

二零一三年施政報告 2013 Policy Address 土地供應 Land Supply



發展局

2013年1月17日

Development Bureau

17 January 2013

土地供應施政藍圖

Policy Blueprint for Land Supply



- 理念：增加土地供應，促進社會和經濟發展

Guiding Principle: To increase land supply to facilitate social and economic development

- 願景：滿足土地需要，改善香港市民居住空間

Vision: To satisfy demand for land and improve the living space of Hong Kong people

- 目標：大規模開發新地、建立充裕「土地儲備」

Objective: To develop new land extensively and build up an abundant “land reserve”

- 善用現有已開發土地、開發新增土地，增加短、中和長期的土地供應，滿足房屋和各種需要

To meet housing and other needs by increasing the supply of land in the short, medium and long terms through optimal use of developed land and developing new land

短中期增加房屋土地供應

Increasing Supply of Housing Land in Short to Medium Term



1. 將36幅「政府、機構或社區」(GIC)及其他政府用地改作房屋發展，並繼續檢視其他GIC及政府用地

To convert 36 sites, including **Government, Institution or Community (GIC) and other Government Sites**, for housing development and continue to review other GIC and Government sites

2. 將13幅沒有植被、荒廢或已平整的「綠化地帶」改作住宅發展，並進行下一階段「綠化地帶」檢討

To convert 13 sites in **Green Belt** areas which are devegetated, deserted or formed for residential development and carry out the next stage of Green Belt review

3. 將16幅工業用地改作住宅用途，並在短期內開展新一輪工業用地檢討

To convert 16 **industrial sites** for residential use and conduct another round of review of industrial land shortly



短中期增加房屋土地供應

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4. 在規劃許可的情況下，適度提高住宅土地的發展密度，並探討簡化土地契約的條款和審批工作，以加快土地供應

To increase the **development density** of residential sites as far as allowable in planning terms, and explore streamlining land lease conditions and approval processes to expedite land supply

5. 將原來用途未能落實的土地，盡快改作房屋和其他社會有更迫切需要的用途

To convert land **which is no longer required for the original intended use** for housing development or other uses that meet the more pressing needs of the community

6. 研究放寬或解除薄扶林和半山區限制出售新土地或修訂契約的延期履行權行政措施

To consider relaxing or lifting the administrative moratorium currently in force to restrict the sale of new land or lease modification in **Pok Fu Lam and the Mid-Levels**

短中期增加房屋土地供應

Increasing Supply of Housing Land in Short to Medium Term



7. 落實在錦田南西鐵錦上路站和八鄉維修中心發展住宅的規劃，對周邊約110公頃土地進行工程研究發展公私營房屋，並積極探討現有及未來鐵路沿線的住宅發展潛力

To take forward the planning for residential development at **Kam Tin South West Rail Kam Sheung Road Station and Pat Heung Maintenance Depot**, conduct engineering studies for the 110-ha adjoining areas for public and private housing development, and explore vigorously the residential development potential of land along existing and planned railways

8. 邀請市區重建局全力推展「需求主導」重建計劃，積極回應業主訴求，加快市區更新步伐。以先導計劃形式開始推行工廈重建，包括作住宅用途

To invite the Urban Renewal Authority to forge ahead with its “**demand-led**” redevelopment scheme to respond to the aspirations of property owners and speed up the pace of urban renewal, and set out to redevelop industrial buildings through a pilot scheme, including redevelopment for residential purpose



短中期增加房屋土地供應

Increasing Supply of Housing Land in Short to Medium Term



9. 政府會繼續加快審批程序和作出其他配套，令已獲批規劃許可的住宅項目盡快落實並推出市場。城市規劃委員會過去3年共批准57宗住宅用途的規劃申請，如全部落成預計可提供45 000個單位。

To expedite approval procedures and take other corresponding measures to make available as soon as possible the residential projects for which planning approvals have been granted. The Town Planning Board has approved 57 **planning applications** for residential development over the past three years, and they can all together provide over 45 000 flats.

10. 積極考慮利用私人參與提供基建及配套設施，加快前鑽石山大磡村寮屋區、前茶果嶺高嶺土礦場、前南丫島石礦場和安達臣道石礦場四個不涉收地的發展項目

To actively consider making use of private developers' capacity in providing infrastructure and ancillary facilities to expedite the four development projects at **the former Diamond Hill Squatter Areas (Tai Hom Village), former Cha Kwo Ling Kaolin Mine, former Lamma Quarry and Anderson Road Quarry** which do not involve land resumption



短中期增加房屋土地供應

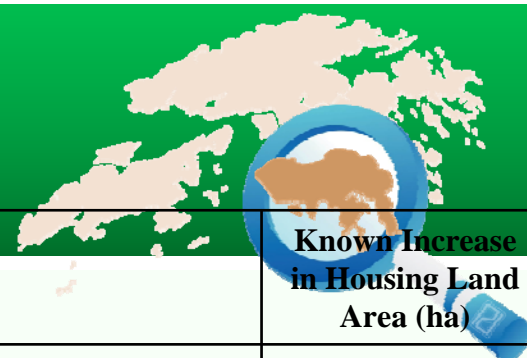
Increasing Supply of Housing Land in Short to Medium Term



	措施	已知增加房屋 土地面積(公頃)
1	將36幅「政府、機構或社區」(GIC)及其他政府用地改作房屋發展，並繼續檢視其他GIC及政府用地	27
2	將13幅沒有植被、荒廢或已平整的「綠化地帶」改作住宅發展，並進行下一階段「綠化地帶」檢討	57
3	將16幅工業用地改作住宅用途，並在短期內開展新一輪工業用地檢討	30
4	在規劃許可的情況下，適度提高住宅土地的發展密度；檢討土地行政程序，及批地和補地價的流程	*
5	將原來用途未能落實的土地，盡快改作房屋和其他社會有更迫切需要的用途	*
6	考慮放寬或解除現存適用於港島薄扶林和半山區，限制出售新土地或修訂契約延期履行權行政措施	*
7	落實在錦上路站和八鄉維修中心上發展住宅的規劃，對周邊約110公頃土地進行工程研究發展公私營房屋，並積極探討現有及未來鐵路沿線的住宅發展潛力	33
8	未來四年市建局的物業發展項目，並邀請市建局全力推展「需求主導」重建計劃，積極回應業主訴求，加快市區更新步伐，及以先導計劃形式開始推行工廈重建	4.9
9	過去三年城市規劃委員會共批准57宗住宅用途的規劃申請，當中55宗共涉及130公頃土地	130
10	考慮利用私人開發能力提供基建及配套設施，加快前鑽石山大磡村寮屋區、前茶果嶺高嶺土礦場、前南丫島石礦場、安達臣道石礦場發展	27
	*房屋土地面積有待評估	
	總數：	超過300公頃

短中期增加房屋土地供應

Increasing Supply of Housing Land in Short to Medium Term



	Initiatives	Known Increase in Housing Land Area (ha)
1	Convert 36 GIC and other Government sites for housing development and continue to review other GIC and Government sites	27
2	Convert 13 Green Belt sites which are devegetated, deserted or formed for residential development and carry out the next stage of Green Belt review	57
3	Convert 16 industrial sites for residential use and conduct another round of review of industrial land shortly	30
4	Increase the development density of residential sites as far as allowable in planning terms, and review land administration procedures and processes related to land grant and premium assessment	*
5	Convert land no longer required for the original intended use for housing development or other uses that meet the more pressing needs in the community	*
6	Consider relaxing or lifting the administrative moratorium currently in force to restrict the sale of new land or modification to lease in Pok Fu Lam and the Mid-Levels	*
7	Take forward the planning for residential development at Kam Sheung Road Station and Pat Heung Maintenance Depot, conduct engineering studies for the 110-ha adjoining areas for public and private housing development, and explore vigorously the residential development potential of land along existing and planned railways	33
8	Development projects of URA in the coming four years, and URA to forge ahead with its “demand-led” redevelopment scheme to address the aspirations of property owners and speed up the pace of urban renewal, and set out to redevelop industrial buildings through a pilot scheme	4.9
9	The Town Planning Board has approved 57 planning applications for residential development over the past three years. 55 of them involve a total land area of 130 ha.	130
10	Consider making use of private developers’ capacity in providing infrastructure and ancillary facilities to expedite development at the former Diamond Hill Squatter Areas (Tai Hom Village), former Cha Kwo Ling Kaolin Mine, former Lamma Quarry and Anderson Road Quarry	27
	*Housing land area subject to assessments Total :	over 300 ha

長遠土地供應

Long-term Land Supply



1. 新界東北新發展區 — 研究提高發展密度，增加公共房屋比例，選址興建新居屋和適度實施「港人港地」

North East New Territories New Development Areas – study the possibility of increasing the development density and proportion of public housing, identify sites for new Home Ownership Scheme flats and implement as appropriate the “Hong Kong property for Hong Kong people” policy



2. 洪水橋新發展區 — 盡快制訂「初步發展大綱圖」，並進行下一階段的公眾參與

Hung Shui Kiu New Development Area – step up efforts to formulate a preliminary outline development plan for embarking on the next stage of public engagement

長遠土地供應

Long-term Land Supply



3. 發展新界北部地區 — 探討建設一個與粉嶺／上水規模相若的現代化新市鎮的可行性

Developing the New Territories North – explore the feasibility of developing a modern new town of a similar scale of the Fanling / Sheung Shui New Towns

4. 檢討北區和元朗荒廢農地 — 加快檢討257公頃主要用作工業用途、臨時倉庫或荒廢的農地，釋放作房屋發展用途

Review of Deserted Agricultural Land in North District and Yuen Long – expedite the review of 257-ha agricultural land currently used for industrial purposes or temporary storage, or which is deserted for release for residential use

5. 發展大嶼山 — 擴展東涌為更具規模、更全面的新市鎮，探討大嶼山及新界西沿交通幹線地帶的發展潛力

Development of Lantau Island – expand Tung Chung into a new town with more comprehensive and better developed community facilities, and explore the development potential of Lantau Island and areas along the trunk routes in New Territories West

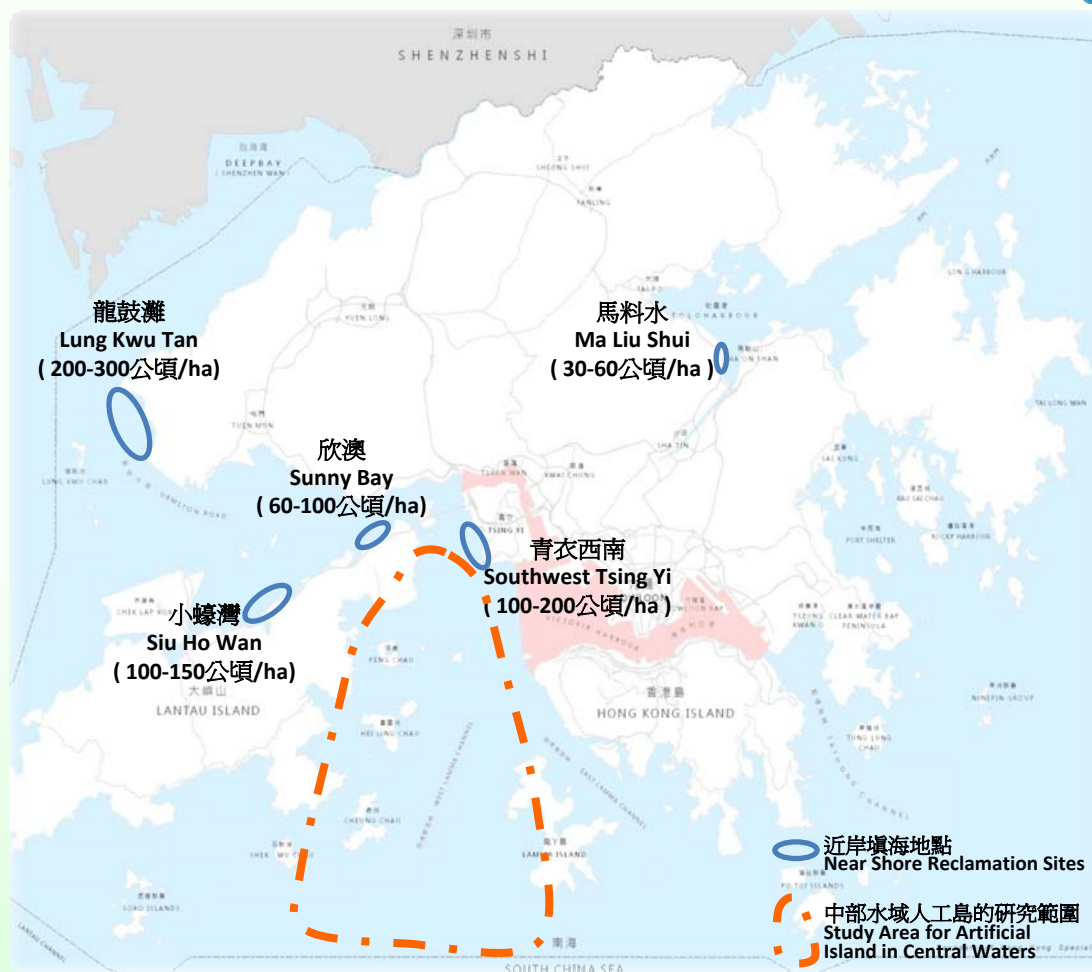
長遠土地供應

Long-term Land Supply



6. 維港以外適度填海 — 提供總面積約2 000至3 000公頃土地。初步考慮的選址包括大嶼山北、屯門的龍鼓灘、青衣西南和馬料水近城門河河口一帶，土地面積共約600公頃

Reclamation outside the Victoria Harbour – To provide a total of about 2 000 to 3 000 ha of land. Initially, North Lantau, Lung Kwu Tan in Tuen Mun, Southwest Tsing Yi, Ma Liu Shui near the estuary of Shing Mun River are among the sites identified. They will provide a total of about 600 ha of land.



長遠土地供應

Long-term Land Supply



7. 岩洞及地下空間發展 —

- 將會研究建議遷往岩洞的三項設施，包括：
 - 鑽石山食水及海水配水庫（3公頃）
 - 西貢污水處理廠（2.2公頃）及
 - 深井污水處理廠（1.1公頃）
- 已展開搬遷馬料水污水處理廠往岩洞可行性研究
- 已展開岩洞發展長遠策略研究，以擬備岩洞總綱圖
- 會進一步探討香港可發展城市地下空間的潛力

Rock Cavern and Underground Space Development —

- Consider studying the proposal of relocating three facilities to rock caverns including:
 - Diamond Hill Fresh Water and Salt Water Service Reservoirs (DHSR) (3 ha)
 - Sai Kung Sewage Treatment Works (SKSTW) (2.2ha) and
 - Sham Tseng Sewage Treatment Works (ShamTSTW) (1.1ha)
- Feasibility study on the relocation of Shatin Sewage Treatment Works (STSTW) to caverns has commenced
- Study on the long-term strategy on rock cavern development to formulate cavern master plans has commenced
- To further explore the potential of developing underground spaces in the urban areas of Hong Kong



長遠土地供應

Long-term Land Supply



	項目 Projects	研究範圍 (公頃) Study Area (ha)	已知可發展土地 面積 (公頃) Known Developable Area (ha)
1	新界東北新發展區 North East New Territories New Development Areas	787	533
2	洪水橋新發展區 Hung Shui Kiu New Development Area	790	超過 / over 400
3	發展新界北部地區 Developing the New Territories North	-	-
4	檢討北區和元朗荒廢農地 Review of Deserted Agricultural Land in North District and Yuen Long	257	-
5	發展大嶼山 Development of Lantau Island	東涌新市鎮擴展研究 Tung Chung New Town Extension Study : 287	-
6	維港以外適度填海 Reclamation on an Appropriate Scale outside Victoria Harbour	2 000 - 3 000	-
7	岩洞及地下空間發展 Rock Cavern and Underground Space Development	-	-

Overview of the Land Supply Initiatives in the Short, Medium and Long Terms



增加商業用地和設施

Supplying More Commercial Land and Facilities



- 政府會採取一系列措施，增加辦公室及其他商業用地和設施，包括：
The Government will adopt a series of initiatives to increase the supply of offices and other commercial land and facilities, which include:
 - 推動將現有中環及灣仔政府辦公樓及GIC用地轉為商業用地
Taking forward the conversion of government office buildings and GIC sites in Central and Wan Chai for commercial use
 - 加快推動赤鱗角機場島的北商業區發展
Accelerating the development of the North Commercial District on Chep Lap Kok Airport Island
 - 繼續起動九龍東作為另一個核心商業區，有潛力可提供400萬平方米樓面面積
Continuing energising Kowloon East as another core business district which has the potential to supply office floor area of 4 million square metres
 - 搬遷九龍東兩個行動區現有政府設施，可提供50萬平方米樓面面積
Relocating the existing government facilities in the two action areas of Kowloon East to provide 500 000 square metres of floor area
 - 檢視啟德發展區規劃，增加寫字樓及房屋供應，並發展「飛躍啟德」
Reviewing the planning of Kai Tak Development Area to increase office and housing supply and developing the “Kai Tak Fantasy”
 - 繼續鼓勵活化工廈，並進一步放寬改裝整幢工廈的工程限制
Continuing to encourage the revitalisation of industrial buildings and further relaxing certain restrictions on wholesale conversion

統籌土地供應

Co-ordination of Land Supply

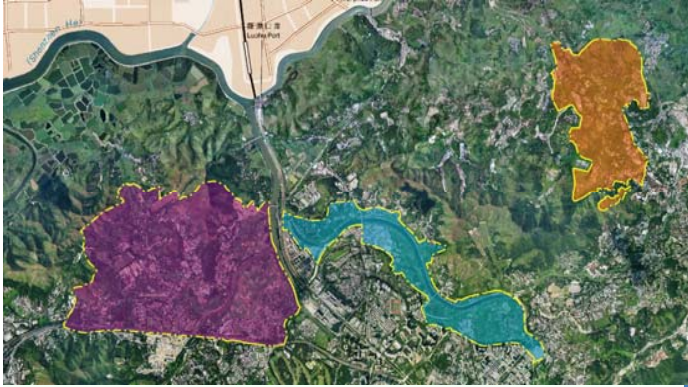


- 由財政司司長領導「土地供應督導委員會」
The Steering Committee on Land Supply to be chaired by the Financial Secretary will
 - 全面統籌全港所有不同用途土地的開發和供應計劃，調動供應以應對需求變化
co-ordinate the overall plans for development and supply of land in Hong Kong for various uses, and adjust supply in response to changes in demand
 - 定時向行政長官匯報
report to the Chief Executive on a regular basis

總結 Conclusion



- 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
Increase land supply in the short, medium and long terms through optimal use of existing land and developing new land to facilitate social and economic development
- 大規模開發新地，建立充裕的「土地儲備」，更靈活地回應社會對土地需要的變化
Develop new land extensively and build up an abundant “land reserve” to respond more flexibly to society’s needs for land
- 以改善香港市民居住空間為願景，務實進取、與民共議，為開發土地迎難而上
Work in a pragmatic and proactive manner to deal with problems, engage the public and rise up to challenges, with a view to improving the living space of Hong Kong people



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