



bridging the future 連接未來

開拓土地資源

Expand land resources

- 增闢土地必須多管齊下
A multi-pronged approach must be adopted in order to increase land supply
- 交椅洲人工島提供大片土地作整全的規劃
Kau Yi Chau Artificial Islands provides sizable piece of land for holistic planning



紓緩房屋短缺

Alleviate housing shortage

- 約1 000公頃交椅洲人工島，可提供約15萬至26萬個住宅單位
Kau Yi Chau Artificial Islands of about 1,000 hectares can provide about 150 000 to 260 000 housing units
- 當中七成（即10萬5千至18萬2千伙）為公營房屋
Among which, 70% (i.e. 105 000 to 182 000 units) are public housing



建設完善社區 / 提高市民生活質素

Build ideal community / Improve people's quality of life

- 實現兼備完善社區設施、公共和綠化空間的宜居社區，創造條件探討提高居住面積
Enable a liveable community with community facilities, open spaces and greening, and provide opportunity to uplift living space
- 發展近零碳排放先導區
Develop near carbon-neutral pilot zones
- 推行智慧、環保及具抗禦力的措施
Adopt smart, green and resilient measures



推動舊區重建

Foster redevelopment in urban area

- 提供重置土地有助推動較大規模的舊區重建
Provide decanting space to support large-scale urban redevelopment
- 應對樓宇急劇老化
Tackle rapid ageing of building stock
- 分散市區稠密人口
Thin out the dense population in the urban area



樓齡達70年或以上的私人住宅單位：

2046年：約326 000個

2016年：約1 100個



上升300 倍

Number of private housing units aged 70 or above :

2046 : 326 000 units

2016 : 1 100 units



300 times more



紓緩新界西北地區的交通問題

Provide traffic relief to Northwest New Territories

- 運輸基建先行
Accord priority to transport infrastructure
- 改善新界西北以至全港交通運輸網絡的表現
Improve the performance of transport network in Northwest New Territories and the whole territories



建立第三個核心商業區

Establish the third Core Business District

- 策略性位置與中環核心商業區互補及作為其延伸
Strategic location to complement and serve as extension of CBD in Central
- 創造約20萬個高端、高增值就業機會
Create about 200 000 high-end and high value-added employment opportunities
- 提供約400萬平方米商業樓面面積
Provide about 4 million square metres of commercial floor area



工程造價粗略估算



Ballpark estimate on construction cost

- **非常初步的粗略估算**

The estimates are preliminary and ballpark

- **建基於現時所掌握的資料及專業判斷而作出關乎設計及建造方面的假設**

Based on design and construction related assumptions derived from existing available information as well as professional judgement

- **估算的假設會因應隨後的研究結果、設計的改動、建造價格水平變動等而改變**

The assumptions for estimation are subject to the findings of subsequent studies, design changes and construction price level

- **較準確的工程造價只有在完成研究之後才能推算出來**

A more accurate estimate can only be established after the completion of the studies

工程造價粗略估算

Ballpark estimate on construction cost

- 交椅洲人工島
Kau Yi Chau Artificial Islands
- 欣澳填海
Sunny Bay Reclamation
- 龍鼓灘填海
Lung Kwu Tan Reclamation
- 屯門沿海地帶發展區
Development along coastal area of Tuen Mun
- 優先推展的交通運輸網絡
Priority transport network

工程造價粗略估算
約6,240億元

Ballpark estimate on the construction
cost is approx. \$624 billion

按2018年9月價格計算
in Sep 2018 prices

工程造價分項-發展區

Breakdown of construction cost – Development areas

按2018年9月價格計算
In Sept 2018 prices



	填海 Reclamation	基建 Infrastructure	總計 Total	
交椅洲人工島 Kau Yi Chau Artificial Islands	1,400億元 (\$140 billion)	1,160億元 (\$116 billion)	2,560億元 (\$256 billion)	
欣澳填海、龍鼓灘填海和屯門沿海地帶發展區 (包括內河碼頭) Sunny Bay Reclamation, Lung Kwu Tan Reclamation and Tuen Mun coastal area development (including River Trade Terminal)	340億元 (\$34 billion)	610億元 (\$61 billion)	950億元 (\$95 billion)	
	總計 Total	1,740億元 (\$174 billion)	1,770億元 (\$177 billion)	3,510億元 (\$351 billion)

工程造價分項-優先推展的交通運輸網絡

Breakdown of construction cost – Priority transport network



按2018年9月價格計算
In Sept 2018 prices

交椅洲至香港島運輸走廊(道路) Kau Yi Chau – Hong Kong Island Corridor (Road)	總長7公里(4公里過海) Total 7 km (4 km across the sea)	550億元 (\$55 billion)
交椅洲至香港島運輸走廊(鐵路) Kau Yi Chau – Hong Kong Island Corridor (Rail)	總長5公里(4公里過海) Total 5 km (4 km across the sea)	380億元 (\$38 billion)
交椅洲至大嶼山連接路 Kau Yi Chau – Lantau Road Link	總長6公里(3公里過海) Total 6 km (3 km across the sea)	190億元 (\$19 billion)
交椅洲至欣澳鐵路 Kau Yi Chau – Sunny Bay Rail Link	總長9公里(3公里過海) Total 9 km (3 km across the sea)	520億元 (\$52 billion)
西部海岸鐵路 Western Coastal Rail Link	總長14公里(7公里過海) Total 14 km (7 km across the sea)	820億元 (\$82 billion)
P1公路 + 擴闊龍門路 Road P1 + Upgrading of Lung Mun Road	總長15公里 Total 15 km	270億元 (\$27 billion)
	總計 Total	\$2,730億元 \$273 billion

土地價值 Land value



根據香港測量師學會的估算，交椅洲人工島私人住宅和商業發展
土地收益 **約9,740億元至11,430億元**

According to The Hong Kong Institute of Surveyors, the ballpark estimate on the land sale revenue of private residential and commercial development on Kau Yi Chau Artificial Islands is **approx. \$974 billion to \$1,143 billion**

- 私人住宅的平均土地價值大約為每平方米107,640元至129,200元(約每平方呎10,000元至12,000元)
Accommodation value for private residential is \$107,640/m² to \$129,200/m² (about \$10,000/ft² to 12,000/ft²)
- 商業區的平均土地價值大約為每平方米86,000元至\$97,000(約每平方呎8,000元至9,000元)
Accommodation value for commercial is \$86,000/m² to \$97,000/m² (about \$8,000/ft² to 9,000/ft²)



未包括**其他項目的土地出售收益**及大量**公營房屋單位**

Not yet include revenue generated from **other development plans** and substantial amount of **public housing units**

初步規劃參數 Preliminary planning parameter	香港測量師學會 HKIS		
	上限 (即78 000個房屋單位) Upper-end (i.e. 78 000 housing units)	中間數 (即61 500個房屋單位) Mid-range (i.e. 61 500 housing units)	下限 (即45 000個房屋單位) Lower-end (i.e. 45 000 housing units)
土地收益估算 Land Sale Revenue	9,740億元 – 11,430億元 \$974 – \$1,143 billion	8,400億元 – 9,830億元 \$840 – \$983 billion	7,070億元 – 8,230億元 \$707 – \$823 billion

對經濟的直接貢獻 Direct economic contribution



Third Core Business District will provide
第三個核心商業區將提供
4,000,000 m²平方米
commercial gross floor area 商業樓面面積

充分使用第三個核心商業區可帶來
每年約1,410億元的增加值，
相當於本地生產總值約 5%

Value added generated from full utilisation of the 3rd CBD
would be **approx. \$141 billion/year**, amounting to
around 5% of Gross Domestic Product

按2018年價格計算
in 2018 prices



社會效益 Social benefit

- 增加大量土地供應；新增房屋(70%公營)可以紓緩房屋短缺
Boost land supply; new housing (70% public) to alleviate housing shortage
- 提供機會締造具更高生活質素的宜居城市
Provide opportunity to develop a liveable community of higher standards
- 紓緩新界西北的交通負荷
Traffic relief to Northwest New Territories
- 新增的工作職位能夠為市民提供多元的發展機會
New employment opportunities to provide diverse development opportunities for citizens



提升環境實力 達致可持續發展



Enhance environmental capacity to achieve sustainability

- 「北發展、南保育」；「先保育，後發展」
“Development in the North ; Conservation for the South” ;
“Conservation to precede Development”
- 成立10億元大嶼山保育基金
Set up \$1 billion Lantau Conservation Fund
- 加強管制破壞環境的活動
Strengthen control over activities causing environmental damage



下一步工作 Upcoming tasks

盡快向立法會爭取撥款

To seek funding approval from the Legislative Council as soon as possible

