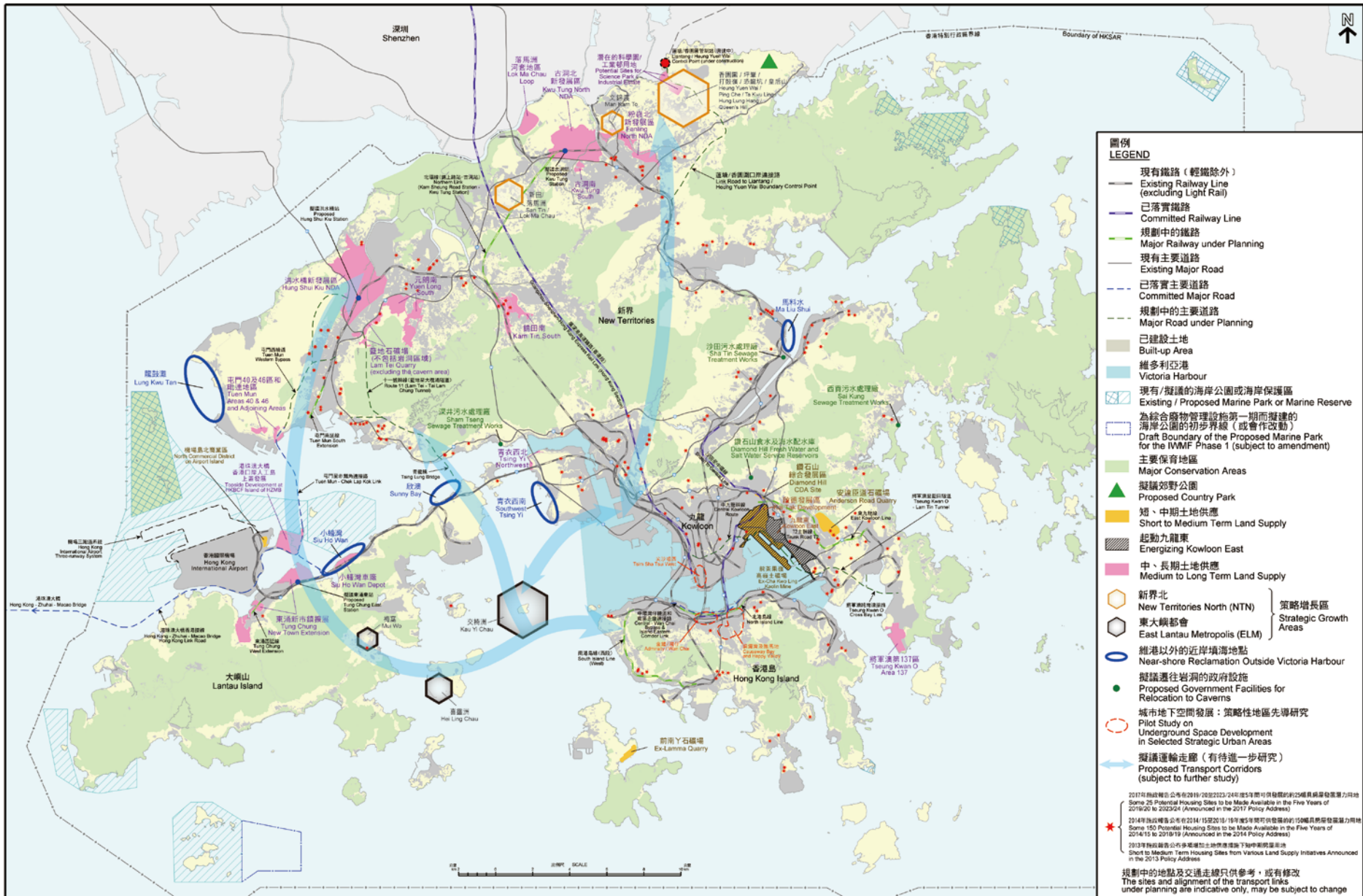


發展局

2017年1月24日

Development Bureau

24 January 2017



**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
- 規劃中的鐵路  
Major Railway under Planning
- 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
- 現有/擬議的海岸公園或海岸保護區  
Existing / Proposed Marine Park or Marine Reserve
- 為綜合廢物管理設施第一期而擬議的海岸公園的初步界線 (或會作改動)  
Draft Boundary of the Proposed Marine Park for the IWMF Phase 1 (subject to amendment)
- 主要保育地區  
Major Conservation Areas
- 擬議郊野公園  
Proposed Country Park
- 短、中期土地供應  
Short to Medium Term Land Supply
- 起動九龍東  
Energizing Kowloon East
- 中、長期土地供應  
Medium to Long Term Land Supply
- 新界北  
New Territories North (NTN)
- 東大嶼都會  
East Lantau Metropolis (ELM)
- 維港以外的近岸填地地點  
Near-shore Reclamation Outside Victoria Harbour
- 擬議遷往岩洞的政府設施  
Proposed Government Facilities for Relocation to Caverns
- 城市地下空間發展：策略性地區先導研究  
Pilot Study on Underground Space Development in Selected Strategic Urban Areas
- 擬議運輸走廊 (有待進一步研究)  
Proposed Transport Corridors (subject to further study)

2017年擬議供公用的2019-2023年期可供發展的可發展房屋供應用地  
Some 25 Potential Housing Sites to be Made Available in the Five Years of 2019/20 to 2023/24 (Announced in the 2017 Policy Address)

2014年擬議供公用的2014-15至2019-20年期可供發展的可發展房屋供應用地  
Some 150 Potential Housing Sites to be Made Available in the Five Years of 2014/15 to 2019/19 (Announced in the 2014 Policy Address)

2013年擬議供公用的多項短期土地供應措施下擬議的屋宇  
Short to Medium Term Housing Sites from Various Land Supply Initiatives Announced in the 2013 Policy Address

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



# 土地及房屋供應

## Land and Housing Supply



- 各項短中長期土地供應項目可提供**超過600,000個住宅單位**。  
The various short, medium and long-term land supply initiatives can provide **over 600,000 housing units** in total.
- 短中期方面，透過更改土地用途和提升發展密度，包括透過檢討土地用途物色的210多幅房屋用地、啟德發展區、鑽石山綜合發展區、三個石礦場的重用、鐵路物業發展項目、市區重建項目等，合共可提供**超過380,000個住宅單位**。  
In the short to medium term, by way of changing existing land uses and increasing development intensity, which include some 210 housing sites identified through land use reviews, Kai Tak Development Area, Diamond Hill Comprehensive Development Area, reuse of three quarry sites, railway property developments, urban renewal projects, etc., a total of **over 380,000** residential units can be provided.
- 中長期方面，各個新發展區和新市鎮擴建，加上正在規劃的潛在鐵路物業發展項目，可提供**超過220,000個住宅單位**，及**超過860萬平方米工商業樓面**。  
In the medium to long term, various new development areas and new town extensions, as well as potential railway property development projects being planned, can provide **over 220,000 residential units** and **over 8.6 million sq.m of commercial and industrial floor area**.

# 短中期土地供應

## Short to Medium-Term Land Supply



- (1) **土地用途檢討**：涉及共約190幅具房屋發展潛力用地，截至一月中，93幅已完成改劃或撥作房屋發展，另外21幅亦已開始改劃。此外，透過持續進行的土地用途檢討工作，加上進一步物色到的有房屋發展潛力用地，預計有**額外約25幅**，只要及時修訂有關法定圖則並完成程序，當中大部分可於2019-20至2023-24這五個財政年度撥作房屋發展用途，可興建**超過60,000個單位**（超過八成為公營房屋）。

**Land Use Reviews**: Involves about 190 potential housing sites. As at mid-January, 93 of the sites have been rezoned or made available for housing development. Another 21 sites are undergoing rezoning. Besides, through our on-going land use reviews, together with some newly identified potential housing sites, it is estimated that **some 25 additional housing sites**, capable of producing **over 60,000 units** (of which over 80% are public housing units), can be made available for housing development, most of which in the five years from 2019-20 to 2023-24, provided that the relevant statutory plans can be amended and the procedures completed in time.

- (2) **增加發展密度**：由2012年中至去年底，城市規劃委員會已批准**44幅**房屋用地的放寬密度申請，增加約**8,640個單位**。

**Increasing Development Intensity**: From mid-2012 to the end of last year, the Town Planning Board approved applications for relaxing the development intensity of **44 housing sites**, which will lead to an additional supply of about **8,640 units**.

# 短中期土地供應

## Short to Medium-Term Land Supply



- (3) 啓德發展區：進一步增加啓德發展區內發展密度及優化用地規劃的檢討，兩階段共增加約**16,000**個住宅單位和**40萬**平方米商業樓面面積。

**Kai Tak Development**: The two-stage review for further increasing the development intensity and enhancing the site planning of the Kai Tak Development Area brings about an increase of approximately **16,000 residential flats** and **400,000 sq.m of commercial floor area**.

- (4) 發展前寮屋區及礦場用地：落實了鑽石山前大磡村寮屋區、安達臣道石礦場及前茶果嶺高嶺土礦場的發展計劃，合共提供近**16,000**個房屋單位。

**Development of Former Squatter Areas and Quarries**: Implemented the development of the former Diamond Hill Squatter Areas (Tai Hom Village), Anderson Road Quarry and former Cha Kwo Ling Kaolin Mine, providing a total of nearly **16,000 housing units**.



**安達臣道石礦場用地**：2023-24年開始提供9,400單位

**Anderson Road Quarry site**: To provide 9,400 flats in phases starting 2023-24

# 短中期土地供應

## Short to Medium-Term Land Supply



- (5) **市區重建**：市建局去年按《市區重建策略》在九龍城土瓜灣大型重建項目引入全面及小社區發展模式，為社區做好整體規劃，提升環境質素及改善道路網絡。市建局計劃於今年以油麻地及旺角地區作為試點，展開為期兩年的地區規劃研究，探討如何能提升該區目前的土地使用效益及重建的發展潛力。市建局會同步進行樓宇復修策略研究，並制定適切及可持續的樓宇復修措施。

**Urban Renewal:** Last year, the Urban Renewal Authority (URA), in accordance with the Urban Renewal Strategy, introduced a holistic and district-based approach for implementing its large-scale redevelopment projects in To Kwa Wan, Kowloon City so as to raise the quality of the environment and improve the road networks by enhancing the overall planning for the community. The URA plans to conduct a district planning study for Yau Ma Tei and Mong Kok on a pilot basis this year. The two-year study aims to explore how to enhance the efficiency of existing land use and redevelopment potential of these districts. At the same time, the URA will also conduct a study on building rehabilitation strategies to formulate appropriate and sustainable building rehabilitation measures.





# 私人房屋土地供應

## Private Housing Land Supply



財政年度 Financial Year	估計單位數量(約) <sup>註一</sup> Estimated Flat No. (About) <sup>Note 1</sup>					總計 Total
	政府賣地 Government Land Sale	鐵路物業 發展項目 Railway Property Development Projects	市區重建局 項目 Projects of the Urban Renewal Authority	須修訂土地 契約 / 換地的 私人發展 / 重建項目 Private Development / Redevelopment Projects Subject to Lease Modification / Land Exchange	無須修訂土地契約 / 換 地的私人發展 / 重建項 目 Private Development / Redevelopment Projects Not Subject to Lease Modification / Land Exchange	
2012-13	8 200	4 100	900	700	2 700	16 600
2013-14	13 000	2 900	250	90	1 800	18 040
2014-15	6 300	8 400	2 700	100	3 700	21 200
2015-16	8 900	7 500	1 100	600	1 800	19 900
2016-17 <sup>註二</sup> Note 2	14 700	3 500	300	600	1 800	20 900
總計 Total	51 100	26 400	5 250	2 090	11 800	96 640

註一：實際單位數目視乎發展商設計。

註二：2016-17年度私人房屋土地供應量屬預測數字，將因應實際土地供應量在該年度完結後調整。

Note 1: Actual flat production is subject to developers' design.

Note 2: The forecast figures of the private housing land supply in 2016-17 will be adjusted after the end of 2016-17 in accordance with the actual land supply.

# 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重要來源。因應私人房屋土地供應緊絀，我們繼續鼓勵港鐵公司按部就班推展其項目。

Railway property development projects are an important source of private housing land supply. In view of the tight private housing land supply, we continue to encourage MTRCL to implement its own projects.

- 自2012年7月至今，港鐵公司成功招標15個鐵路物業發展項目，共可提供約23,900個單位。餘下尚未招標的已作實鐵路物業發展項目短中期可提供約**14,000**個單位。 Since July 2012, MTRCL has successfully tendered 15 projects (about 23,900 flats). Other remaining committed railway property development projects pending tender are capable of providing about **14,000 units** in the short to medium term.

財政年度 Financial Year	估計單位數目(約) Estimated No. of Flats (About)		鐵路物業發展項目所佔百分比 Percentage Contribution of Railway Property Development Projects ((B)/(A))
	整體私人房屋土地供應 Overall Private Housing Land Supply (A)	鐵路物業發展項目 Railway Property Development Projects (B)	
2012-13	16 600	4 100	25%
2013-14	18 040	2 900	16%
2014-15	21 200	8 400	40%
2015-16	19 900	7 500	38%
2016-17 (截至2017年1月中) (as at mid-Jan 2017)	20 900	3 500	17%



# 出售商業/商貿/工業用地

## Sale of Commercial/Business/Industrial Sites



財政年度 Financial Year	售出/推售商業/商貿/工業用地 Commercial/Business/Industrial Sites Sold / To Be Put Up For Sale	
	用地數目 No. of Sites	估計最大樓面面積(平方米) (約) Estimated Maximum GFA (sq.m) (about)
2012-13	2	70,900
2013-14	4	146,200
2014-15	5	181,400
2015-16	3	67,800
2016-17	9	554,900
合計 Total	23	1,021,200

# 中長期土地供應

## Medium to Long-Term Land Supply



### 新發展區和新市鎮擴展

### New Development Areas (NDAs) and New Town Extension

土地供應項目 Land Supply Projects	預計住宅單位供應 (單位) Estimated Flat Production (units)	預計經濟用地 樓面面積 (平方米) Estimated Economic Use Floorspace (sq. m)
古洞北及粉嶺北新發展區 Kwu Tung North and Fanling North NDAs	~60,000	~840,000
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	~61,000	~6,370,000
元朗南 Yuen Long South	~27,700	~590,000
將軍澳第137區 Tseung Kwan O Area 137	有待研究 Subject to study	有待研究 Subject to study



洪水橋新發展區  
Hung Shui Kiu NDA



東涌新市鎮擴展  
Tung Chung New Town Extension

# 中長期土地供應

## Medium to Long-Term Land Supply



### 鐵路物業發展 Railway Property Developments

- 政府一直與港鐵積極探討鐵路相關用地的發展潛力。在中長期，潛在鐵路物業發展項目可提供**超過21,000個住宅單位**，包括小蠔灣車廠用地的14,000個單位，及西鐵八鄉車廠上蓋的6,000個單位。當中，小蠔灣車廠用地計劃於2017-18年度開展法定規劃程序。

The Government and MTRCL have been exploring potential of railway-related sites. In the medium to long term, potential railway property development projects can provide **over 21,000 residential units**, including 14,000 units at the Siu Ho Wan Depot Site and 6,000 units atop the West Rail Pat Heung Depot. Among others, statutory planning procedures for the Siu Ho Wan Depot Site are planned to be commenced in 2017-18.



# 重整及釋放棕地

## Re-organisation and Release of Brownfield Sites



- 善用棕地潛力、改善鄉郊環境，同時為相關行業提供適當用地  
To make optimal use of brownfield sites, improve the rural environment, and provide suitable land for relevant industries
- 透過綜合規劃，以大型新市鎮模式發展棕地密集的地區。現正推展的洪水橋、元朗南、古洞北/粉嶺北新發展區項目，涵蓋約340公頃棕地。  
To develop areas concentrated with brownfield sites through **comprehensive planning** by way of large-scale new town development approach. The developments in Hung Shui Kiu, Yuen Long South and Kwu Tung North/Fanling North NDAs currently underway cover about 340 ha of brownfield sites.
- 規劃署會於今年就全港棕地的分布及用途展開調查。  
The Planning Department will conduct a survey on the **distribution and use of all brownfield sites** in Hong Kong this year.
- 探討以多層工業樓宇或其他有效使用土地模式整合棕地作業。  
To explore the consolidation of brownfield operations into multi-storey industrial buildings or through other land efficient means



# 長遠土地發展

## Long-term Land Development



- 發展大嶼山  
Lantau Development
- 發展新界北部地區  
New Territories North Development
- 維港以外適度填海（包括欣澳、龍鼓灘、小蠔灣、青衣西南、馬料水和中部水域人工島）  
Reclamation (including Sunny Bay, Lung Kwu Tan, Siu Ho Wan, Tsing Yi Southwest, Ma Liu Shui, and artificial islands in Central Waters)
- 岩洞及地下空間發展  
Cavern & Underground Space Developments

# 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》

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



- 目標是制定藍本，為香港長遠的可持續發展提供容量，並改善市民的生活質素

Formulate blueprint for providing capacity for sustainable growth and improving living quality of our population.

- 更新土地需求情況，以配合房屋、社區設施及經濟發展等需要
- 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、園景美化及其他措施，探討改善香港作為高密度城市的宜居程度

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



# 打擊以工廈作住用用途 Combating the use of industrial buildings for domestic purpose



- 積極研究制定新的法規，從多方面加強屋宇署打擊工廈內非法劏房的執法力度

Actively consider introducing new legislative provisions to strengthen Buildings Department's enforcement efforts against domestic uses in industrial buildings

# 在私人市場推動綠色建築

## Promoting Green Buildings in the Private Sector



- 檢討私人樓宇發展項目就適意設施申請總樓面面積寬免的安排 –
  - 考慮要求發展項目在環保方面的表現達致特定標準
  - 考慮採納以表現為本及考慮個別地盤情況的方法，釐定總樓面面積寬免的上限
- Review the GFA concession arrangement for amenity features in private development projects –
  - explore the feasibility of requiring a project to meet certain minimum environment standard
  - consider adopting a performance-based or site-specific approach for determining the cap for GFA concession

# 填海造地

## Reclamation



維港以外適度填海

### Reclamation outside Victoria Harbour



近岸填海地點 Near Shore Reclamation Sites	
1	龍鼓灘 Lung Kwu Tan
2	小蠔灣 Siu Ho Wan
3	欣澳 Sunny Bay
4	青衣西南 Tsing Yi Southwest
5	馬料水 Ma Liu Shui

於中部水域研究興建人工島  
的可行性  
Strategic Study of Artificial  
Islands in Central Waters



# 發展及保育大嶼山

## Lantau Development and Conservation



- 在2016年4月完成了大嶼山發展策略建議的公眾參與活動
- 大部分意見支持大嶼山發展的概括方向：「北發展 南保育」
- Completed public engagement (PE) exercise on the proposed development strategies for Lantau in April 2016.
- The majority are supportive of the broad direction of Lantau development : “Development at the North; Conservation for the South”.



# 發展及保育大嶼山

## Lantau Development and Conservation



### 保育

- 保留大嶼山大部分地區，作自然保育、可持續康樂用途和綠色旅遊
- 制訂及實施保育大嶼山的自然、古物古蹟及文化遺產的措施
- 和環保團體、保育人士和有關持份者一起協作。



### Conservation

- preserve the predominant part of Lantau for nature conservation and sustainable recreational uses and green tourism
- draw up and implement measures to conserve nature, antiquities and monuments, and cultural heritage
- collaborate with the green groups, conservationists and relevant stakeholders 19

# 發展及保育大嶼山

## Lantau Development and Conservation



- 今年上半年公布「可持續大嶼山藍圖」
- 盡快設立「可持續大嶼山辦事處」
- To publicize “Sustainable Lantau Blueprint” in the first half of this year.
- To establish “Sustainable Lantau Office” as soon as possible





# 起動九龍東 Energizing Kowloon East





# 智慧城市試點

## Smart City Pilot Area



- 為九龍東的智慧城市發展訂定框架策略、方向及優先次序  
Formulate a framework strategy, set directions and priorities for Smart City development in Kowloon East
- 與不同的科研及學術機構協作，以九龍東作為智慧城市發展研究範圍  
Collaborate with different research and academic institutions, using Kowloon East to investigating Smart City development
- 進行概念驗證測試，探討不同創新概念的成效、推行方式和策略  
Carry out proof-of-concept trials to explore effectiveness of different innovative concepts, implementation approaches and strategies

分享空置車位數據和  
樓宇能源使用量數據

Sharing of parking vacancy  
and energy consumption  
data



大型活動的人流管理  
Crowd management for  
major events

路邊上落貨區設置監察系統  
kerbside loading and unloading  
monitoring system



以人為本的行人導航系統  
Persona-based pedestrian  
navigation

# 改善碼頭計劃 (新措施)

## Pier Improvement Programme (New Initiative)

- 分階段提升多個位於偏遠郊外地方的現有公眾碼頭的結構和設施標準

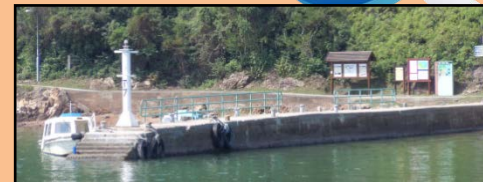
Improve the structural and facility standards of the public piers at remote rural areas in phases

- 回應公眾人士的訴求和改善一些偏遠的郊遊景點和自然遺產的暢達性

Address public concerns and enhance the accessibility to some natural and heritage attractions at remote rural areas

- 首階段的計劃將涵蓋約 10 個偏遠郊外地方的公眾碼頭

Cover about 10 rural public piers in the initial phase



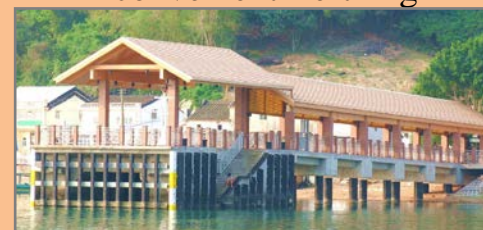
小型及簡陋的碼頭  
Small and Primitive Piers



破舊碼頭 (由村民興建)  
Dilapidated Piers (built by locals)



泊位不便上落  
Inconvenient Berthing



新建的鄉郊碼頭  
New Pier at Rural Area

# 工務工程成本管理

## Cost Management for Public Works



### 基建投資

#### Infrastructure investment

- 改善市民生活質素，提升香港長遠的競爭力  
Improving people's quality of living, enhancing long-term competitiveness of Hong Kong
- 基本工程開支：  
Capital works expenditure:
  - 2015-16年度 - 約750億元  
FY 2015-16 – about \$75 billion
  - 2016-17年度及未來數年 - 多於800億元  
FY 2016-17 and after – more than \$80 billion
- 「項目成本管理辦事處」在去年6月成立，以加強工務工程成本管理  
“Project Cost Management Office” was established in June last year to strengthen cost management for public works

# 工務工程成本管理

## Cost Management for Public Works



### 成本管理措施

#### Cost management measures

- 三管齊下方法 -  
3-Pronged Approach
  - (一) 全面檢視工務工程相關政策及要求
    - (i) Comprehensive review of public works policies and requirements
      - 在不影響項目功能、質量和安全前題下，整合工程要求  
Without compromising functionality, quality and safety of works, consolidate works requirements
      - 設立成本指標制度  
Establish cost benchmarking system
      - 推動「可建性設計」，以提高施工效率  
Promote “design for buildability” to improve productivity
      - 支持建造業議會設立創新及科技應用中心  
Support the Construction Industry Council in establishing the Construction Innovation and Technology Application Centre
      - 採用建築資訊模型技術  
Use Building Information Modeling (BIM)



# 工務工程成本管理

## Cost Management for Public Works



- 三管齊下方法 -  
3-Pronged Approach
  - (二) 嚴格檢視在規劃及設計階段項目預算  
(ii) Cost scrutiny for projects in planning and design stage
    - 完成約60個項目的檢視，節省約共130億元  
Completed scrutiny of about 60 projects, with about \$13 billion saving
  - (三) 優化項目管理  
(iii) Enhancement of project management
    - 優化工程預算制訂方法、加強工程管理制度及訓練  
Optimize cost estimation, enhance project management system and training
- 繼續與建造業議會和其他各持份者協作，推廣成本管理文化，以降低建造成本，提升香港競爭力

Continue to collaborate with the Construction Industry Council and other stakeholders in promoting cost management culture to reduce construction cost and enhance competitiveness of Hong Kong