

# 2020年施政報告 – 房屋及土地供應

## Policy Address 2020 – Housing and Land Supply



**發展局**  
**Development Bureau**

**26 November 2020**

# 全力推展土地供應專責小組建議的8個土地供應選項

Implementing in full swing 8 land supply options recommended by Task Force on Land Supply

## 短中期選項

### *Short-to-medium term options*

- 發展棕地

Developing brownfield sites

- 土地共享先導計劃

Land Sharing Pilot Scheme

- 粉嶺高爾夫球場局部發展

Partial development of Fanling Golf Course

## 中長期選項

### *Medium-to-long term options*

- 新發展區 / 新市鎮擴展

New Development Areas/ New Town Extension

- 中部水域人工島

Artificial islands in the Central Waters

- 重新規劃屯門西

Re-planning of Tuen Mun West

- 近岸填海

Near-shore reclamation

- 岩洞和地下空間發展

Cavern and underground space development

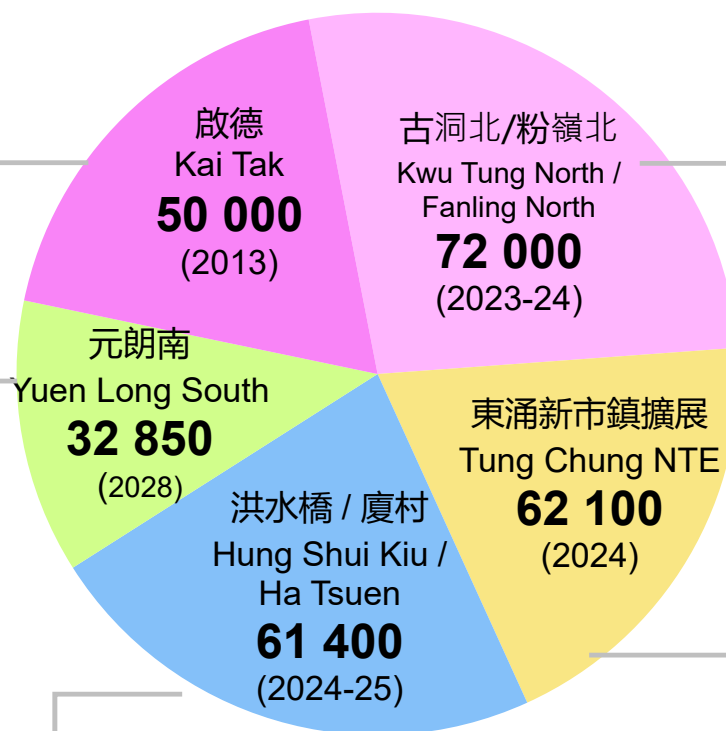
# 全速推展大型發展項目

## Press ahead with major development projects

其中12幅用地已於2018年1月至2020年4月期間售出或交付作房屋發展  
12 land parcels sold or delivered for housing development between January 2018 and April 2020

已展開法定規劃程序，目標在2028年落成第一批公營房屋單位  
Statutory planning procedures started, with target to complete the first batch of public housing units in 2028

首期工程已展開，涉及收回12公頃私人土地  
The first phase of works has commenced, involving resumption of 12 ha of private land



(首批居民入伙年份)  
(First population intake)

於2019年底收回68公頃私人土地，有關工程正按計劃進行；兩個私人住宅地盤計劃在2020-21年度推出市場，而公營房屋的首批居民預計可於2026年入伙。

Resumed 68 ha of private land in end-2019 with works progressing as planned; 2 private housing sites scheduled for sale in 2020-21, while first population intake for public housing will occur in 2026

首幅填海房屋用地已於2020年3月交付房委會建屋，可望於2024年初建成1萬個公營房屋單位

First land parcel of reclaimed land for housing development handed over to the Housing Authority in March 2020 to deliver some 10 000 public housing units in early 2024

# 新界北發展

## NTN Development



在2021年初就新田 / 落馬洲發展樞紐的初步土地用途諮詢持份者，接着向立法會申請撥款，預計在2021年下半年展開新田 / 落馬洲樞紐的餘下研究和詳細設計。

Consult stakeholders on the preliminary land uses of the San Tin/Lok Ma Chau Development Node in early 2021, then apply for Legislative Council funding; envisage to commence the remaining study and detailed design for the STLMC DN in the latter half of 2021

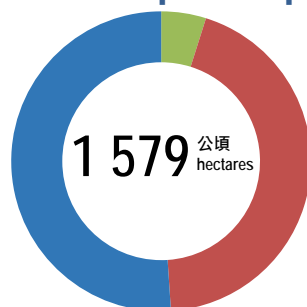


# 發展棕地

## Brownfield development

目前有超過一半棕地已涵蓋於新發展區及其他發展計劃內  
More than half of all brownfield sites have been covered by NDA  
and other development projects

51%  
803 公頃  
hectares



5%  
76 公頃  
hectares

位於保育及相關地帶內  
Within conservation-related zones

44%  
700 公頃  
hectares

餘下尚未納入發展項目的零散棕地  
Remaining scattered brownfield sites  
not covered by development projects



## 物色更多棕地作公營房屋發展

### Shortlisting more brownfield clusters for public housing development

#### 按可能發展潛力 分階段檢視餘下棕地

Review the remaining brownfield sites  
by phases according to  
their possible development potential



#### 可能發展潛力 Possible Development Potential

160 公頃  
hectares

高 High

#### 分階段檢視 Review by phases

已完成  
Completed

290 公頃  
hectares

中 Medium

今年內完成  
Complete within this year

#### 進展 Progress

8 組棕地羣  
brownfield clusters

(超過2萬個公營房屋單位)  
(Over 20 000 public housing units)

- 大部分工程可行性研究已開展  
Most engineering feasibility studies commenced
- 爭取6年內變成「熟地」  
Strive to transform into "spade-ready" sites within 6 years



# 政府主導規劃研究並適時收回土地作發展

## Government-led planning studies and timely land resumption for development



### 寮屋區發展

#### Development of Squatter Areas

就茶果嶺村、牛池灣村和竹園聯合村發展的工程可行性研究進度理想，爭取明年上半年陸續展開土地改劃工作。如過程順利，可望2025年分階段進行地盤平整和基建工程，3個項目預計合共帶來6 300個公營房屋單位；將邀請房協負責執行

Good progress for the engineering feasibility studies on development of Cha Kwo Ling Village, Ngau Chi Wan Village and Chuk Yuen United Village, strive to commence the rezoning procedures progressively in the first half of 2021. If things go well, it is expected that site formation and infrastructure works will start in phases in 2025. These three projects are expected to provide a total of 6 300 public housing units; to invite HKHS to implement



### 局部發展粉嶺高爾夫球場

#### Partial Development of Fanling Golf Course

研究已於2019年9月開展以評估這32公頃土地在短中期內最多可提供的公營房屋單位數量

Study commenced in September 2019 to assess the maximum possible public housing units attainable for 32 ha of land in the short-to-medium term

# 其他土地供應措施

## Other miscellaneous land supply measures

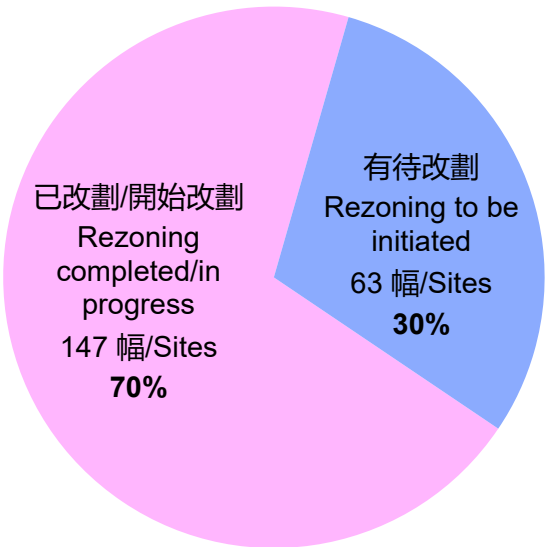


### 土地共享先導計劃

#### Land Sharing Pilot Scheme

透過政府促進基建提供，釋放私人土地的發展潛力。新增樓面面  
積不少於7成用作公營房屋 / 「首置」發展  
To unleash development potential of private lots through Government's  
facilitation of the provision of infrastructure. Not less than 70% of  
additional floor area for public housing/Starter Homes development

於2020年5月推行，為期三年；成功申請會在4至6年半內帶來  
房屋土地供應  
Launched in May 2020 for 3 years; successful applications could  
generate housing land in 4 to 6.5 years



**210幅具房屋發展潛力的用地**  
**210 Sites with Housing Potential**  
**>310 000 單位/Units**  
**(>70% 公營房屋 Public Housing)**

### 改劃房屋用地

#### Rezoning of Housing Sites



# 填海造地及相關發展

## Reclamation and associated development

### 東涌新市鎮擴展 (進行中)

### Tung Chung New Town Extension (ongoing)



開展填海  
Reclamation started  
**12.2017**

~2年 years



首幅土地可作發展  
First land available for development  
**3.2020**

(有待進一步研究)

(subject to further studies)



中部水域人工島-財委會將審議研究撥款申請

Artificial islands in Central Waters – FC will soon examine funding application for study



龍鼓灘填海和重新規劃屯門西

Lung Kwu Tan Reclamation and Re-planning of Tuen Mun West



欣澳填海

Sunny Bay Reclamation



# 小蠔灣車廠發展

## Siu Ho Wan Depot development

- 我們已就港鐵小蠔灣車廠發展制訂了分區計劃大綱圖，根據最新評估，可望在中長期提供約20 000個單位，當中約一半會是資助出售房屋單位。

We have formulated the Outline Zoning Plan for the MTRCL Siu Ho Wan Depot development. Under the latest assessments, it may provide in the medium to long term about 20 000 flats, around half of which will be subsidised sale housing units.

- 這是繼80年代的港島線康山發展後，40年後另一個利用鐵路設施上蓋發展，提供公營房屋的鐵路項目，凸顯政府加大公營房屋供應的決心。

This is another attempt to provide public housing on the topside of a railway facility since the Kornhill Development on Island Line four decades ago in the 1980s, demonstrating the Government's commitment to increasing the supply of public housing.



# 北環線沿線約90公頃房屋用地 合共超過7萬單位

90-ha housing sites along the Northern Link, providing over 70 000 units



圖片來源: 《鐵路發展策略2014》  
Source: Railway Development Strategy 2014

## 理順從簡 加強協調

### Streamline approval process



發展局已成立督導小組以精簡規劃署、地政總署和屋宇署的審批發展項目流程；完成檢視7個課題並向業界發布

Established a Steering Group to streamline development approval process by the Planning Department, Lands Department and Buildings Department; completed review on 7 topics and promulgated to the industry

## 進一步加快土地發展程序

### Further expedite land development procedures

發展局將擴闊督導小組的組成和工作範圍，納入發展局以外的審批部門；同時檢視政府和私人項目的發展審批程序；及理順各個政策局之間與發展相關的要求

DEVB will expand the composition and remit of the Steering Group to incorporate non-DEVB departments; review the development approval process of both public and private projects; and rationalise the development-related requirements of different bureaux

#### ✓ 政府部門不只是「規管者」，也是「促成者」

Government is both a regulator and facilitator

#### ✓ 不屬法例規管的行政程序應盡量從簡

Non-statutory administrative procedures should be streamlined where possible

#### ✓ 須以整體公眾利益作平衡和取捨

To balance different options based on overall public interest

#### ✓ 以加大加快房屋供應視為首要優先工作目標

Increasing and expediting housing supply as the foremost and priority objective



# 項目促進辦事處

## Development Projects Facilitation Office



- 發展局內成立  
Established under Development Bureau
- 針對較大規模的私人發展住宅項目(提供500個或以上住宅單位)  
Target higher yield private housing development projects (providing 500 flats or more)
- 協調各參與審批的政策局和部門，以加快處理項目動工前的審批申請  
Coordinate bureaux and departments involved to expedite processing of approval applications leading up to commencement of works
- 協助解決爭議，適時尋求高層指示  
Facilitate problem resolutions, escalate timely
- 與各相關政策局和部門所指定之助理處長或以上專責人員緊密聯繫  
Work closely with officers designated at Assistant Director level or above in all relevant bureaux and departments
- 成立初期與「土地共享辦事處」共用資源  
Initially sharing resources with Land Sharing Office



## 以「標準金額」徵收重建工廈補地價

### Charging premium for redevelopment of industrial buildings (IBs) at “standard rates”

- 新一輪工廈活化計劃措施，容許放寬最高核准非住用地積比率達20%，以鼓勵私人業主重建1987年前落成的工廈。截至2020年9月底，共有32宗提高重建地積比率的規劃申請獲批。土地業權人亦已陸續向地政總署提出改契申請。

The reactivated scheme for IB revitalisation allows the relaxation of the maximum permissible non-domestic plot ratio by up to 20% to incentivise private owners to redevelop pre-1987 IBs. As at end-Sep 2020, 32 planning applications for increasing the redevelopment plot ratio were approved. Landowners are gradually approaching LandsD for lease modification.

- 發展局和地政總署會推出有期限的先導計劃，就這些工廈的重建改契申請，容許以一套預先公佈的「標準金額」計算補價。目標是於明年年初推行。

DEVB and LandsD will implement a time-limited pilot scheme for allowing the assessment of the premium for lease modifications for redevelopment of these IBs with a set of “standard rates” to be promulgated in advance. The pilot scheme is targeted to be launched early next year.



# 躍動港島南

## Invigorating Island South

將南區打造成為一個充滿活力、魄力、勁力，適合工作、居住、創意及玩樂的地區

To develop the Southern District into a spot full of vibrancy, vigour and velocity, making it the right place for people to work, live, explore new ideas and have fun

將成立「躍動港島南」辦公室，聯同相關政策局及部門共同研究及推展一系列措施

To establish the Invigorating Island South Office to study and implement a series of measures together with relevant bureaux / departments

- ✓ 提升香港仔及黃竹坑一帶的文化及消閒設施，包括香港仔避風塘和海濱長廊、鴨脷洲大街等，讓市民和遊客體驗當地的漁村風貌、歷史及生態旅遊

Enhance the cultural and leisure facilities in the vicinity of Aberdeen and Wong Chuk Hang, including the Aberdeen Typhoon Shelter, Aberdeen Promenade and Ap Lei Chau Main Street to enable the public and visitors to experience the atmosphere, history and culture of a fishing village and enjoy eco-tourism in the area

- ✓ 透過活化工廈政策加快黃竹坑的舊式工廈進行重建或改裝

Expedite the redevelopment or conversion of old industrial buildings (IBs) in Wong Chuk Hang through the IB revitalisation policy

- ✓ 研究有否重建或整合區內現有「政府、機構或社區」用地或設施的空間，以推動「一地多用」

To explore room for redevelopment or consolidation of the existing GIC sites or facilities in the district so as to pursue the “single site, multiple use” principle

- ✓ 採取「地方營造」的手法，美化公共空間和市容

Facelift the public space and district with a place-making approach





# 投資基本工程

## Investing in Capital Works

### 振經濟，保就業

#### *Stimulate the Economy, Safeguard Jobs*

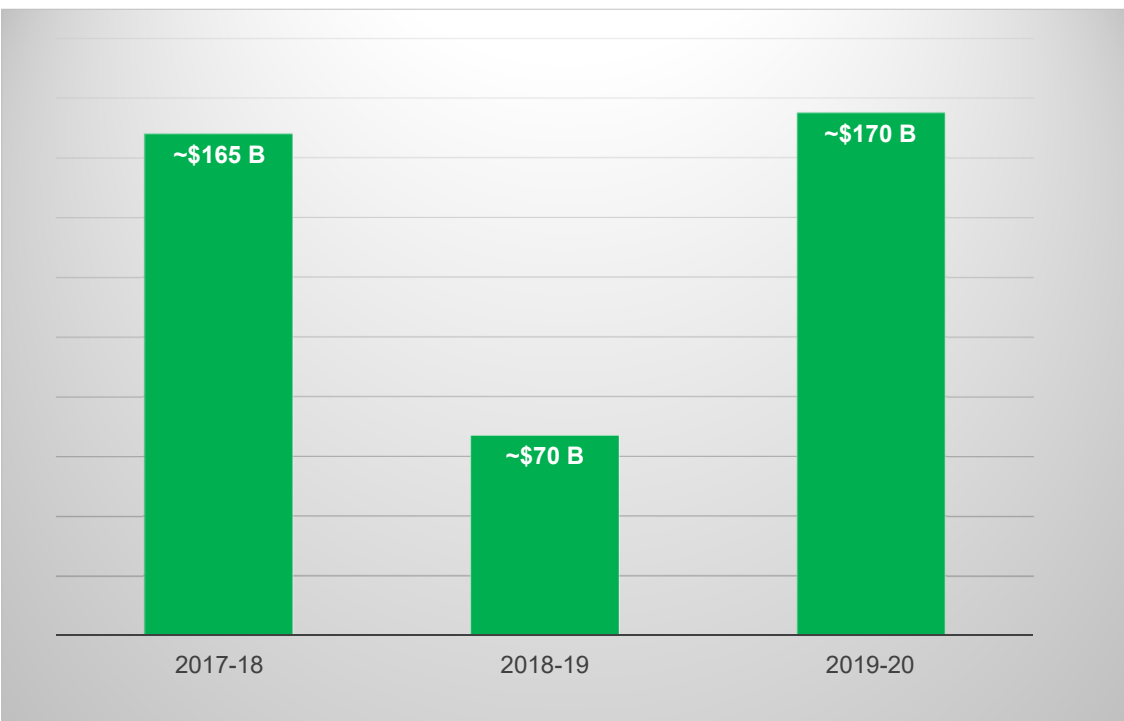
- 基本工程年度開支由近年約700億元水平持續增長，至未來數年將超過1,000億元  
Annual capital works expenditure will continue to grow from \$70 billion level in last few years to exceed \$100 billion in coming years
- 有效支持經濟，加速社會復甦  
Support the economy, accelerate social revival
- 創造大量的就業機會，使社會各階層都能受惠  
Create a lot of job opportunities, benefit different sectors of the society

# 投資基本工程

## Investing in Capital Works

獲立法會撥款與工程相關的主要項目

Works Related Projects with LegCo Funding Approval



### 加速工程推展

#### Fast-track project delivery

- 2019-20 立法年度財務委員會批核了約 1,700 億元與工程相關撥款  
FC approved ~\$170 billion funding for works related items in 2019-20 session
- 截至十一月中，86項約 1,440 億元的新工程項目，已有58個項目批出工程合約，另外28個項目的合約亦正在招標中  
Of the 86 new projects of \$144 billion, works contracts for 58 projects have been awarded, and contracts for the other 28 projects are in the process of tendering, as at mid November 2020
- 採取「同步招標」及壓縮評標時間，務求加快招標程序  
Speed up contract awards by adopting parallel tendering and shortening the time for tender evaluation period
- 探討加快項目進度的可能性  
Explore the possibility of fast tracking project schedule

# 「多元組合」模式的九龍東環保連接系統

## Multi-modal EFLS for Kowloon East

電動車輛行駛新增巴士及專線小巴線路  
Deploy E-vehicles to run new bus/GMB routes



自動行人道網絡  
Travelators Network

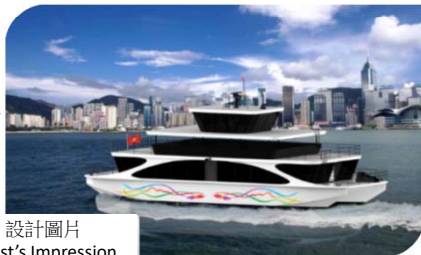


行人與單車共用的共融通道網絡  
GreenWay Network



環境友善，提升暢達連接度，  
相互兼容運作  
Environmental Friendliness, Enhanced  
Connectivity and Complementarity

在啟德發展區設置「水上的士」站  
Establish "Water Taxi" stand in KTD



設計圖片  
Artist's Impression

高架平台連接港鐵觀塘站  
Elevated Deck connecting MTR Kwun Tong Station

