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12 February 2018

Clerk to the Establishment Subcommittee
Legislative Council
Legislative Council Complex
1 Legislative Council Road
Central, Hong Kong
(Attn: Mr Keith WONG)

Dear Mr WONG,

**Legislative Council Establishment Subcommittee
Supplementary Information on
EC(2017-18)12**

At the meetings of the Establishment Subcommittee held on 10 and 12 January 2018, Members requested the Government to provide supplementary information on EC(2017-18)12. In addition, Hon WU Chi-wai, Hon James TO Kun-sun, Hon KWONG Chun-yu and Hon CHU Hoi-dick made written enquiries via ESC54/17-18(01) and ESC57/17-18(01) issued on 8 and 10 January 2018 respectively. The Government's response is enclosed for Members' reference.

Yours sincerely,

(signed)
(Miss Lily LEE)
for Secretary for Development

c.c. Secretary for Financial Services and the Treasury
(Attn: Deputy Secretary for Financial Services and the Treasury (Treasury) 1)

For information

Legislative Council Establishment Subcommittee Supplementary Information on EC(2017-18)12

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Brownfield Sites

2. Making optimal use of brownfield sites is one of the main directions in the Government's multi-pronged land supply strategy. The Task Force on Land Supply ("TFLS")¹ will launch a public engagement exercise in the first half of this year to collect views from all sectors of the community on different land supply options including brownfield sites. If the creation of the supernumerary post of Principal Assistant Secretary (Planning and Lands)7 (PAS(PL)7) in the Development Bureau ("DEVB") is approved by the Finance Committee, the incumbent will assist the TFLS in studying the views gathered during the public engagement exercise about development of brownfield sites. Having regard also to the findings of the brownfield-related studies conducted by departments², the incumbent will formulate directions of tackling brownfield sites and devising concrete measures³.

¹ The TFLS was established in September 2017. Its major tasks include reviewing and evaluating land supply options, and launching a public engagement exercise to invite the community to consider pros and cons of different options and their priorities. The TFLS will draw up recommendations on an overall land supply strategy, with prioritisation of different options, for consideration by the Government.

² These include the Study on the Existing Profile and Operations of Brownfield Sites in the New Territories commissioned by the Planning Department ("PlanD"), and the two studies on the proposed multi-storey buildings ("MSBs") for brownfield operations in Yuen Long Area and Hung Shui Kiu New Development Area commissioned by the Civil Engineering and Development Department ("CEDD").

³ As brownfield sites in different areas vary in their conditions, DEVB has to ensure that the policies are appropriate for the current and future land use planning and enforcement circumstances in the New Territories. The Chief Town Planner proposed to be redeployed within PlanD under this item (i.e. the Chief Town Planner of Fanling, Sheung Shui & Yuen Long East District Planning Office) would provide professional inputs from district planning perspectives.

3. In tandem with taking forward new development area projects through comprehensive planning, we need to unleash the development potential of brownfield sites, increase land use efficiency and improve the rural environment. Some existing operations (such as container storage, warehouses, logistics operations, etc.) which have been taking advantage of the low rents of brownfield sites would inevitably encounter changes to their business locations and environment in future. In this regard, PAS(PL)7 will oversee the studies on the technical and financial feasibility of accommodating some existing brownfield operations in MSBs commissioned by CEDD. The proposed industrial MSBs are to meet the needs of the affected industries as a whole, and are not the guaranteed “one-to-one” reprovisioning or same-district resettlement arrangement for individual brownfield operators. In view of the scarcity of land resources, to allow brownfield operations on open-air sites is neither sustainable nor optimal use of land resources. The mode of operation for these proposed MSBs would ultimately depend on the readiness of the industries to embrace changes to their business environment and the availability of other policy support measures to be considered by relevant bureaux. In the process of planning, designing and constructing such MSBs, the Government will keep close liaison with stakeholders. In response to the trades’ views, we will also reserve land in the new development area projects in the pipeline for accommodating some industrial operations practically not feasible for moving into MSBs, such as open storage of heavy construction machinery.

4. Meanwhile, PAS(PL)7 will oversee policy issues concerning rural land use enforcement under the Town Planning Ordinance (Cap. 131). The Government will continue to take stringent enforcement actions against illegal land uses, including unauthorised development (“UD”) under the Town Planning Ordinance and illegal occupation of government land, in the rural New Territories (including brownfield sites). From 2015 to 2017, PlanD undertook enforcement actions against 750 UD cases relating to vehicle parking, container-related uses, storage and workshop uses. It instigated 113 prosecution cases, 100 of which successfully convicted. The fine for each case ranged from \$2,000 to \$560,000.

Industrial Land Use Demand and Revitalisation of Industrial Buildings

5. According to the studies undertaken by PlanD⁴, there will be a

⁴ Studies include “2014 Area Assessments of Industrial Land in the Territory” completed in 2015

(https://www.pland.gov.hk/pland_en/p_study/comp_s/industrial_report_2014/index.htm)

and “Review of Land Requirement for Grade A Offices, Business and Industrial Uses” completed in 2017

(https://www.pland.gov.hk/pland_en/p_study/comp_s/Grade%20A%20Offices/Review%20of%20Land%20Requirement%20for%20Grade%20A%20Offices_Business%20and%20Ind

continuous increase in demand for industrial floor space to cater for different economic activities in Hong Kong. According to the Topical Report on the “Consolidated Land Requirement and Supply Analysis” of “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” (“Hong Kong 2030+”), the territory’s long-term demand for new land for industries and special industries (up to 2041) will be about 37 and 137 hectares respectively. The short-term increases in demand are mainly driven by the growth of the general logistics/warehousing uses and modern logistics operations respectively. In addition, about 248 hectares of additional land is required for other industrial-related land uses supported by specific policy measures, including industrial estates, Science Park and port back-up facilities. The Government has reserved industrial land in suitable locations and will continue to identify suitable industrial land for medium and long-term supply.

6. In reviewing the re-activation of the revitalisation scheme for industrial buildings, the Government will explore offering incentives to encourage owners of old industrial buildings to undertake redevelopment or wholesale conversion. We will focus on examining whether there is any measure to encourage redevelopment of more old industrial buildings, and at the same time to meet the demand of certain industries with development potential (such as cultural, arts and creative industries) for legal and safe operating space, or to provide appropriate community facilities. We are reviewing the definition and coverage of “industrial” and “godown” uses in land leases, and possible measures to facilitate conversion of lower floors of industrial buildings for non-industrial purposes. We note that about 60% of industrial buildings are of fragmented ownership, and will examine how to facilitate the assembly of titles or pull together efforts to pursue redevelopment/conversion works. If the Finance Committee approves the staffing proposal, PAS(PL)7 will formulate measures to reactivate the revitalisation scheme for industrial buildings and liaise with stakeholders closely, with a view to completing the review by mid-2018.

Agricultural Land

7. The TFLS discussed the subject of tapping into the potential of private land at its sixth meeting⁵. It noted that major developers were believed to be holding no less than 1 000 hectares of agricultural land in the New Territories, and explored whether and how to make better use of private land (especially agricultural land in the New Territories) through public-private participation for uses generating greater community benefits. It will launch a public engagement

[ustrial%20Uses\(Eng\)_FCR.pdf](#)).

⁵ Please refer to TFLS Paper No. 13/2017 – Tapping into the Potential of Private Land (https://www.devb.gov.hk/filemanager/en/content_1054/Paper_13_2017.pdf).

exercise to facilitate the public to discuss pros and cons of this land supply option alongside others and their priorities.

8. For information about the New Agriculture Policy including Agricultural Park and a consultancy study on the Agricultural Priority Area, please refer to the Information Paper No. PWSC77/17/18(03) issued by the Food and Health Bureau to the Public Works Subcommittee of the Finance Committee on 17 January 2018⁶.

Port Back-Up Land for Container Terminals

9. To meet future development needs of the port and logistics industries, the Government is taking forward in phases various recommendations made in the review of the use of port back-up land near the Kwai Tsing Container Terminals (“KTCTs”) to optimise land utilisation and efficiency. Of all these recommendations, the Government has completed preliminary preparatory work for making available in phases six port back-up sites of about 18 hectares for container terminal use as soon as practicable, so as to expand the terminal yard space and provide additional barge berths for enhancing cargo handling efficiency.

10. The Government is conducting two studies to explore the feasibility of developing a Tsing Yi site into a multi-storey facility for container storage and cargo handling, and a Kwai Chung site into a multi-storey container vehicle and lorry carpark, so that more port back-up land can be released to support port operations. These studies are expected to be completed in 2019.

11. As there are a number of short term tenancies (“STTs”) to be re-tendered in the port back-up area in Kwai Tsing, the District Lands Office arranges the re-tendering of such STTs by phases⁷. The rent of these sites ranges from about \$95 to \$1,300 per square meter per annum.

12. The TFLS discussed the idea of the relocation of the KTCTs to increase land supply⁸. The Government keeps an open mind to the option and may

⁶ The Paper (Chinese version only) can be downloaded from:
<https://www.legco.gov.hk/yr17-18/chinese/fc/pwsc/papers/pwsc20180117pwsc-77-3-c.pdf>

⁷ District Lands Offices will publish the proposed invitation dates, users and terms of short term tenancies on Lands Department (“LandsD”)’s website. The website is as follows –
<http://www.landsd.gov.hk/en/stt/forecast.htm>

⁸ Please refer to TFLS No. 9/2017 – Relocation of and Topside Development over Kwai Tsing Container Terminals
(https://www.devb.gov.hk/filemanager/en/content_1054/Paper_09_2017.pdf)

consider it on the understanding that the relocation should not affect the operation and competitiveness of Hong Kong Port. We also need to consider such issues as technical feasibility, cost-effectiveness, and traffic and environmental impacts. We welcome the views of the public, and would need to conduct comprehensive and in-depth studies on the proposal to assess if it is conducive to the overall social and economic development of Hong Kong.

Demand for Housing Land

13. The Government attempted to estimate the long-term land requirement for meeting Hong Kong's social, economic and environmental needs under Hong Kong 2030+⁹. In terms of housing demand, it is estimated that a total net housing units of 1 million would be required for the period from 2016 to 2046 (including about 600 000 public housing units and about 400 000 private housing units - assuming that the public/private housing ratio will be maintained at 60:40), with reference to the then 10-year housing supply target under the Long Term Housing Strategy ("LTHS") Annual Progress Report 2015 (i.e. 460 000 units for the period between 2016 and 2026) and the estimate made by PlanD for the subsequent 20 years (i.e. 540 000 units required for the period between 2026 and 2046) with regard to LTHS's methodology.

14. According to the LTHS, the Government updates the long term housing demand projection annually and presents a rolling ten-year housing supply target. Based on the projection in December 2017, the total housing supply target for 2018-19 to 2027-28 is 460 000 units, with a public/private split of 60:40. Accordingly, the supply targets for public and private housing are 280 000 and

⁹ There are four components for estimating the housing demand, i.e. (1) net increase in the number of households projected based on domestic household projections conducted by the Census and Statistics Department; (2) households displaced by redevelopment of private and public housing; (3) inadequately housed households projected with reference to relevant data; and (4) miscellaneous factors, including private permanent living quarters occupied by households with mobile residents only, accommodation in Hong Kong taken up by non-local students and flats taken up by non-local buyers but without channeling them back to the market (meaning not selling or leasing out their units), which are projected based on relevant statistics and information. In addition, since there is always a certain number of flats left vacant in the private sector at any point in time, a vacancy rate has been applied in projecting the private housing demand to adjust the total housing demand. More details about the methodology and results of housing units requirement can be found in the Long Term Housing Strategy Annual Progress Report 2015 (https://www.thb.gov.hk/eng/policy/housing/policy/lths/LTHS_Annual_Progress_Report_2015.pdf) and the topical paper titled "Consolidated Land Requirements and Supply Analysis" which is available in the website of Hong Kong 2030 (http://www.hk2030plus.hk/document/Consolidated%20Land%20Requirement%20and%20Supply%20Analysis_Eng.pdf).

180 000 units respectively. Within the public housing supply target of 280 000 units, we will maintain the targets for public rental housing (“PRH”) and subsidised sale flats (“SSFs”) (including flats under the Home Ownership Scheme) at 200 000 and 80 000 units respectively to strike a balance between housing demand in relation to PRH and subsidised housing.

15. The above total supply target of 460 000 units is determined not by the supply of land available at the time, but by quantitative projections of different demand components¹⁰. Relevant projection details can be found in the Annex to the LTHS Annual Progress Report 2017¹¹. The private housing supply target of 180 000 units is derived according to the total supply target of 460 000 units and the public/private split of 60:40¹².

16. Through on-going land use reviews over last few years, the Government has identified over 210 sites¹³ (with area of about 500 hectares) with housing development potential in the short to medium term, capable of providing over 310 000 flats in total (over 70% for public housing). Among the 210 aforementioned housing sites, 77 are “Green Belt” sites, which can together provide over 110 000 flats, 80% of which for public housing.

17. As at mid-January 2018, 104 sites have been allocated or rezoned for housing development¹⁴. Among them, 60 sites (with area of about 96 hectares) are proposed for private housing development. The amount of land premium receivable by the Government in a public land sale will depend primarily on the land sale and market conditions at the time of disposal. As for the remaining

¹⁰ Please see Footnote 9.

¹¹ The report can be downloaded from the website of the Transport and Housing Bureau: https://www.thb.gov.hk/eng/policy/housing/policy/lths/LTHS_Annual_Progress_Report_2017.pdf

¹² As explained in the LTHS Annual Progress Report 2017, the above ratio of public to private housing, as well as the ratio of PRH to SSFs, reflect the policies and housing programmes at the time of projection in December 2017, but not new housing programmes for which policy confirmation was pending at that time. Developments that may have to be reflected in the supply targets in due course include the regularisation of the Green Form Subsidised Home Ownership Scheme Pilot Project, as recently endorsed by the Hong Kong Housing Authority in late-January 2018. We will reflect policy developments in future update of the supply targets, taking into account actual situations.

¹³ For the information of these 210 sites, please see: https://www.devb.gov.hk/filemanager/tc/content_69/LCQ15_Annex1_PartI_20171213.pdf and https://www.devb.gov.hk/filemanager/tc/content_69/LCQ15_Annex1_PartII_20171213.pdf

¹⁴ For the site area and the projected flat numbers, please see Annex.

sites, subject to completion of technical studies, we will set out relevant details including the land developable area and estimated flat number, and consult District Councils and relevant stakeholders on the rezoning proposals in accordance with the established procedures prior to submitting proposals for the Town Planning Board's consideration¹⁵.

18. As rezoning is in progress, we do not have comprehensive information on the resident population of the relevant sites, and the number of sites involving land resumption. As the affected areas are yet to be confirmed, the Government is unable to provide any estimate on the costs involved in land resumption and compensation.

Manpower Arrangements on Land Supply Related Initiatives

19. The work on land supply-related initiatives is mainly undertaken by DEVB, Buildings Department, LandsD, PlanD and CEDD as part of their overall duties. For 2016-17 and 2017-18, the bureau and departments have about 200 additional posts approved for delivering the land supply-related initiatives. The posts approved are for facilitating Hong Kong's continual development through effective planning and use of land, including pursuing planning studies; coordinating, programming and implementing provision of land and supporting infrastructure to accommodate various types of development; land administration, i.e. disposing of land, acquiring private land and clearing land required for the implementation of public works and other projects; strengthening planning enforcement, prosecution, and land control work; and scrutinising and approving building plans.

20. DEVB provides secretariat support for the Steering Committee on Land Supply ("SCLS"), the Committee on Planning and Land Development ("CPLD")¹⁶ and the TFLS as part of its overall duties. We are unable to

¹⁵ One of the main duties of the Chief Town Planner/Housing and Office Land Supply proposed to be created in PlanD is to formulate, supervise and oversee the rezoning programme for some 210 potential housing sites identified in land use reviews to ensure that there are sufficient technical assessments and planning data available in a timely manner to facilitate the rezoning exercise.

¹⁶ The SCLS and CPLD, chaired by the Financial Secretary and Secretary for Development respectively, are standing mechanisms within the Government responsible for coordinating matters arising from planning, development and land supply. The SCLS is responsible for the coordination work regarding planning, development and land supply; steering the formulation and implementation of various land supply initiatives; monitoring land development plans and land supply projects implemented by relevant bureaux and departments; and coordinating inter-bureau issues concerning land supply. The CPLD is an inter-departmental committee to discuss and coordinate planning and land development work. Discussion papers and minutes of meetings of the SCLS and CPLD are

provide a breakdown of the expenditure and manpower incurred by DEVB solely for this work.

Conclusion

21. Members are invited to note the above issues.

Development Bureau
February 2018

Government's internal documents not for publication. That said, a number of development projects considered by the SCLS are brought to the Legislative Council or Town Planning Board for consultation and discussion. The Government also launches public consultation or engagement exercises on individual development projects from time to time. The public may note information on individual development projects accordingly.

104 potential housing sites completed with rezoning /allocated for residential use
已完成改劃/已撥作房屋用途的 104 幅具房屋發展潛力用地

District 地區	Location 地點	Original Zoning 原有土地 用途地帶	Housing Type 房屋類型	Site Area (in ha) 用地面積 (公頃) (Note 註 1)	Flat Number 單位數目 (Note 註 1)
Eastern 東區	Junction of Chai Wan Road, Wing Ping Street and San Ha Street, Chai Wan 柴灣柴灣道/永平街/ 新廈街交界	O	Public 公營	0.33	800
	Java Road, North Point 北角渣華道	G/IC	Public 公營	0.12	240
	Total 總數: 2 sites 幅 (Total No. of Flats 總單位數目: about 約 1,040)				
Southern 南區	Junction of Shouson Hill Road West and Wong Chuk Hang Path, Shouson Hill 壽臣山道西與黃竹坑徑交 界處	G/IC	Private 私營	1.27	32
	West of Wong Ma Kok Road (near Regalia Bay), Stanley 赤柱黃麻角道以西 (近富豪海灣)	GB	Private 私營	2.55	210
	Lee Nam Road, Ap Lei Chau 鴨脷洲利南道	OU	Private 私營	1.18	1,416
	Total 總數: 3 sites 幅 (Total No. of Flats 總單位數目: about 約 1,660)				
Kowloon City 九龍城	Sheung Shing Street, Ho Man Tin 何文田常盛街	O	Private 私營	0.91	910
	Mok Cheong Street, Ma Tau Kok 馬頭角木廠街	CDA	Public 公營	0.41	600
	Junction of Lung Cheung Road and Lion Rock Tunnel Road, Kowloon Tong 九龍塘龍翔道與獅子山隧 道公路交界處	GB	Private 私營	1.13	680
	Total 總數: 3 sites (Total No. of Flats 總單位數目: about 約 2,190)				

District 地區	Location 地點	Original Zoning 原有土地 用途地帶	Housing Type 房屋類型	Site Area (in ha) 用地面積 (公頃) (Note 註 1)	Flat Number 單位數目 (Note 註 1)
Kwun Tong 觀塘	Junction of Ko Chiu Road and Pik Wan Road, Yau Tong 油塘高超道與碧雲路交界處	G/IC	Public 公營	0.72	660
	Lei Yue Mun Path, Lei Yue Mun 鯉魚門徑	G/IC	Private 私營	0.32	375
	Sau Ming Road, Kwun Tong 觀塘秀明道	G/IC	Public 公營	0.28	325
	Junction of Shung Shun Street and Yan Yue Wai, Yau Tong 油塘崇信街與仁宇圍交界處	CDA	Private 私營	1.06	730
	Hiu Ming Street/Hiu Kwong Street, Kwun Tong 觀塘曉明街/曉光街	O, GB	Public 公營	1.13	1,080
	Ko Chiu Road, Yau Tong 油塘高超道	G/IC	Private 私營	0.37	500
	Yan Wing Street (near Lei Yue Mun Estate), Yau Tong 油塘欣榮街 (近鯉魚門邨)	GB	Public 公營	1.11	2,400
	Ex-Cha Kwo Ling Kaoline Mine Site (private housing) 前茶果嶺高嶺土礦場 (私營房屋)	R(A)4, G/IC, O	Private 私營	2.91	1,900
	Ex-Cha Kwo Ling Kaoline Mine Site (public housing) 前茶果嶺高嶺土礦場 (公營房屋)	R(A)4	Public 公營	0.33	300
	Public Transport Interchange near Kwong Tin Estate, Lam Tin 鄰近藍田廣田邨的公共運輸交匯處 (Note 註 2)	R(A)	To be Confirmed 待定	To be Confirmed 待定	To be Confirmed 待定

District 地區	Location 地點	Original Zoning 原有土地 用途地帶	Housing Type 房屋類型	Site Area (in ha) 用地面積 (公頃) (Note 註 1)	Flat Number 單位數目 (Note 註 1)
	Public Transport Interchange near Lam Tin Estate, Lam Tin 鄰近藍田邨的公共運輸交 匯處 (Note 註 2)	R(A)	To be Confirmed 待定	To be Confirmed 待定	To be Confirmed 待定
Total 總數: 11 sites (Total No. of Flats 總單位數目: about 約 8,270)					
Sham Shui Po 深水埗	Junction of Fuk Wa Street/ Fuk Wing Street (East of Camp Street), Sham Shui Po 深水埗福華街與福榮街交 界處(營盤街以東)	G/IC, R(A)7	Private 私營	0.31	475
	Junction of Fat Tseung Street West and Sham Mong Road, Sham Shui Po 深水埗發祥街西與深旺道 交界處	G/IC, O	Public 公營	0.62	800
	North of Yin Ping Road, Tai Wo Ping 大窩坪延坪道以北	GB	Private 私營	2.04	980
	Total 總數: 3 sites 幅 (Total No. of Flats 總單位數目: about 約 2,260)				
Kwai Tsing 葵青	Sai Shan Road, Tsing Yi (previously known as Near Mayfair Garden) 青衣細山路(前稱近美景花園)	GB	Private 私營	0.62	740
	Near Cheung Wang Estate, Tsing Yi 青衣近長宏邨	GB, R(A)	Private 私營	0.14	153
	Junction of Tsing Yi Road and Tsing Hung Road, Area 22B , Tsing Yi 青衣第 22B 區青衣路與青 鴻路交界處	O	Public 公營	2.29	2,800
	Public Transport Interchange near Lai Yiu Estate, Kwai Chung 鄰近葵涌麗瑤邨的公共運 輸交匯處(Note 註 2)	R(A)	To be confirmed 待定	To be confirmed 待定	To be Confirmed 待定

District 地區	Location 地點	Original Zoning 原有土地 用途地帶	Housing Type 房屋類型	Site Area (in ha) 用地面積 (公頃) (Note 註 1)	Flat Number 單位數目 (Note 註 1)
	Public Transport Interchange near Cheung Ching Estate, Tsing Yi 鄰近青衣長青邨的公共運 輸交匯處 (situated within Ching Hong Road North project Phase 3 座落於青康路北項目第三 期內)	R(A)	Public 公營	0.35 (Ching Hong Road North Phase 3 青康路北 第三期)	1,680 (Ching Hong Road North Phase 3 青康路北 第三期)
Total 總數: 5 sites 幅 (Total No. of Flats 總單位數目: about 約 5,370)					
Tsuen Wan 荃灣	Tsing Lung Tau, Sham Tseng, Tsuen Wan 荃灣深井青龍頭	U	Private 私營	0.49	175
	Sha Tsui Road, Tsuen Wan 荃灣沙咀道	I	Public 公營	1.02	970
	Four “CDA” sites between Sha Tsui Road and Yueng Uk Road, Tsuen Wan 荃灣沙咀道與楊屋道之間 的四幅「綜合發展區」用地	I	Private 私營	3.61	3,550
	Total 總數: 6 sites 幅 (Total No. of Flats 總單位數目: about 約 4,700)				
Islands 離島	Ex-Peng Chau Chi Yan Public School (northern portion), Peng Chau 前坪洲公立志仁學校 (北面部份)	G/IC	Private 私營	0.16	16
	Ngan Kwong Wan Road West, Mui Wo 梅窩銀礦灣路西端	G/IC	Public 公營	0.77	500
	Near Shan Ha, Tung Chung Road, Area 27, Tung Chung 東涌第 27 區東涌路近山下	G/IC	Public 公營	0.92	1,200
	Total 總數: 3 sites 幅 (Total No. of Flats 總單位數目: about 約 1,720)				
Sai Kung 西貢	Junction of Pik Sha Road & Clear Water Bay Road 清水灣道與碧沙路交界處	GB	Private 私營	0.13	4

District 地區	Location 地點	Original Zoning 原有土地 用途地帶	Housing Type 房屋類型	Site Area (in ha) 用地面積 (公頃) (Note 註 1)	Flat Number 單位數目 (Note 註 1)
	Tui Min Hoi, Hong Kin Road, Sai Kung 西貢對面海康健路	G/IC	Private 私營	0.35	61
	Hong Tsuen Road, Sai Kung Tuk 西貢篤康村路	G/IC(4)	Private 私營	0.87	318
	Anderson Road Quarry 安達臣道石礦場	OU (Mining & Quarrying)	Public 公營	1.49	1,880
	Anderson Road Quarry (upper quarry site) 安達臣道石礦場 (上礦場地盤)	OU (Mining & Quarrying)	Private 私營	10.57	7,530
	Total 總數: 5 sites 幅 □(Total No. of Flats 總單位數目: about 約 9,790)				
Sha Tin 沙田	Pik Tin Street, Area 4D, Shatin 沙田第 4D 區碧田街	R(B)	Public 公營	0.29	270
	Mei Tin Estate, Area 4C, Shatin 沙田第 4C 區近美田邨	R(A)	Public 公營	0.24	220
	Whitehead, Ma On Shan 馬鞍山白石	CDA	Private 私營	6.12	1,050
	Shui Chuen O, Shatin 沙田水泉澳	R(B), R(A), G/IC, O, GB, Road	Public 公營	12.45	11,123
	“R(B)3” site at Hang Kwong Street, Ma On Shan 馬鞍山恆光街	G/IC	Private 私營	0.35	178
	Ma Kam Street, Ma On Shan 馬鞍山馬錦街	G/IC	Private 私營	0.31	310
	Kwei Tei Street, Fo Tan 火炭桂地街	I, GB, River Channel	Public 公營	4.09	4,850
	Wo Sheung Tun Street, Fo Tan 火炭禾上墩街	I, GB	Public 公營	0.86	806

District 地區	Location 地點	Original Zoning 原有土地 用途地帶	Housing Type 房屋類型	Site Area (in ha) 用地面積 (公頃) (Note 註 1)	Flat Number 單位數目 (Note 註 1)
	Lok Wo Sha Lane, Area 111, Ma On Shan 馬鞍山第 111 區落禾沙里	O	Private 私營	0.83	422
	Au Pui Wan Street, Area 16B, Fo Tan 火炭第 16B 區坳背灣街	I	Public 公營	0.70	810
	North of Tai Po Road near Garden Villa, Tai Wai 大圍大埔公路以北近牡丹園	GB	Private 私營	0.33	140
	North of To Shek Service Reservoir, Sha Tin 沙田多石配水庫以北	GB	Private 私營	1.13	680
	Junction of Hang Kin Street and Hang Ming Street, Area 90B, Ma On Shan 馬鞍山第 90B 區恆健街與 恆明街交界處	O	Public 公營	0.59	735
	Ma On Shan Road (Northern Portion) 馬鞍山路(北面部分)	GB	Public 公營	1.93	2,100
	Ma On Shan Road (Southern Portion) 馬鞍山路(南面部分)	GB	Public 公營		
	North of Lai Ping Road near Yung Ping Path, Kau To 九肚麗坪路以北近雍坪徑	GB, R(B)	Private 私營	0.67	400
	Whitehead, Ma On Shan 馬鞍山白石	G/IC	Private 私營	0.46	180
	Hang Tai Road, Area 86B, Ma On Shan 馬鞍山第 86B 區恆泰路	G/IC, Road	Public 公營	1.90	1,900
	Total 總數: 18 sites 幅 (Total No. of Flats 總單位數目: about 約 26,170)				
Tai Po 大埔	Pak Shek Kok, Tai Po 大埔白石角	REC	Private 私營	3.80	1,580

District 地區	Location 地點	Original Zoning 原有土地 用途地帶	Housing Type 房屋類型	Site Area (in ha) 用地面積 (公頃) (Note 註 1)	Flat Number 單位數目 (Note 註 1)
	Site 1A, Junction of Fo Chun Road and Pok Yin Road, Pak Shek Kok, Tai Po 大埔白石角科進路與博研路交界處	OU (Science Park)	Private 私營	8	3,380
	Site 1B, Fo Chun Road, Pak Shek Kok, Tai Po 大埔白石角科進路	OU (Science Park)	Private 私營		
	Site 1C, Chong San Road, Pak Shek Kok, Tai Po 大埔白石角創新路	OU (Science Park)	Private 私營		
	Site 1D, Fo Yin Road, Pak Shek Kok, Tai Po 大埔白石角科研路	OU (Science Park)	Private 私營		
	Lo Fai Road (Eastern Portion) 露輝路(東面)	GB	Private 私營	4.13	660
	Lo Fai Road (Western Portion) 露輝路(西面)	GB	Private 私營		
	Shan Tong Road, Lai Chi Shan, Tai Po 大埔荔枝山山塘路	GB	Private 私營	4.25	1,785
	Chung Nga Road East, Tai Po 大埔頌雅路東面	G/IC	Public 公營	7.77	6,850
	Area 9, Tai Po 大埔第9區	G/IC, GB	Public 公營		
	Chung Nga Road West, Tai Po 大埔頌雅路西面	GB, G/IC	Public 公營	1.78	950
	Near Cheung Shue Tan Road, Tai Po Kau 大埔滘近樟樹灘路	GB	Private 私營	1.08	150

District 地區	Location 地點	Original Zoning 原有土地 用途地帶	Housing Type 房屋類型	Site Area (in ha) 用地面積 (公頃) (Note 註 1)	Flat Number 單位數目 (Note 註 1)
	Tai Po Road, Tai Po Kau (previously known as Near Junction of Tai Po Road and Yat Yiu Avenue) 大埔滘大埔公路(前稱鄰近 大埔公路與逸遙路交界處)	R(C)	Private 私營	2.09	280
	Total 總數: 13 sites 幅 (Total No. of Flats 總單位數目: about 約 15,640)				
North 北區	Ex-Kin Tak Public School, Kwu Tung South 前建德公立學校	G/IC, AGR	Private 私營	0.64	43
	Choi Yuen Road, Fanling Area 27 粉嶺第 27 區彩園路	G/IC, O	Public 公營	1.24	1,160
	South of Yung Shing Court, Fanling Area 49 粉嶺第 49 區雍盛苑以南	G/IC, GB	Public 公營	0.82	780
	Queen's Hill (public housing), Lung Yeuk Tau 龍躍頭皇后山 (公營房屋)	G/IC(2)	Public 公營	13.77	12,000
	Queen's Hill (private housing), Lung Yeuk Tau 龍躍頭皇后山 (私營房屋)	G/IC	Private 私營	3.97	1,900
	Pak Wo Road, Fanling 粉嶺百和路	G/IC	Public 公營	1.14 (Note 註 3)	1,467 (Note 註 3)
	Area 48, Fanling/Sheung Shui 粉嶺/上水第 48 區	I, GB	Public 公營	4	4,000
	Total 總數: 7 sites 幅 (Total No. of Flats 總單位數目: about 約 21,350)				
Tuen Mun 屯門	Tseung Choi Street, Area 4, Tuen Mun 屯門第 4 區井財街	R(A)	Private 私營	0.22	140
	East of So Kwun Wat Road, Area 56, Tuen Mun 屯門第 56 區掃管笏路以東	G/IC, O	Private 私營	2.68	1,290

District 地區	Location 地點	Original Zoning 原有土地 用途地帶	Housing Type 房屋類型	Site Area (in ha) 用地面積 (公頃) (Note 註 1)	Flat Number 單位數目 (Note 註 1)
	West of So Kwun Wat Road, Area 56, Tuen Mun 屯門第 56 區掃管笏路以西	G/IC	Private 私營	0.75	390
	Tsun Wen Road, Tuen Mun 屯門震寰路	I	Private 私營	1.56	1,900
	Ex-Gordon Hard Camp Site, Area 48, Tuen Mun 屯門第 48 區前歌頓軍營	G/IC, O	Private 私營	1.10	190
	Tsing Ha Lane, Area 20, Tuen Mun 屯門第 20 區青霞里	R(B)8	Private 私營	0.61	370
	Ex-Perwon Barracks (near Kwun Tsing Road), Castle Peak Road – Castle Peak Bay Section, Area 48, Tuen Mun (Western Portion) 屯門第 48 區青山公路- 青山灣段(近管青路)前下掃 管軍營用地 (西面部分)	G/IC	Private 私營	2.40	1,160
	Junction of Hang Fu Street and Hoi Wing Road, Area 16, Tuen Mun 屯門第 16 區恆富街與海榮 路交界處	G/IC	Private 私營	0.88	530
	Hin Fat Lane, Castle Peak Road, Castle Peak Bay, Tuen Mun (Phase 1) (previously known as Ex-Hong Kong Christian Service Pui Oi School (Phase 1), Area 39, Tuen Mun) 屯門青山公路-青山灣段顯 法里(第 1 期)(前稱屯門第 39 區前香港基督教服務處 培愛學校(第 1 期))	G/IC, GB	Public 公營	0.48	380
	Area 29 West, Tuen Mun 屯門第 29 西區	G/IC, R(A)	Public 公營	1.32	830
	Area 2, Tuen Mun 屯門第 2 區	G/IC	Public 公營	0.25	290

District 地區	Location 地點	Original Zoning 原有土地 用途地帶	Housing Type 房屋類型	Site Area (in ha) 用地面積 (公頃) (Note 註 1)	Flat Number 單位數目 (Note 註 1)
	Ex-Perowne Barracks (near Kwun Tsing Road), Castle Peak Road – Castle Peak Bay Section, Area 48, Tuen Mun (Eastern Portion) 屯門第 48 區青山公路-青山灣段(近管青路) 前下掃管軍營用地 (東面部分)	G/IC	Private 私營	2.78	1,586
	North of Jade Cove, So Kwun Wat, Tuen Mun 屯門掃管笏琨崙以北	GB	Private 私營	6.03	2,000
	North of The Aegean, So Kwun Wat, Tuen Mun 屯門掃管笏愛琴灣以北	GB	Private 私營		
	North of Fiona Garden, So Kwun Wat, Tuen Mun 屯門掃管笏富安居以北	GB	Private 私營		
	Area 54 Site 5, Tuen Mun 屯門第 54 區第 5 號地盤	G/IC, GB, Road	Public 公營	0.77	700
	Kei Lun Wei, Area 54, Tuen Mun 屯門第 54 區麒麟圍	G/IC	Public 公營	1	1,000
	South of Kwun Chui Road, Area 56, Tuen Mun 屯門第 56 區管翠路以南	GB, R(B)	Private 私營	1.22	720
	Total 總數: 18 sites 幅 (Total No. of Flats 總單位數目: about 約 13,480)				
Yuen Long 元朗	Ex-Au Tau Departmental Quarters at Yau Shin Street, Yuen Long 元朗友善街前凹頭政府宿舍	G/IC, GB	Public 公營	3.71	1,240
	Tak Yip Street, Tung Tau, Yuen Long 元朗東頭德業街	OU	Private 私營	3.87	430
	Junction of Fu Yip Street and Wang Yip Street West, Yuen Long 元朗富業街與宏業西街交界處	OU(B)1	Public 公營		230

District 地區	Location 地點	Original Zoning 原有土地 用途地帶	Housing Type 房屋類型	Site Area (in ha) 用地面積 (公頃) (Note 註 1)	Flat Number 單位數目 (Note 註 1)
	Two “R(E)1” sites at Wang Yip Street West, Yuen Long 元朗宏業西街的兩幅 「住宅（戊類）1」用地	OU, OU(B)1	Private 私營		2,820
	Au Tau, Yuen Long (previously known as Ha Ko Po Tsuen, Kam Tin North) 元朗凹頭（前稱錦田北下高埔村）	U	Private 私營	3.22	551
	Wang Chau Phase 1, Yuen Long 元朗橫洲第 1 期	GB	Public 公營	5.67	4,000
	Total 總數: 7 sites 幅 (Total No. of Flats 總單位數目: about 約 9,270)				
Total 總數	104 sites 幅 (Total No. of Flats 總單位數目: about 約 122,900)				

Abbreviation 縮寫:

AGR	Agriculture 農業
CDA	Comprehensive Development Area 綜合發展區
GB	Green Belt 綠化地帶
G/IC	Government, Institution or Community 政府、機構或社區
I	Industrial 工業
O	Open Space 休憩用地
OS	Open Storage 露天貯物
OU	Other Specified Uses 「其他指定用途」
OU (Bus Depot)	Other Specified Uses annotated Bus Depot 「其他指定用途」註明「巴士廠」
OU (Container Related Uses)	Other Specified Uses annotated Container Related Uses 「其他指定用途」註明「與貨櫃有關用途」
OU (Rural Use)	Other Specified Uses annotated Rural Use 「其他指定用途」註明「鄉郊用途」
OU (Mining & Quarrying)	Other Specified Uses annotated Mining & Quarrying 「其他指定用途」註明「採礦及採石業」
OU (Recreation & Tourism Related Uses)	Other Specified Uses annotated Recreation & Tourism Related Uses 「其他指定用途」註明「康樂及與旅遊業有關的用途」
OU (Science Park)	Other Specified Uses annotated Science Park 「其他指定用途」註明「科學園」
R(A)/ R(B)/ R(C)/ R(D)/ R(E)	Residential (Group A) 住宅(甲類)/ Residential (Group B) 住宅(乙類)/ Residential (Group C) 住宅(丙類)/ Residential (Group D) 住宅(丁類)/ Residential (Group E) 住宅(戊類)
REC	Recreation 康樂
Road	Area shown as 'Road' on the OZP 在分區大綱圖上顯示為「道路」的地方
U	Undetermined 未指定用途
V	Village Type Development 鄉村式發展

Notes 註:

- 1: The estimated site and flat numbers are for reference only and may be subject to changes at the design stage.
預計用地及住宅單位數目僅供參考，並可能會在設計階段有所更改。
- 2: The housing type and development parameters are subject to studies.
房屋類型及發展參數有待研究。
- 3 A planning application (No. A/FSS/254) was submitted to the TPB for the site zoned "G/IC" at Pak Wo Road, Fanling, under section 16 of the Town Planning Ordinance, for residential development with elderly flat and residential care home for the elderly. The application was approved with conditions by the Rural and New Town Planning Committee of TPB on 3 February 2017.
城規會轄下的鄉郊及新市鎮規劃小組委員會於2017年2月3日，在有附帶條件下批准有關粉嶺百和路一幅被劃為「政府、機構或社區」地帶的土地用作住宅發展及長者居住單位及安老院舍的《城市規劃條例》第16條規劃申請(編號: A/FSS/254)。