



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16日

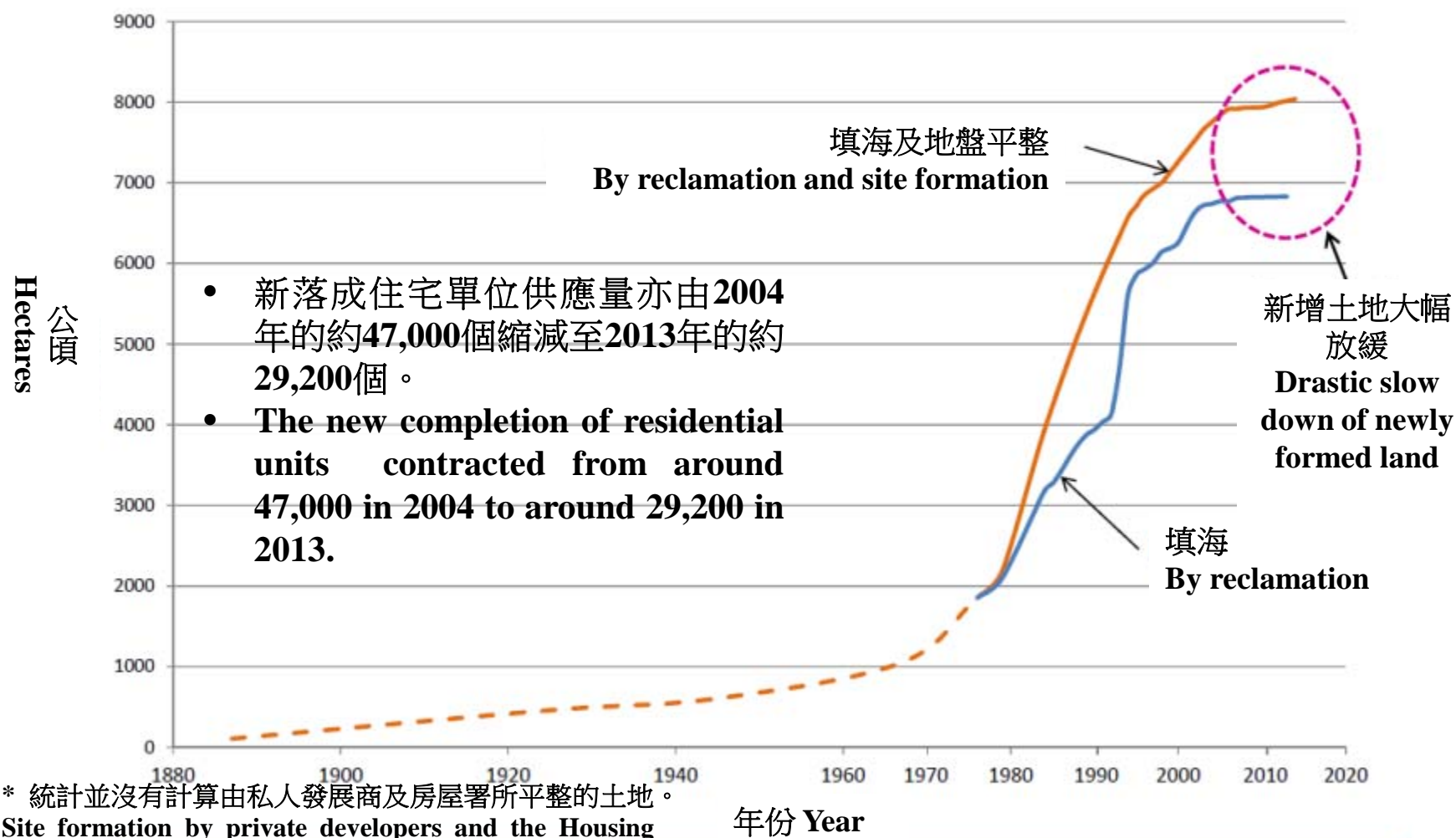
Development Bureau

16 January 2015

新增土地大幅放緩

Supply of New Land Slowed Down Significantly

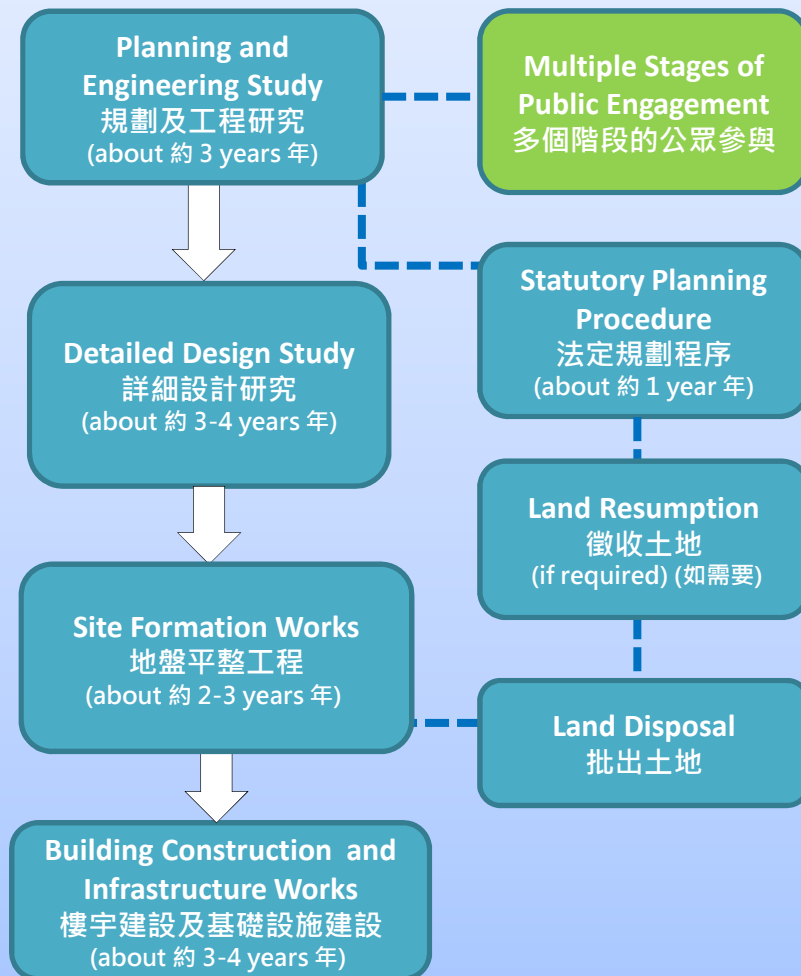
透過填海及地盤平整所得的土地* Land formed by Reclamation and Site Formation*



* 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.

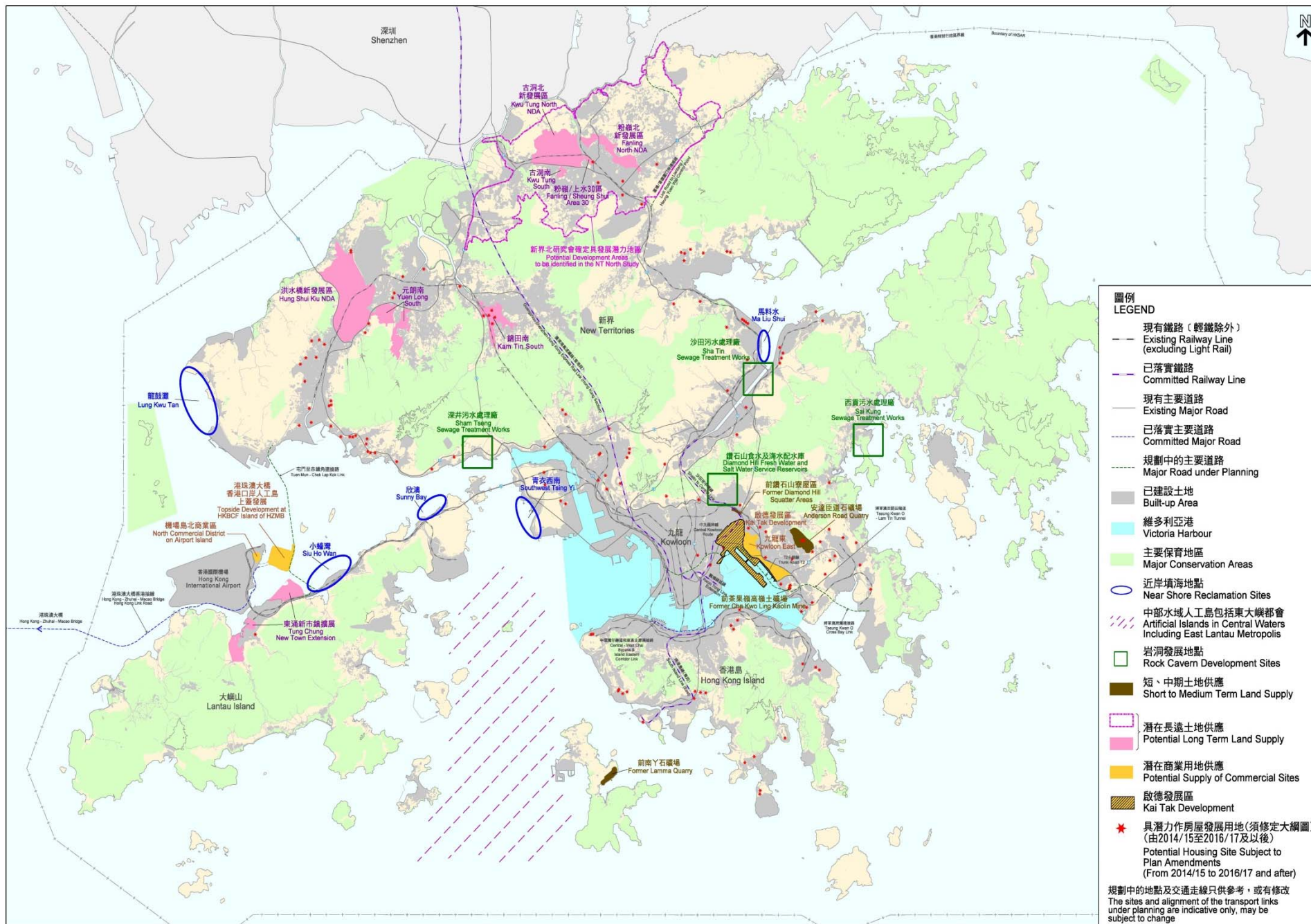
土地開發需時

Land Development Takes Time



about 11-14 years

約 11-14 年



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

0 2 4 6 8 10 km

Plan No. 圖則編號: M/SP/14/181

附件C

Date 日期: 31/12/2014

Annex C

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)

土地用途檢討

Land Use Reviews



- 規劃署已檢視全港現時空置、作短期租約或其他不同的短期、「政府、機構或社區」及其他政府用途的政府土地，以及「綠化地帶」用地。
- Planning Department has conducted reviews over the whole territory on the government land currently vacant, under Short Term Tenancies or different short-term, Government, Institution or Community and other government uses, as well as Green Belt sites.
- 已物色到一共約**150**幅具房屋發展潛力的用地，如果可以如期修訂有關的法定圖則，當中的大部分用地可於2014-15至2018-19年度的五年內推出，以供興建**逾210,000**個單位（公營房屋佔超過七成）。
- We have identified in total some **150** potential housing sites, most of which may be made available for housing development in the five years of 2014-15 to 2018-19 for providing **over 210,000** flats (over 70% for public housing units) subject to timely amendments to their respective statutory plans.
- 至於政府在《2013年施政報告》宣布的多項增加土地供應措施，截至2014年12月底，當中共**42**幅可於短中期撥作住宅用途的用地，已劃作或已開展改劃工作，共可提供約**39,000**個住宅單位，並未計算在上述150多幅用地當中。
- For the various initiatives to increase land supply announced in the 2013 Policy Address, **42** sites were zoned/undergoing the rezoning procedures for residential use in the short- to medium-term as at end December 2014. These sites, which are not included in the above some 150 sites, are expected to provide about **39,000** flats in total.

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.

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。去年，港鐵成功招標3個項目可提供約6,100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. Last year, MTRCL successfully tendered three projects capable of providing about 6,100 units.
- 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。
- MTRCL is embarking on tendering work for other projects. In collaboration with the MTRCL and Kowloon-Canton Railway Corporation, the Government will continue to actively explore the development potential of stations and related sites along existing and future rail lines (e.g. Siu Ho Wan on Lantau Island).



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.



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)	最早土地可供發展年份 Earliest Year of Land Availability
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)

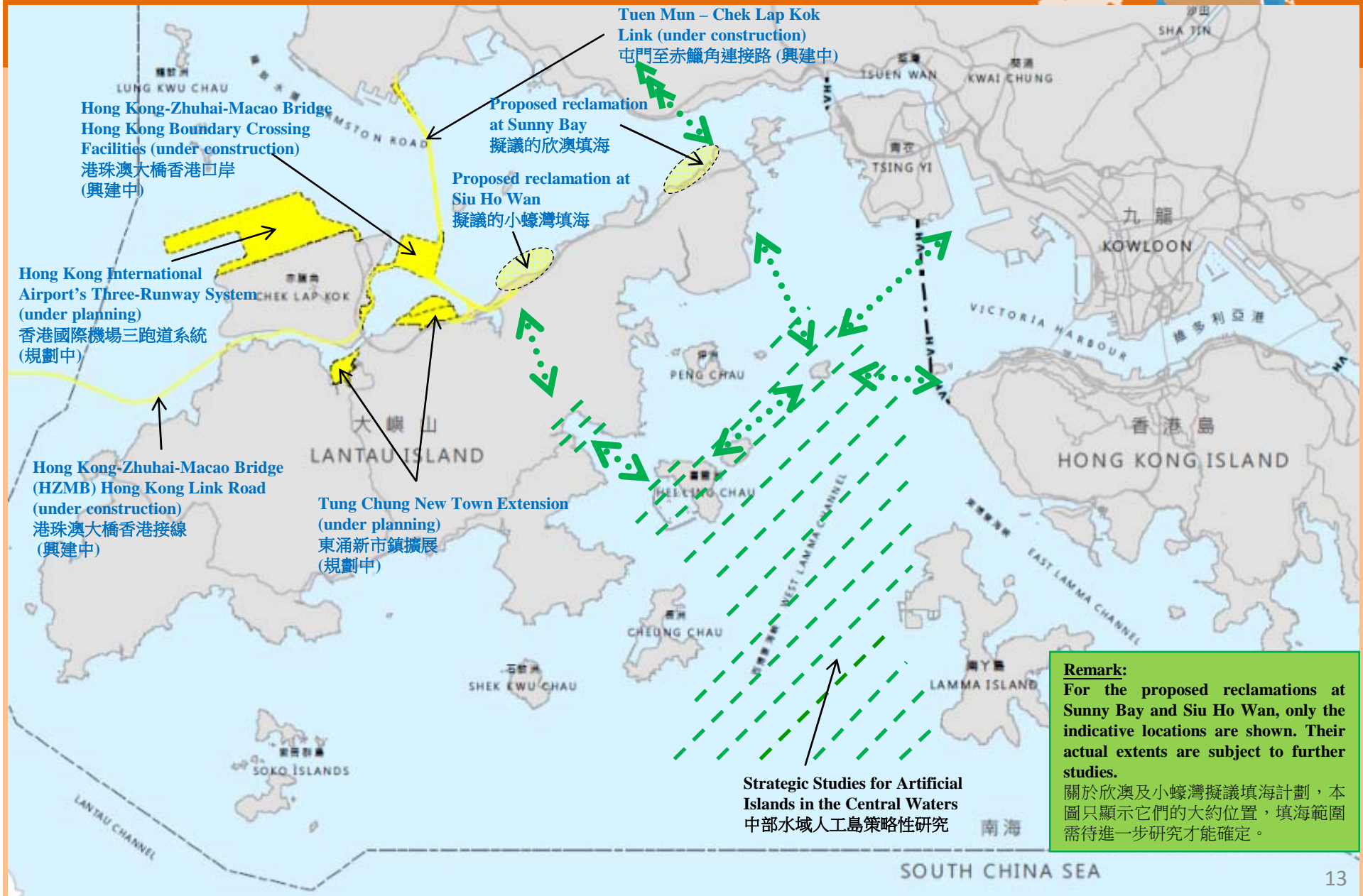
岩洞及地下空間發展
Rock Cavern and Underground Space Developments

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

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



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：

- 按「補充勞工計劃」的機制
- 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:

- under existing application regimes
- 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.



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.



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