

TASK FORCE ON LAND SUPPLY

Optimising Use of Existing Land

PURPOSE

This paper briefs Members on the ongoing initiatives to optimise the use of existing land through land use reviews and increase in development intensity; new development areas (“NDA”)/ new town extension projects; development of sites in “Comprehensive Development Area” (“CDA”) zone; and urban renewal projects.

BACKGROUND

2. Optimising the use of existing land to make available more developable land for various long-term needs has been a linchpin of our multi-pronged land supply strategy. Amongst the various measures for optimising the use of existing land, rezoning or intensification of development density, which in most cases do not involve major infrastructural provision, can provide a more immediate solution to the land shortage problem. On the other hand, the taking forward of NDAs in the New Territories (“NT”) over a longer lead time helps produce large regions of developable land in the longer term to support the planning and development of individual self-sufficient communities. By comparison, “CDA” sites and urban renewal being tools to facilitate integrated development and rejuvenation of the old urban fabric respectively will unlikely bring about a net or major gain in land supply.

REVIEWING AND OPTIMISING USE OF EXISTING LAND

(i) Land Use Review

3. Land use review is a continuous process to identify sites suitable for housing or other uses amongst the existing land and reserved sites that have no development plan or for which the original purpose is no longer pursued, and to initiate change of their uses where planning terms permit. Land use review involves consideration of various planning and technical factors, including traffic impact, environmental impact (e.g. noise and air quality), air ventilation and visual impact, infrastructural capacity, reprovisioning of affected facilities, etc. The proposed conversion of land to housing or other uses is subject to necessary planning process (e.g. rezoning) and other statutory procedures (e.g. gazettal of road works). It may also require site clearance and infrastructural works (e.g. site formation, provision or upgrading of access road or other infrastructure) before the development potential of the sites identified could be realised.

4. Through on-going land use reviews in the past few years, over 210 potential housing sites¹ (of approximately 500 hectares (“ha”) in total) have been identified for providing over 310,000 housing units, subject to amendments to statutory plans and completion of necessary works and procedures. These include potential housing sites identified on government land currently under Short Term Tenancies or on sites in Government, Institution or Community (“G/IC”), Green Belt (“GB”) and Industrial zones. These also cover some sites in “Undetermined” zones², which are transitional in nature subject to land use reviews/studies before their uses can be decided upon. A summary of the some 210 sites is at **Annex 1**. Rezoning of these sites is the key to achieving the 10-year housing supply target of 460,000 units for the 10-year period from 2017/18 to 2026/27. As at early November 2017, 103 sites had been zoned or rezoned for housing purpose, capable of providing about

¹ These include 42 sites under the various initiatives to increase land supply as announced in the 2013 Policy Address (providing about 40 000 flats, over 60% for public housing), about 150 sites announced in the 2014 Policy Address (providing over 210 000 flats, over 70% for public housing), and the additional 26 sites announced in the Policy Address in January 2017 (providing over 60 000 flats, over 80% for public housing).

² “Undetermined” zones on statutory plans mainly cover sites which are subject to land use reviews/studies before their uses can be decided upon. This zoning is therefore transitional in nature. Based on the study recommendations, the Planning Department (“PlanD”) will rezone these sites in accordance with established procedures, e.g. the “U” zone occupied by brownfield sites in Tong Yan San Tsuen, Yuen Long, will be rezoned to take account of the recommendations of the “Planning and Engineering Study for Housing Sites in Yuen Long South”.

122,200 flats (about 74,900 for public housing and 47,300 for private housing). Another 41 sites with rezoning procedures initiated will bring about some 74,100 flats (some 69,100 for public housing and 5,000 for private housing). While all the 500 ha have been counted towards the estimation of land supply over the next 30 years under the “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” study (“Hong Kong 2030+”), whether they would all be made available for housing development eventually and when depends on smooth completion of the relevant statutory procedures and other necessary preparatory work such as land clearances and reprovisioning of some existing facilities.

5. Meanwhile, the Planning Department (PlanD) is undertaking other ongoing land use reviews which include major planning and engineering studies³. These studies look into sites with potential for housing development as well as other land uses such as commercial and industrial activities.

(ii) Increasing development intensity

6. Efforts have also been made to boost flat supply by way of increasing development intensity where appropriate. As announced in 2014 Policy Address, except for the north of Hong Kong Island and Kowloon Peninsula, which are more densely populated, the maximum domestic Plot Ratio (“PR”) that can be allowed for housing sites located in other Density Zones of the Main Urban Areas and New Towns would be raised generally by 20% where planning terms permit. The increase in development intensity of individual housing sites is not automatic – it is subject to necessary approval by the Town Planning Board (“TPB”)

³ The major studies include –

- (i) Planning and Engineering Study for Kwu Tung South
- (ii) Planning, Engineering and Architectural Study for Topside Development at Hong Kong Boundary Crossing Facilities Island of Hong Kong-Zhuhai-Macao Bridge – Feasibility Study
- (iii) Preliminary Feasibility Study on Developing the New Territories North
- (iv) Planning and Engineering Study for Tuen Mun Areas 40 and 46 and the Adjoining Areas – Feasibility Study
- (v) Planning and Engineering Study on Future Land Use at Ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island – Feasibility Study
- (vi) Planning and Design Study on the Redevelopment of Queensway Plaza, Admiralty – Feasibility Study
- (vii) Planning and Design Study on the Redevelopment of Government Sites at Sai Yee Street and Mong Kok East Station – Feasibility Study
- (viii) Preliminary Land Use for Lam Tei Quarry and the Adjoining Areas
- (ix) Planning and Engineering Study for Re-planning of Tseung Kwan O Area 137.

under the statutory planning mechanism where applicable. The increase in the maximum domestic PR of a site will be pursued only when there is scope in terms of development capacity, and the various constraints and impact so arising, if any, could be addressed or mitigated through appropriate measures. Between mid-2012 and end-October 2017, TPB has approved applications to relax the development intensity of 49 housing sites, leading to an additional supply of about 10,490 units.

(iii) New Development Areas and New Town Extension

7. Since the 1970s, the Government has developed nine new towns, namely Tsuen Wan (including Kwai Chung and Tsing Yi), Sha Tin (including Ma On Shan), Tuen Mun, Fanling/Sheung Shui, Yuen Long, Tai Po, Tin Shui Wai, Tseung Kwan O and Tung Chung, amounting to about 16,976 ha of land area. To ensure a steady and sizable supply of land in the medium to long term, the Government has been taking forward NDAs and new town extension projects in Kwu Tung North (“KTN”)/Fanling North (“FLN”), Tung Chung, Hung Shui Kiu (“HSK”) and Yuen Long South, which altogether involve 1,142 ha of developable land, capable of providing close to 200,000 housing units and over 8.6 million m² of industrial and commercial floor space between 2023 and 2038. The potential land supply of NDAs/new town extension projects have been taken into account in deriving the estimated land supply over the next 30 years under the Hong Kong 2030+. Again, the realisation of this potential supply in the estimated timeframe hinges on timely completion of the various statutory processes, smooth clearances and timely completion of relevant public works. A summary of the NDAs and new town extension projects is at **Annex 2**.

(iv) Developing “CDA” sites

8. As a planning tool in facilitating urban renewal/restructuring and ensuring proper control on the overall scale and design of the development, the “CDA” zoning seeks to encourage developers to assemble land large enough to enable comprehensive developments. It also provides a means for achieving a coordinated development in areas subject to traffic, environmental and infrastructure capacity constraints, and with interface problems, e.g. industrial/residential interface problem.

9. Broad parameters such as development mix and intensity are usually specified in the Notes of the “CDA” zone, especially when the site is subject to various constraints or of special design or historical

significance. A planning brief is normally prepared by PlanD in consultation with relevant government departments to guide the development of the “CDA” site.

10. As at end-October 2017, there are 125 sites covering about 614 ha of land zoned “CDA” in Hong Kong. Of the 125 sites, 101 sites of about 567 ha involve residential development. The developments at 22 sites involving residential developments have been fully or partly completed, such as the “CDA” site at the junction of Inverness Road and Junction Road, Kowloon Tong and the “CDA” site for the conservation and conversion of the Chai Wan Flatted Factory Building. Another 43 “CDA” zones have their Master Layout Plan or building plans approved and can altogether provide about 100,000 flats. For the remaining 36 “CDA” sites involving residential developments, no detailed proposal is available yet. The distribution of the “CDA” sites is at **Annex 3**.

(v) **Urban Renewal**

11. The landscape of urban renewal in Hong Kong has changed considerably over the past decades. Unlike the major projects undertaken in the 1970s to 1990s which involved the transformation of obsolete large-scale facilities (such as dockyards, oil storage facilities, ex-industrial storage and godowns), urban redevelopment projects nowadays very often necessitate the displacement of developments under active use and with fragmented ownership. As a result, urban redevelopment nowadays is usually a lengthy and costly process and involves complicated procedures in terms of the assembly of titles, compensation to affected owners, and decanting arrangements. Moreover, opportunities for large-scale comprehensive redevelopments in old urban areas, which would help improve the viability of projects through economy of scale, are diminishing.

12. To address the problem of urban decay, the Government enacted the Urban Renewal Authority Ordinance (“URAO”) (Cap. 563) and promulgated the Urban Renewal Strategy (“URS”), the latest version of which was promulgated in 2011 (“the 2011 URS”) after an extensive two-year public engagement exercise. The key principles and objectives set out in the 2011 URS are as follows –

- (a) urban renewal is not a “slash and burn” process, and a comprehensive and holistic approach should be adopted to rejuvenate older urban areas by way of redevelopment, rehabilitation, revitalisation and heritage preservation;
- (b) the objectives of urban renewal include, among others, the restructuring and replanning of concerned urban areas and rationalising land uses therein; redeveloping dilapidated buildings into new buildings of modern standard; enhancing the townscape with attractive landscape and urban design; preserving as far as practicable local characteristics; and providing more open space, community / welfare facilities, and purpose-built housing for groups with special needs;
- (c) the vision of urban renewal encompasses the concepts of sustainable development and building a quality city which includes appropriate development intensity, land use planning, urban design, greening, local culture, heritage preservation and harbour beautification, etc.; and
- (d) the key principles underlying the Government’s approach to urban renewal are, among others, that affected owners should be offered fair and reasonable compensation and affected tenants should be provided with proper rehousing; the community at large should benefit from urban renewal and residents affected by redevelopment projects should be given an opportunity to express their views on the projects.

In view of the above, urban renewal should be seen as a strategy to address the problem of urban decay and to improve the living conditions of residents in dilapidated urban areas, instead of a conducive and reliable means to providing a secure and efficient source of land supply to meet various development needs.

13. The Urban Renewal Authority (“URA”) is tasked to be one of the key implementers of the 2011 URS, with Redevelopment and Rehabilitation as its core businesses. Since the establishment of the URA and up to 31 July 2017, a total of 61 redevelopment projects (with 14 completed), two preservation projects and one revitalisation project

were commenced by URA. These projects provided/will provide around 18,500 new flats, about 406,000m² of commercial space including shops, offices and hotels, about 53,000m² of G/IC facilities, and about 26,000m² of public open space.

CHALLENGES IN PLANNING AND DEVELOPING EXISTING LAND AS LAND SUPPLY OPTION

14. Whilst the above initiatives are capable of increasing developable land for housing and other needs in varying degree, there are challenges and constraints in planning and unleashing the development potential of existing land. These challenges will impact directly on the quantum and timeliness of the expected land supply.

(i) Challenges in taking forward land use reviews and rezoning

15. Rezoning the potential housing sites identified in land use reviews and increasing development intensity where planning terms permit are the key contributors towards achieving the 10-year housing supply target. In particular, as we await the supplies from NDAs in the medium term starting 2023, the some 210 potential housing sites will be a major source of land supply in the short to medium term. Inherent in the land use review is the change in original use, be it government facilities, open space and/or green belt, and such change is often unpopular with the local community even with suitable reprovisioning for essential facilities. Another major local concern is whether the existing public facilities and transport networks would be able to cope with the surge in population that new housing would bring.

16. While rezoning may be less time-consuming than other land supply options such as NDAs and reclamation, time is still required to undertake technical and impact studies, identify mitigation measures, conduct local consultation, and reprovision affected facilities if necessary. Rezoning itself also takes time. The statutory process normally takes about 11 months to complete, and may be extended by six months in case of large number of public representations or comments. There are also uncertainties in the process. For instance, TPB may amend rezoning proposals in the light of public views, resulting in flat loss. As an illustration, in the past few years, TPB decided after hearing representations and comments to retain the original non-residential zoning of several sites at Kennedy Town, Tsing Yi and Tai Po resulting in

the reduction of about 3,240 flats. Such further amendments to Outline Zoning Plan (“OZP”) will also trigger a fresh round of public exhibition and comment period that will lengthen the process. TPB’s decisions (and for that matter the ultimate decisions of the Chief Executive in Council (“CE in C”) in respect of the statutory plans) are not immune from legal challenges by way of judicial review (“JR”), adding uncertainty to the rezoning process⁴.

(ii) **Challenges in implementing NDAs/ new town extension**

17. NDAs/new town extensions as large-scale developments take a long lead time from planning to realisation. The process mostly starts off with a planning and engineering study to ascertain the technical feasibility of the proposal, involving different stages of inception of development scheme, public engagement and preparation of development plans. As soon as a decision is made to take forward a NDA or new town extension project, the development will enter into the implementation stage, covering (a) preparation of OZP and other statutory gazettals under the Town Planning Ordinance (Cap. 131) and Roads (Works, Use and Compensation) Ordinance (Cap. 370), involving public consultation as a statutory requirement⁵; (b) detailed design of the NDAs/new town extension, including formulation of the detailed infrastructure works and road alignments with a view to estimating the project cost and scope of land resumption; (c) funding approval for the project and land resumption by the Legislative Council (“LegCo”); (d) resumption of private land under the Lands Resumption Ordinance (Cap. 124) and land clearances, as well as follow up work on compensation and rehousing for eligible persons affected; and (e) site formation and infrastructure works. In particular, land resumption and clearance can be highly unpleasant and even confrontational. In the case of the KTN/FLN NDA (which will be the first NDA to be implemented in

⁴ Since 2011, the submission of eight OZPs (Wan Chai, Causeway Bay, Mong Kok, Yau Ma Tei, Ngau Tau Kok & Kowloon Bay, Kennedy Town & Mount Davis, Kwai Chung and Central District (Extension)) to the CE in C for approval has been stayed by the court on account of JR cases. Subsequent to the completion of the relevant court proceedings, the stay orders in respect of Causeway Bay, Mong Kok and Ngau Tau Kok & Kowloon Bay OZPs are no longer in effect. As for the remaining five OZPs, the concerned JRs are at various stages of legal proceedings and the duration of stay of the OZPs ranges from 39 to 74 months as at end-October 2017.

⁵ Under the TPO (Cap. 131) and Roads (Works, Use and Compensation) Ordinance (Cap. 370), the whole statutory procedures would need to be completed within nine months after gazettal of the respective OZP or road schemes, subject to an extension of six months as permitted by the Chief Executive. To expedite the development process, these statutory procedures may be undertaken in parallel with the formulation of the detailed design of the NDAs/new town extension.

the pipeline)⁶, about 1,500 households will have to move to make way for the NDA project. The time required for land resumption and clearance will have a direct bearing on the overall implementation timetable.

18. For large-scale NDAs/new town extension, phased approach is normally adopted. The entire planning and development process usually takes at least 15 years from the study stage to the first population intake. A flowchart on the implementation of NDAs/new town extension is at **Annex 4**.

(iii) Challenges in facilitating development of “CDA” Sites

19. Over the years, concerns were raised on the difficulty in taking forward developments following the intention of the “CDA” zone. Fragmented ownership, in particular, may be difficult to resolve. To monitor the development of “CDA” sites, the TPB will conduct a first review of each “CDA” site at the end of the third year after its designation, and subsequently conduct a review biennially. Suitable “CDA” sites will be rezoned to other land use zonings or subdivided into smaller sub-zones, as appropriate, with a view to expediting the development progress. Recent examples include the subdivision of a “CDA” site in the Yau Tong industrial area into five smaller “CDA” sub-zones in November 2014, and the rezoning of a “CDA(3)” site to “Residential (Group A)” and “G/IC” in Ma Tau Kok, so as to expedite the development progress. Noting the potential difficulty in implementation of large “CDA” site, “CDA” zoning has only be designated on exceptional basis in recent years.

⁶ KTN/FLN NDAs cover a total development area of 320 ha (involving 182 ha private land), affecting some 1 500 households. HSK NDA covers a total development area of 441 ha (involving 324 ha private land), affecting some 1 600 households.

(iv) **Challenges in facilitating urban renewal**

20. Despite the pressing need to addressing the problem of urban decay, urban renewal initiatives in recent years have faced a number of challenges, which are summarised below –

- (a) as most of the sites with high redevelopment potential have already been redeveloped in the past decades, there is a trend of diminishing plot ratio gains upon redevelopment of old buildings. Therefore, demolition of old buildings does not necessarily result in a substantial net gain in the number of new flats/Gross Floor Area and provide sufficient incentives for pursuing redevelopment. In some extreme cases, the existing old buildings were built to a volume exceeding the prevailing permissible building intensity, thus rendering their redevelopment economically non-viable;
- (b) the displacement of households arising from redevelopment projects will generate immediate housing demand. While the redeveloped buildings upon completion should contribute eventually to housing supply, the displacement of occupants for a prolonged period (a typical redevelopment project involves a time lag of at least five to six years between displacement of households and completion of new flats) gives rise to additional demand for housing units and land⁷;
- (c) fragmented ownership pattern, coupled with the buoyant property market and high acquisition costs, mean that it is increasingly more time-consuming and costly to assemble titles and in turn poses higher financial risks to pursue redevelopment projects. High acquisition cost as well as fast rising construction costs (risen by 40% in the past five years) have further eroded the viability of many redevelopment projects; and

⁷ According to the Long Term Housing Strategy Annual Progress Report 2016, the estimated households displaced by redevelopment of private units is 2,100 per year and 42,000 in a decade (2017-18 to 2026-27), adopting an assumption of an average of two households per private unit (based on URA's data from its urban redevelopment projects)

- (d) to achieve the key objective of urban renewal to improve the layout of built-up areas through redevelopment projects, with the incorporation of adequate transport, infrastructure and community facilities into the projects where appropriate, major restructuring and replanning of the old urban core encroaching upon the limits imposed by the current planning regime will probably be required. This will entail a time consuming exercise taking into account the highly politicized consensus building process amongst the affected and interested parties.

21. To explore more effective ways of taking forward urban renewal work, URA commenced in May 2017 a district planning study on a pilot basis for Yau Ma Tei and Mong Kok (“Yau Mong District Planning Study”), which have a high concentration of old buildings. The Yau Mong District Planning Study aims to explore ways of enhancing the efficiency of existing land use and the redevelopment potential in the two districts. The findings would serve as the basis for URA to identify more effective and efficient ways for urban renewal as well as practical and feasible ideas and modus operandi for adoption in the work strategy of urban renewal in future, which will also apply to other stakeholders/participants. The efficacy of various initiatives under the 2011 URS would also be examined in the context of the study, which is expected to be completed by mid-2019.

ADVICE SOUGHT

22. Members are invited to note and offer comments on the above ongoing initiatives.

Development Bureau
15 November 2017

Some 210 potential housing sites
約 210 幅具房屋發展潛力用地

District 地區	Location 地點 (Note 註 1)	Original Zoning 原有土地 用途地帶	Housing Type 房屋類型 (Note 註 2)	Rezoning Progress 改劃進度 (as at 截至 3.11.2017)	Year of Announcement 公布年份
Wan Chai 灣仔	Lui Kee Education Services Centre and Wan Chai Polyclinic 呂祺教育服務中心和灣仔分科診所	G/IC	Private 私營	Rezoning in Progress 正在改劃	Note 註 3
	Total 總數: 1 site 幅				
Central & Western 中西區	Ka Wai Man Road Phase 1, Sai Wan 西環加惠民道第 1 期	U	Public 公營	Rezoning in Progress 正在改劃	Note 註 4
	Ka Wai Man Road Phase 2, Sai Wan 西環加惠民道第 2 期	U	Public 公營	Rezoning in Progress 正在改劃	Note 註 4
	Total 總數: 2 sites 幅				
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	Rezoning Completed 改劃完成	Note 註 4
	Between Cheung Man Road and Chai Wan Park 祥民道和柴灣公園之間	GB	Public 公營	Rezoning to be Initiated 有待改劃	Note 註 4
	Java Road, North Point 北角渣華道	G/IC	Public 公營	Rezoning Completed 改劃完成	Note 註 4
	Behind Chai Wan Swimming Pool, Chai Wan 柴灣游泳池後方	GB, G/IC	Public 公營	Rezoning to be Initiated 有待改劃	Note 註 4
	Hau Yuen Path, Braemar Hill 寶馬山校園徑	G/IC	Private 私營	Rezoning to be Initiated 有待改劃	Note 註 4
	Braemar Hill Road 寶馬山道	G/IC	Private 私營	Rezoning to be Initiated 有待改劃	Note 註 4
	Next to St. Joan of Arc Secondary School, Braemar Hill 寶馬山聖貞德中學旁	G/IC	Private 私營	Rezoning to be Initiated 有待改劃	Note 註 4
	Total 總數: 7 sites 幅				

District 地區	Location 地點 (Note 註 1)	Original Zoning 原有土地 用途地帶	Housing Type 房屋類型 (Note 註 2)	Rezoning Progress 改劃進度 (as at 截至 3.11.2017)	Year of Announcement 公布年份
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	Rezoning Completed 改劃完成	Note 註 3
	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	Rezoning Completed 改劃完成	Note 註 4
	East of Wong Ma Kok Road (near Regalia Bay), Stanley 赤柱黃麻角道以東(近富豪海灣)	GB	Private 私營	Please see Note 註 6	Note 註 4
	Wah Fu North, Pok Fu Lam 薄扶林華富北	O	Public 公營	Rezoning in Progress 正在改劃	Note 註 4
	Wah King Street, Pok Fu Lam 薄扶林華景街	O, Road	Public 公營	Rezoning in Progress 正在改劃	Note 註 4
	Wah Lok Path, Pok Fu Lam 薄扶林華樂徑	G/IC	Public 公營	Rezoning in Progress 正在改劃	Note 註 4
	Kai Lung Wan, Pok Fu Lam 薄扶林雞籠灣	GB	Public 公營	Rezoning in Progress 正在改劃	Note 註 4
	Lee Nam Road, Ap Lei Chau 鴨脷洲利南道	OU	Private 私營	Rezoning Completed 改劃完成	Note 註 4
	Cape Road, Stanley (Previously known as Near Carmel Road (Cape Road, south to Ma Hang Estate), Stanley) 赤柱環角道(前稱赤柱近佳美道(環角道，馬坑邨以南))	GB	Private 私營	Rezoning to be Initiated 有待改劃	Note 註 4
	Near Stanley Village Road (near Ma Hang Prison), Stanley 赤柱近赤柱村道(近馬坑監獄)	GB	Private 私營	Rezoning to be Initiated 有待改劃	Note 註 4
	LCSD Lower Shouson Hill Nursery, San Wan Village, Wong Chuk Hang 黃竹坑新圍村康樂及文化事務署的下壽臣山苗圃	O	Private 私營	Rezoning to be Initiated 有待改劃	Note 註 4
	Red Hill Peninsula, Tai Tam 大潭紅山半島	GB	Private 私營	Rezoning to be Initiated 有待改劃	Note 註 4
	Site 1, Nam Fung Road, Shouson Hill 壽臣山南風道 1 號地盤	GB	Private 私營	Rezoning to be Initiated 有待改劃	Note 註 4
	Site 2, Nam Fung Road, Shouson Hill 壽臣山南風道 2 號地盤	GB	Private	Rezoning to be Initiated	Note 註 4

District 地區	Location 地點 (Note 註 1)	Original Zoning 原有土地 用途地帶	Housing Type 房屋類型 (Note 註 2)	Rezoning Progress 改劃進度 (as at 截至 3.11.2017)	Year of Announcement 公布年份
			私營	有待改劃	
	Nam Fung Road (near Aberdeen Tunnel), Shouson Hill 壽臣山南風道(近香港仔隧道)	GB	Private 私營	Rezoning to be Initiated 有待改劃	Note 註 4
	Total 總數: 15 sites 幅				
Kowloon City 九龍城	Sheung Shing Street, Ho Man Tin 何文田常盛街	O	Private 私營	Rezoning Completed 改劃完成	Note 註 4
	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	Rezoning in Progress 正在改劃	Note 註 4
	Ko Shan Road, To Kwa Wan 土瓜灣高山道	G/IC	Public 公營	Rezoning to be Initiated 有待改劃	Note 註 4
	Mok Cheong Street, Ma Tau Kok 馬頭角木廠街	CDA	Public 公營	Rezoning Completed 改劃完成	Note 註 4
	Total 總數: 4 sites				
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	Rezoning Completed 改劃完成	Note 註 3
	Lei Yue Mun Path, Lei Yue Mun 鯉魚門徑	G/IC	Private 私營	Rezoning Completed 改劃完成	Note 註 3
	Sau Ming Road, Kwun Tong 觀塘秀明道	G/IC	Public 公營	Rezoning Completed 改劃完成	Note 註 3
	Choi Hing Road and Choi Hing Lane, Ngau Tau Kok 牛頭角彩興路及彩興里	G/IC, GB, Road	Public 公營	Rezoning in Progress 正在改劃	Note 註 4
	Choi Wing Road, Ngau Tau Kok 牛頭角彩榮路	G/IC	Public 公營	Rezoning in Progress 正在改劃	Note 註 4
	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	Rezoning Completed 改劃完成	Note 註 4
	Hiu Ming Street/Hiu Kwong Street, Kwun Tong 觀塘曉明街/曉光街	O, GB	Public 公營	Rezoning Completed 改劃完成	Note 註 4

District 地區	Location 地點 (Note 註 1)	Original Zoning 原有土地 用途地帶	Housing Type 房屋類型 (Note 註 2)	Rezoning Progress 改劃進度 (as at 截至 3.11.2017)	Year of Announcement 公布年份
	Ko Chiu Road, Yau Tong 油塘高超道	G/IC	Private 私營	Rezoning Completed 改劃完成	Note 註 4
	Wang Chiu Road, Kowloon Bay (previously known as Opposite to Richland Gardens) 九龍灣宏照道(前稱九龍灣麗晶花園對面)	O	Public 公營	Rezoning in Progress 正在改劃	Note 註 4
	Yan Wing Street (near Lei Yue Mun Estate), Yau Tong 油塘欣榮街(近鯉魚門邨)	GB	Public 公營	Rezoning Completed 改劃完成	Note 註 4
	Po Lam Road (Near Po Tat Estate), Kwun Tong 觀塘寶琳路(近寶達邨)	GB	Public 公營	Rezoning to be Initiated 有待改劃	Note 註 4
	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	Rezoning Completed 改劃完成	Note 註 4
	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	Rezoning Completed 改劃完成	Note 註 4
	Ting On Street, Ngau Tau Kok 牛頭角定安街	G/IC	Public 公營	Rezoning in Progress 正在改劃	Note 註 4
	Public Transport Interchange near Kwong Tin Estate, Lam Tin 鄰近藍田廣田邨的公共運輸交匯處	R(A)	To be confirmed 待定	Rezoning Completed 改劃完成	Note 註 5
	Public Transport Interchange near Lam Tin Estate, Lam Tin 鄰近藍田邨的公共運輸交匯處	R(A)	To be confirmed 待定	Rezoning Completed 改劃完成	Note 註 5
	Total 總數: 16 sites				
Yau Tsim Mong 油尖旺	Junction of Soy Street and Shanghai Street, Mong Kok 旺角豉油街與上海街交界處	G/IC	Private 私營	Rezoning in Progress 正在改劃	Note 註 3
	Reclamation Street/ Shanghai Street, Mong Kok 旺角新填地街與上海街之間	G/IC	Private 私營	Rezoning in Progress 正在改劃	Note 註 3
	Junction of Anchor Street and Elm Street, Tai Kok Tsui 大角咀晏架街與榆樹街交界處	OU(B)	Private 私營	Rezoning in Progress 正在改劃	Note 註 3
	Total 總數: 3 sites 幅				
Wong Tai Sin	Fung Tak Road, Diamond Hill 鑽石山鳳德道	GB	Public 公營	Rezoning to be Initiated 有待改劃	Note 註 4

District 地區	Location 地點 (Note 註 1)	Original Zoning 原有土地 用途地帶	Housing Type 房屋類型 (Note 註 2)	Rezoning Progress 改劃進度 (as at 截至 3.11.2017)	Year of Announcement 公布年份
黃大仙	Fung Shing Street, Ngau Chi Wan 牛池灣豐盛街	G/IC, O	Public 公營	Rezoning to be Initiated 有待改劃	Note 註 5
	Wong Tai Sin Community Centre, Ching Tak Street, Wang Tau Hom 橫頭磡正德街黃大仙社區中心	G/IC	Public 公營	Rezoning to be Initiated 有待改劃	Note 註 5
	Total 總數: 3 sites 幅				
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	Rezoning Completed 改劃完成	Note 註 3
	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	Rezoning Completed 改劃完成	Note 註 3
	North of Yin Ping Road, Tai Wo Ping 大窩坪延坪道以北	GB	Private 私營	Rezoning Completed 改劃完成	Note 註 4
	Chak On Road Driving Test Centre and its Adjoining Area, Sham Shui Po 深水埗澤安道駕駛考試中心及毗連用地	G/IC, R(A)	Public 公營	Rezoning to be Initiated 有待改劃	Note 註 5
	Total 總數: 4 sites 幅				
Kwai Tsing 葵青	Tai Wo Hau Road Phase 1, Kwai Chung 葵涌大窩口道第 1 期	R(A), O	Public 公營	Rezoning in Progress 正在改劃	Note 註 4
	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	Rezoning Completed 改劃完成	Note 註 4
	Lai Kong Street, Kwai Chung 葵涌荔崗街	G/IC	Private 私營	Rezoning in Progress 正在改劃	Note 註 4
	Tai Wo Hau Road Phase 2, Kwai Chung 葵涌大窩口道第 2 期	G/IC, O	Public 公營	Rezoning in Progress 正在改劃	Note 註 4
	Near Cheung Wang Estate, Tsing Yi 青衣近長宏邨	GB, R(A)	Private 私營	Rezoning Completed 改劃完成	Note 註 4
	Container Port Road, Kwai Chung 葵涌貨櫃碼頭路	OU (Container Related Uses), I, Road	Public 公營	Rezoning to be Initiated 有待改劃	Note 註 4

District 地區	Location 地點 (Note 註 1)	Original Zoning 原有土地 用途地帶	Housing Type 房屋類型 (Note 註 2)	Rezoning Progress 改劃進度 (as at 截至 3.11.2017)	Year of Announcement 公布年份
	San Kwai Street, Kwai Chung 葵涌新葵街	V, G/IC	Public 公營	Rezoning to be Initiated 有待改劃	Note 註 4
	Wah King Hill Road, Kwai Chung (Previously known as Near Wonderland Villas, Kwai Chung 葵涌華景山路 (前稱葵涌近華景山莊)	GB, O	Private 私營	Rezoning to be Initiated 有待改劃	Note 註 4
	Near Mount Haven, Tsing Yi 青衣近曉峰園	GB, G/IC	Public 公營	Rezoning to be Initiated 有待改劃	Note 註 4
	Site 1, Shek Pai Street, Kwai Chung 葵涌石排街一號地盤	GB	Public 公營	Rezoning to be Initiated 有待改劃	Note 註 4
	Site 2, Shek Pai Street, Kwai Chung 葵涌石排街二號地盤	GB	Public 公營	Rezoning to be Initiated 有待改劃	Note 註 4
	Site 3, Shek Pai Street, Kwai Chung 葵涌石排街三號地盤	GB, R(A)	Public 公營	Rezoning to be Initiated 有待改劃	Note 註 4
	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	Rezoning Completed 改劃完成	Note 註 4
	Public Transport Interchange near Lai Yiu Estate, Kwai Chung 鄰近葵涌麗瑤邨的公共運輸交匯處	R(A)	To be confirmed 待定	Rezoning Completed 改劃完成	Note 註 5
	Public Transport Interchange near Cheung Ching Estate, Tsing Yi 鄰近青衣長青邨的公共運輸交匯處	R(A)	To be confirmed 待定	Rezoning Completed 改劃完成	Note 註 5
	Total 總數: 15 sites 幅				
Tsuen Wan 荃灣	Tsing Lung Tau, Sham Tseng, Tsuen Wan 荃灣深井青龍頭	U	Private 私營	Rezoning Completed 改劃完成	Note 註 3
	Sha Tsui Road, Tsuen Wan 荃灣沙咀道	I	Public 公營	Rezoning Completed 改劃完成	Note 註 3
	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	Rezoning Completed 改劃完成	Note 註 3
	Near Cheung Shan Estate, Tsuen Wan 荃灣近象山邨	O, R(A), G/IC	Public 公營	Rezoning to be Initiated 有待改劃	Note 註 4

District 地區	Location 地點 (Note 註 1)	Original Zoning 原有土地 用途地帶	Housing Type 房屋類型 (Note 註 2)	Rezoning Progress 改劃進度 (as at 截至 3.11.2017)	Year of Announcement 公布年份
	Po Fung Terrace, Tsuen Wan 荃灣寶豐台	GB	Private 私營	Rezoning to be Initiated 有待改劃	Note 註 4
	Castle Peak Road, Tsing Lung Tau 青龍頭青山公路	GB	Private 私營	Rezoning to be Initiated 有待改劃	Note 註 4
	Site 1, Route Twisk, Tsuen Wan 荃灣荃錦公路 1 號地盤	GB	Private 私營	Rezoning to be Initiated 有待改劃	Note 註 4
	Site 2, Route Twisk, Tsuen Wan 荃灣荃錦公路 2 號地盤	GB	Private 私營	Rezoning to be Initiated 有待改劃	Note 註 4
	East of the "V" zone, Lung Yue Road, Tsing Lung Tau 青龍頭龍如路「鄉村式發展」地帶以東	GB	Private 私營	Rezoning to be Initiated 有待改劃	Note 註 4
	South of Ma Wan 馬灣以南	OU (Recreation & Tourism Related Uses)	Private 私營	Rezoning to be Initiated 有待改劃	Note 註 5
	Total 總數: 13 sites 幅				
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	Rezoning Completed 改劃完成	Note 註 3
	Ngan Kwong Wan Road West, Mui Wo 梅窩銀礦灣路西端	G/IC	Public 公營	Rezoning Completed 改劃完成	Note 註 3
	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	Rezoning Completed 改劃完成	Note 註 4
	Total 總數: 3 sites 幅				
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	Rezoning Completed 改劃完成	Note 註 3
	Tui Min Hoi, Hong Kin Road, Sai Kung 西貢對面海康健路	G/IC	Private 私營	Rezoning Completed 改劃完成	Note 註 3
	Hong Tsuen Road, Sai Kung Tuk 西貢篤康村路	G/IC(4)	Private 私營	Rezoning Completed 改劃完成	Note 註 3
	Anderson Road Quarry	OU (Mining &	Public	Rezoning Completed	Note 註 4

District 地區	Location 地點 (Note 註 1)	Original Zoning 原有土地 用途地帶	Housing Type 房屋類型 (Note 註 2)	Rezoning Progress 改劃進度 (as at 截至 3.11.2017)	Year of Announcement 公布年份
	安達臣道石礦場	Quarrying)	公營	改劃完成	
	Anderson Road Quarry (upper quarry site) 安達臣道石礦場(上礦場地盤)	OU (Mining & Quarrying)	Private 私營	Rezoning Completed 改劃完成	Note 註 4
	South of Chiu Shun Road, Tseung Kwan O 將軍澳昭信路以南	GB, G/IC	Public 公營	Rezoning in Progress 正在改劃	Note 註 4
	North of TKO Village, Tseung Kwan O 將軍澳將軍澳村以北	GB	Public 公營	Rezoning in Progress 正在改劃	Note 註 4
	East of Movie City, Tseung Kwan O 將軍澳電影城以東	GB	Public 公營	Rezoning in Progress 正在改劃	Note 註 4
	West of Tsui Lam Estate, Tseung Kwan O 將軍澳翠林邨以西	GB	Public 公營	Rezoning to be Initiated 有待改劃	Note 註 4
	Northwest of Ying Yip Road, Tseung Kwan O 將軍澳影業路以西北	GB	Public 公營	Rezoning in Progress 正在改劃	Note 註 4
	Bus Terminus South of Hong Sing Garden and North of Mau Wu Tsai, Tsueng Kwan O 將軍澳康盛花園以南巴士總站及茅湖仔 以北	GB, G/IC	Public 公營	Rezoning to be Initiated 有待改劃	Note 註 4
	West of Yau Yue Wan Village, Tseung Kwan O 將軍澳鮎魚灣村以西	GB	Public 公營	Rezoning in Progress 正在改劃	Note 註 4
	South of Po Lam Road, Tseung Kwan O 將軍澳寶琳路以南	GB	Public 公營	Rezoning to be Initiated 有待改劃	Note 註 4
	North of Po Lam Road South, Tseung Kwan O 將軍澳寶琳南路以北	GB	Public 公營	Rezoning to be Initiated 有待改劃	Note 註 4
	Near Ho Chung New Village, Ho Chung 蠔涌近蠔涌新村	G/IC	Private 私營	Rezoning to be Initiated 有待改劃	Note 註 4
	Nam Wai (Eastern Portion), Hebe Haven, Sai Kung 西貢白沙灣南圍(東面部分)	GB	Private 私營	Rezoning to be Initiated 有待改劃	Note 註 5
	Total 總數: 16 sites 幅				
Sha Tin 沙田	Pik Tin Street, Area 4D, Shatin 沙田第 4D 區碧田街	R(B)	Public 公營	Rezoning Completed 改劃完成	Note 註 3

District 地區	Location 地點 (Note 註 1)	Original Zoning 原有土地 用途地帶	Housing Type 房屋類型 (Note 註 2)	Rezoning Progress 改劃進度 (as at 截至 3.11.2017)	Year of Announcement 公布年份
	Mei Tin Estate, Area 4C, Shatin 沙田第 4C 區近美田邨	R(A)	Public 公營	Rezoning Completed 改劃完成	Note 註 3
	Whitehead, Ma On Shan 馬鞍山白石	CDA	Private 私營	Rezoning Completed 改劃完成	Note 註 3
	Shui Chuen O, Shatin 沙田水泉澳	R(B), R(A), G/IC, O, GB, Road	Public 公營	Rezoning Completed 改劃完成	Note 註 3
	"R(B)3" site at Hang Kwong Street, Ma On Shan 馬鞍山恆光街	G/IC	Private 私營	Rezoning Completed 改劃完成	Note 註 3
	Ma Kam Street, Ma On Shan 馬鞍山馬錦街	G/IC	Private 私營	Rezoning Completed 改劃完成	Note 註 3
	Kwei Tei Street, Fo Tan 火炭桂地街	I, GB, River Channel	Public 公營	Rezoning Completed 改劃完成	Note 註 3
	Wo Sheung Tun Street, Fo Tan 火炭禾上墩街	I, GB	Public 公營	Rezoning Completed 改劃完成	Note 註 3
	Lok Wo Sha Lane, Area 111, Ma On Shan 馬鞍山第 111 區落禾沙里	O	Private 私營	Rezoning Completed 改劃完成	Note 註 4
	Au Pui Wan Street, Area 16B, Fo Tan 火炭第 16B 區坳背灣街	I	Public 公營	Rezoning Completed 改劃完成	Note 註 4
	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	Rezoning Completed 改劃完成	Note 註 4
	North of To Shek Service Reservoir, Sha Tin 沙田多石配水庫以北	GB	Private 私營	Rezoning Completed 改劃完成	Note 註 4
	Whitehead, Ma On Shan 馬鞍山白石	G/IC	Private 私營	Rezoning Completed 改劃完成	Note 註 4
	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	Rezoning Completed 改劃完成	Note 註 4
	Ma On Shan Road (Northern Portion) 馬鞍山路(北面部分)	GB	Public 公營	Rezoning Completed 改劃完成	Note 註 4
	Ma On Shan Road (Southern Portion) 馬鞍山路(南面部分)	GB	Public	Rezoning Completed	Note 註 4

District 地區	Location 地點 (Note 註 1)	Original Zoning 原有土地 用途地帶	Housing Type 房屋類型 (Note 註 2)	Rezoning Progress 改劃進度 (as at 截至 3.11.2017)	Year of Announcement 公布年份
			公營	改劃完成	
	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	Rezoning Completed 改劃完成	Note 註 4
	Shek Mun "O" site near Shek Mun Business Area, Sha Tin 沙田石門「休憩用地」近石門商貿區	O	Public 公營	Please see Note 註 7	Note 註 4
	Hang Tai Road, Area 86B, Ma On Shan 馬鞍山第 86B 區恆泰路	G/IC, Road	Public 公營	Rezoning Completed 改劃完成	Note 註 4
	Lower part of Ma On Shan Tsuen Road, Ma On Shan 馬鞍山馬鞍山村路下部分	GB	Public 公營	Rezoning to be Initiated 有待改劃	Note 註 5
	Upper part of Ma On Shan Tsuen Road, Ma On Shan 馬鞍山馬鞍山村路上部分	GB	Private 私營	Rezoning to be Initiated 有待改劃	Note 註 5
	Total 總數: 21 sites 幅				
Tai Po 大埔	Pak Shek Kok, Tai Po 大埔白石角	REC	Private 私營	Rezoning Completed 改劃完成	Note 註 3
	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	Rezoning Completed 改劃完成	Note 註 4
	Site 1B, Fo Chun Road, Pak Shek Kok, Tai Po 大埔白石角科進路	OU (Science Park)	Private 私營	Rezoning Completed 改劃完成	Note 註 4
	Site 1C, Chong San Road, Pak Shek Kok, Tai Po 大埔白石角創新路	OU (Science Park)	Private 私營	Rezoning Completed 改劃完成	Note 註 4
	Site 1D, Fo Yin Road, Pak Shek Kok, Tai Po 大埔白石角科研路	OU (Science Park)	Private 私營	Rezoning Completed 改劃完成	Note 註 4
	Lo Fai Road (Eastern Portion) 露輝路(東面)	GB	Private 私營	Rezoning Completed 改劃完成	Note 註 4
	Lo Fai Road (Western Portion) 露輝路(西面)	GB	Private 私營	Rezoning Completed 改劃完成	Note 註 4
	Shan Tong Road, Lai Chi Shan, Tai Po 大埔荔枝山山塘路	GB	Private 私營	Rezoning Completed 改劃完成	Note 註 4

District 地區	Location 地點 (Note 註 1)	Original Zoning 原有土地 用途地帶	Housing Type 房屋類型 (Note 註 2)	Rezoning Progress 改劃進度 (as at 截至 3.11.2017)	Year of Announcement 公布年份
	Near Fung Yuen, Ting Kok 汀角近鳳園	GB, G/IC	Private 私營	Please see Note 註 8	Note 註 4
	West of Nethersole Hospital, Tai Po 大埔那打素醫院以西	GB	Private 私營	Please see Note 註 8	Note 註 4
	Chung Nga Road East, Tai Po 大埔頌雅路東面	G/IC	Public 公營	Rezoning Completed 改劃完成	Note 註 4
	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	Rezoning Completed 改劃完成	Note 註 4
	Area 9, Tai Po 大埔第 9 區	G/IC, GB	Public 公營	Rezoning Completed 改劃完成	Note 註 4
	Near Cheung Shue Tan Road, Tai Po Kau 大埔滘近樟樹灘路	GB	Private 私營	Rezoning Completed 改劃完成	Note 註 4
	Chung Nga Road West, Tai Po 大埔頌雅路西面	GB, G/IC	Public 公營	Rezoning Completed 改劃完成	Note 註 4
	Junction of Yau King Lane and Pok Yin Road, Pak Shek Kok, Tai Po (previously known as Area 39, Tai Po) 大埔白石角優景里與博研路交界處(前稱 大埔第 39 區)	G/IC	Private 私營	Rezoning in Progress 正在改劃	Note 註 4
	Ma Wo Road (near Classical Garden I & Chung Woo Ching Sai), Tai Po 大埔馬窩路鄰近新峰花園及忠和精舍	GB	Private 私營	Rezoning in Progress 正在改劃	Note 註 4
	To Yuen Tung at Ma Wo Road, Tai Po 大埔馬窩路桃源洞	GB	Public 公營	Rezoning to be Initiated 有待改劃	Note 註 4
	East of Cheung Muk Tau, Ma On Shan 馬鞍山樟木頭以東 (Cheung Muk Tau Site 1 樟木頭用地 1)	GB	Public 公營	Rezoning to be Initiated 有待改劃	Note 註 4
	South of Symphony Bay, Ma On Shan 馬鞍山帝琴灣以南 (Cheung Muk Tau Site 2 樟木頭用地 2)	GB	Public 公營	Rezoning to be Initiated 有待改劃	Note 註 4
	Nam Wa Po, Kau Lung Hang, Tai Po 大埔九龍坑南華莆	GB, AGR, OS	Public 公營	Rezoning to be Initiated 有待改劃	Note 註 5

District 地區	Location 地點 (Note 註 1)	Original Zoning 原有土地 用途地帶	Housing Type 房屋類型 (Note 註 2)	Rezoning Progress 改劃進度 (as at 截至 3.11.2017)	Year of Announcement 公布年份
	Tai Wo, Kau Lung Hang, Tai Po 大埔九龍坑大窩	GB, AGR	Public 公營	Rezoning to be Initiated 有待改劃	Note 註 5
	Total 總數: 22 sites 幅				
North 北區	Ex-Kin Tak Public School, Kwu Tung South 前建德公立學校	G/IC, AGR	Private 私營	Rezoning Completed 改劃完成	Note 註 3
	Choi Yuen Road, Fanling Area 27 粉嶺第 27 區彩園路	G/IC, O	Public 公營	Rezoning Completed 改劃完成	Note 註 3
	South of Yung Shing Court, Fanling Area 49 粉嶺第 49 區雍盛苑以南	G/IC, GB	Public 公營	Rezoning Completed 改劃完成	Note 註 3
	Queen's Hill (public housing), Lung Yeuk Tau 龍躍頭皇后山(公營房屋)	G/IC(2)	Public 公營	Rezoning Completed 改劃完成	Note 註 4
	Queen's Hill (private housing), Lung Yeuk Tau 龍躍頭皇后山(私營房屋)	G/IC	Private 私營	Rezoning Completed 改劃完成	Note 註 4
	Pak Wo Road, Fanling 粉嶺百和路	G/IC	Public 公營	Please see Note 註 9	Note 註 4
	Land at Former Fanling Magistracy, Fanling 粉嶺前粉嶺裁判法院土地	G/IC	Public 公營	Rezoning to be Initiated 有待改劃	Note 註 4
	Fanling/Sheung Shui Area 30 near Po Shek Wu Road 粉嶺/上水第 30 區近寶石湖路	I, OU (Bus Depot)	Public 公營	Rezoning to be Initiated 有待改劃	Note 註 4
	Ching Hiu Road, Sheung Shui 上水清曉路	GB, G/IC	Public 公營	Rezoning to be Initiated 有待改劃	Note 註 4
	Area 48, Fanling/Sheung Shui 粉嶺/上水第 48 區	I, GB	Public 公營	Rezoning Completed 改劃完成	Note 註 4
	Fan Garden Site B1, Fanling 粉嶺芬園 B1 地盤	G/IC, R(C)1	Private 私營	Rezoning to be Initiated 有待改劃	Note 註 5
	Fan Garden Site B2, Fanling 粉嶺芬園 B2 地盤	G/IC, R(C)1	Private 私營	Rezoning to be Initiated 有待改劃	Note 註 5
	Fan Garden Site A and its Adjoining Area, Fanling 粉嶺芬園 A 地盤及毗連用地	G/IC, R(C)1	Public 公營	Rezoning to be Initiated 有待改劃	Note 註 5

District 地區	Location 地點 (Note 註 1)	Original Zoning 原有土地 用途地帶	Housing Type 房屋類型 (Note 註 2)	Rezoning Progress 改劃進度 (as at 截至 3.11.2017)	Year of Announcement 公布年份
	Po Shek Wu Road, Fanling 粉嶺寶石湖路	O	Public 公營	Rezoning to be Initiated 有待改劃	Note 註 5
	Junction of Castle Peak Road - Kwu Tung and Fan Kam Road, Near Tai Tau Leng, Fanling 粉嶺近大頭嶺青山公路-古洞段與粉錦公 路交界處	GB, G/IC	Public 公營	Rezoning to be Initiated 有待改劃	Note 註 5
	Tong Hang, Fanling 粉嶺塘坑	GB, G/IC	Public 公營	Rezoning to be Initiated 有待改劃	Note 註 5
	Total 總數: 16 sites 幅				
Tuen Mun 屯門	Tseung Choi Street, Area 4, Tuen Mun 屯門第 4 區井財街	R(A)	Private 私營	Rezoning Completed 改劃完成	Note 註 3
	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	Rezoning Completed 改劃完成	Note 註 3
	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	Rezoning Completed 改劃完成	Note 註 3
	Tsun Wen Road, Tuen Mun 屯門震寰路	I	Private 私營	Rezoning Completed 改劃完成	Note 註 3
	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	Rezoning Completed 改劃完成	Note 註 4
	Tsing Ha Lane, Area 20, Tuen Mun 屯門第 20 區青霞里	R(B)8	Private 私營	Rezoning Completed 改劃完成	Note 註 4
	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	Rezoning Completed 改劃完成	Note 註 4
	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	Rezoning Completed 改劃完成	Note 註 4
	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)	G/IC, GB	Public 公營	Rezoning Completed 改劃完成	Note 註 4

District 地區	Location 地點 (Note 註 1)	Original Zoning 原有土地 用途地帶	Housing Type 房屋類型 (Note 註 2)	Rezoning Progress 改劃進度 (as at 截至 3.11.2017)	Year of Announcement 公布年份
	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))				
	Hin Fat Lane, Castle Peak Road, Castle Peak Bay, Tuen Mun (Phase 2) (previously known as Ex-Hong Kong Christian Service Pui Oi School (Remaining portion), Area 39, Tuen Mun) 屯門青山公路-青山灣段顯法里(第 2 期) (前稱屯門第 39 區前香港基督教服務處 培愛學校(餘下部分))	G/IC, GB	Public 公營	Rezoning in Progress 正在改劃	Note 註 4
	Area 29 West, Tuen Mun 屯門第 29 西區	G/IC, R(A)	Public 公營	Rezoning Completed 改劃完成	Note 註 4
	Area 2, Tuen Mun 屯門第 2 區	G/IC	Public 公營	Rezoning Completed 改劃完成	Note 註 4
	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	Rezoning Completed 改劃完成	Note 註 4
	North of Jade Cove, So Kwun Wat, Tuen Mun 屯門掃管笏琨崙以北	GB	Private 私營	Rezoning Completed 改劃完成	Note 註 4
	Area 54 Site 5, Tuen Mun 屯門第 54 區第 5 號地盤	G/IC, GB, Road	Public 公營	Rezoning Completed 改劃完成	Note 註 4
	Kei Lun Wei, Area 54, Tuen Mun 屯門第 54 區麒麟圍	G/IC	Public 公營	Rezoning Completed 改劃完成	Note 註 4
	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	Rezoning Completed 改劃完成	Note 註 4
	Tuen Mun Kau Hui and Tin Hau Road, Tuen Mun 屯門屯門舊墟及天后路	O	Public 公營	Rezoning in Progress 正在改劃	Note 註 4
	Tak Bond Dangerous Godowns and Highways Department Maintenance Depot, Tai Lam Chung, Tuen Mun 屯門大欖涌德邦危險品貨倉及路政署維 修廠	G/IC	Public 公營	Rezoning to be Initiated 有待改劃	Note 註 4

District 地區	Location 地點 (Note 註 1)	Original Zoning 原有土地 用途地帶	Housing Type 房屋類型 (Note 註 2)	Rezoning Progress 改劃進度 (as at 截至 3.11.2017)	Year of Announcement 公布年份
	Tseng Tau Sheung Tsuen South, Tuen Mun (previously known as East of Tuen Hing Road, Area 23, Tuen Mun) 屯門井頭上村南（前稱屯門第 23 區屯興 路以東）	GB, R(B)10	Public 公營	Rezoning in Progress 正在改劃	Note 註 4
	Wu Shan Recreational Park at Wu Shan Road and Lung Mun Road, Tuen Mun 屯門湖山路及龍門路湖山遊樂場	GB	Public 公營	Rezoning in Progress 正在改劃	Note 註 4
	West of Lee Kam STFA Primary School, Tuen Mun 屯門順德聯誼總會李金小學以西	R(B)	Public 公營	Rezoning to be Initiated 有待改劃	Note 註 4
	Siu Sau (Northern Portion), So Kwun Wat, Tuen Mun 屯門掃管笏小秀(北面部份)	GB	Public 公營	Rezoning to be Initiated 有待改劃	Note 註 4
	San Hing Road, Tuen Mun (Phase 2) 屯門新慶路(第 2 期)	R(E), GB	Public 公營	Rezoning to be Initiated 有待改劃	Note 註 4
	San Hing Road, Tuen Mun (Phase 1) (previously known as San Hing Road Extension, Tuen Mun) 屯門新慶路(第 1 期)（前稱屯門新慶路延 伸）	GB	Public 公營	Rezoning to be Initiated 有待改劃	Note 註 4
	Hong Po Road, Tuen Mun 屯門康寶路	GB	Public 公營	Rezoning to be Initiated 有待改劃	Note 註 4
	North of The Aegean, So Kwun Wat, Tuen Mun 屯門掃管笏愛琴灣以北	GB	Private 私營	Rezoning Completed 改劃完成	Note 註 4
	North of Fiona Garden, So Kwun Wat, Tuen Mun 屯門掃管笏富安居以北	GB	Private 私營	Rezoning Completed 改劃完成	Note 註 4
	Hang Fu Street, Area 16, Tuen Mun 屯門第 16 區恆富街	G/IC	Public 公營	Rezoning in Progress 正在改劃	Note 註 5
	South of Tuen Mun Town Lot No. 423, Castle Peak Road, Area 48, Tuen Mun 屯門第 48 區青山公路屯門市地段第 423 號以南	GB	Private 私營	Rezoning in Progress 正在改劃	Note 註 5
	Total 總數: 30 sites 幅				
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	Rezoning Completed 改劃完成	Note 註 3

District 地區	Location 地點 (Note 註 1)	Original Zoning 原有土地 用途地帶	Housing Type 房屋類型 (Note 註 2)	Rezoning Progress 改劃進度 (as at 截至 3.11.2017)	Year of Announcement 公布年份
	Tak Yip Street, Tung Tau, Yuen Long 元朗東頭德業街	OU	Private 私營	Rezoning Completed 改劃完成	Note 註 3
	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	Rezoning Completed 改劃完成	Note 註 3
	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	Rezoning Completed 改劃完成	Note 註 3
	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	Rezoning Completed 改劃完成	Note 註 4
	Tin Wah Road Phase 1, Lau Fau Shan 流浮山天華路第 1 期	R(C)	Public 公營	Rezoning to be Initiated 有待改劃	Note 註 4
	Chung Yip Road, Nam Sang Wai, Yuen Long (previously known as Shan Pui Ho East Road (Next to Hong Kong School of Motoring), Yuen Long) 元朗南生圍涌業路(前稱元朗山貝河東路 (近香港駕駛學院))	R(D)1	Private 私營	Rezoning to be Initiated 有待改劃	Note 註 4
	Long Bin Interim Housing Phase 1, Yuen Long 元朗朗邊中轉房屋第 1 期	O	Public 公營	Rezoning in Progress 正在改劃	Note 註 4
	Kam Sheung Road Site 6, Kam Tin South 錦田南錦上路第 6 號地盤	AGR	Public 公營	Rezoning in Progress 正在改劃	Note 註 4
	Kam Sheung Road Site 1, Kam Tin South 錦田南錦上路第 1 號地盤	AGR	Public 公營	Rezoning in Progress 正在改劃	Note 註 4
	Wang Chau Phase 1, Yuen Long 元朗橫洲第 1 期	GB	Public 公營	Rezoning Completed 改劃完成	Note 註 4
	Tin Wah Road Phase 2, Lau Fau Shan 流浮山天華路第 2 期	R(C), GB	Public 公營	Rezoning to be Initiated 有待改劃	Note 註 4
	Near Tan Kwai Tsuen (Northern Portion), Yuen Long 元朗近丹桂村(北面部分)	GB	Public 公營	Rezoning to be Initiated 有待改劃	Note 註 4
	Near Tan Kwai Tsuen (Southern Portion), Yuen Long 元朗近丹桂村(南面部分)	GB	Public 公營	Rezoning in Progress 正在改劃	Note 註 4

District 地區	Location 地點 (Note 註 1)	Original Zoning 原有土地 用途地帶	Housing Type 房屋類型 (Note 註 2)	Rezoning Progress 改劃進度 (as at 截至 3.11.2017)	Year of Announcement 公布年份
	Long Bin Interim Housing Phase 2, Yuen Long 元朗朗邊中轉房屋第 2 期	O, R(B)1	Public 公營	Rezoning in Progress 正在改劃	Note 註 4
	Kam Sheung Road Site 4a, Kam Tin South 錦田南錦上路第 4a 號地盤	OU (Rural Use)	Public 公營	Rezoning in Progress 正在改劃	Note 註 4
	Kam Sheung Road Site 4b, Kam Tin South 錦田南錦上路第 4b 號地盤	OU (Rural Use)	Public 公營	Rezoning to be Initiated 有待改劃	Note 註 4
	Kam Sheung Road Site 5a, Kam Tin South 錦田南錦上路第 5a 號地盤	AGR	Public 公營	Rezoning to be Initiated 有待改劃	Note 註 4
	Near Junction of Castle Peak Road and Kam Tin Road, Au Tau, Yuen Long 元朗凹頭近青山公路與錦田公路交界處	GB	Public 公營	Rezoning to be Initiated 有待改劃	Note 註 5
	Wang Chau Phases 2 and 3, Yuen Long 元朗橫洲第二及三期	GB, OS	Public 公營	Rezoning to be Initiated 有待改劃	Note 註 5
	Tai Yuk Road, Area 13, Yuen Long 元朗第 13 區體育路	GIC, R(B)	To be confirmed 待定	Rezoning to be Initiated 有待改劃	Note 註 5
	Tung Shing Lei, Yuen Long 元朗東成里	U	Public 公營	Rezoning to be Initiated 有待改劃	Note 註 5
	“REC” site, Ping Shan, Yuen Long 元朗屏山康樂用地	REC	Public 公營	Rezoning to be Initiated 有待改劃	Note 註 5
	Total 總數: 24 sites 幅				
Total 總數	215 sites 幅				

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 subject to technical and other assessments and changes.
預計用地及住宅單位數目會視乎技術及其他評估，並可能會有所更改。
- 2: The housing type is for reference only, and may be subject to changes depending on practical considerations.
房屋類型僅供參考，可能會因應實際考慮而有所更改。
- 3: Short to Medium Term Housing Sites from Various Initiatives to Increase Land Supply announced in the 2013 Policy Address (42 Sites)
《2013 年施政報告》公布多項增加土地供應措施下物色到可於短中期作房屋發展用地。(42 幅)
- 4: Some 150 Potential Housing Sites to be made available in the Five Years of 2014/15 to 2018/19 (Announced in the 2014 Policy Address)
《2014 年施政報告》公布約 150 幅可於 2014/15 至 2018/19 五年間供發展的具房屋發展潛力的用地。

- 5: 26 Potential Housing Sites to be Made Available in the Five Years of 2019/20 to 2023/24 (Announced in the 2017 Policy Address)
《2017 年施政報告》公布 26 幅可於 2019/20 至 2023/24 五年間供發展的具房屋發展潛力用地。
- 6: The Town Planning Board (TPB) decided to retain the “GB” zone of the site east of Wong Ma Kok Road, Stanley on 27 February 2015.
城市規劃委員會(城規會)於 2015 年 2 月 27 日決定保留一幅位於赤柱黃麻角道以東的用地作「綠化地帶」用途。
- 7: The TPB decided to revert back the “O” zone of the site near Shek Mun Business Area, Shatin on 22 September 2017.
城規會於 2017 年 9 月 22 日就沙田分區計劃大綱圖修訂的申述／意見聆訊後，建議回復一幅位於沙田近石門商貿區的用地作「休憩用地」。
- 8: Two sites, involving about 1 300 flats, were recommended to be reverted back to “GB”/ “G/IC” zones after the TPB’s hearing of representations/comments relating to amendments to the Tai Po Outline Zoning Plan on 13 February 2015.
城規會於 2015 年 2 月 13 日就大埔分區計劃大綱圖修訂的申述／意見聆訊後，建議回復兩幅用地作「綠化地帶」/「政府、機構或社區」用途。
- 9: 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)。

Annex 2

New Development Areas (NDAs) and New Town Extension

	Kwu Tung North NDA¹	Fanling North NDA¹	Hung Shui Kiu NDA²	Tung Chung New Town Extension³	Yuen Long South⁴
Development Area (hectare (ha))	230	90	441	196	185
Flat Production ⁵	35,260	24,640	61,000	49,400	28,500
<i>Public Housing</i>	<i>20,360</i>	<i>16,240</i>	<i>31,200</i>	<i>30,900</i>	<i>17,300</i>
<i>Private Housing</i>	<i>14,900</i>	<i>8,400</i>	<i>29,800</i>	<i>18,500</i>	<i>11,200</i>
Housing Mix (Public : Private)	58 : 42	66 : 34	51 : 49	63 : 37	61 : 39
New Population ⁵	101,500	71,200	176,000	144,400	85,400
Economic Land (ha)	17.5	-	112 ⁶	9	11
Floor Space for Economic Activities ⁷ (m ²)	696,000	141,000	6,370,000	877,000	569,000
Employment Opportunities	31,200	6,500	150,000	40,000	10,500
First Population Intake	2023		2024	2023	2027

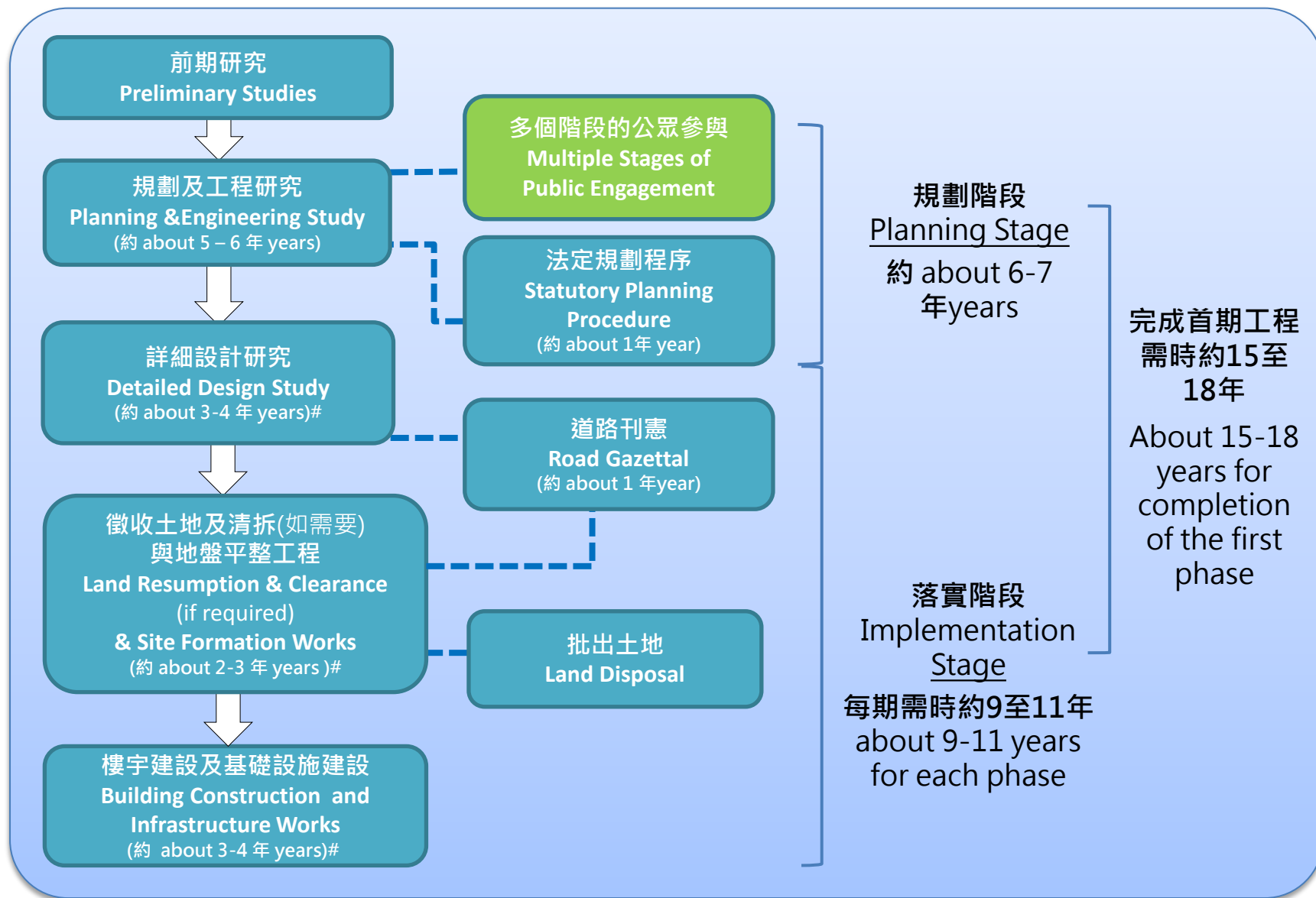
- 1 Development parameters according to the Recommended Outline Development Plans (RODPs) of Kwu Tung North and Fanling North NDAs, and Kwu Tung North and Fanling North Outline Zoning Plans (OZPs).
- 2 Source : Revised Hung Shui Kiu NDA Revised RODP.
- 3 Source : RODPs of Tung Chung East and Tung Chung West.
- 4 Source : RODP of Yuen Long South Development.
- 5 Excluding existing developments and population.
- 6 Source : Hung Shui Kiu and Ha Tsuen OZP.
- 7 Including commercial facilities in residential developments.

Distribution of “Comprehensive Development Area” Zone Areas
「綜合發展區」面積分布

No. 編號	District 地區	Area 面積 (hectare 公頃) (about 約)	No of Sites 地盤數目
1.	Wan Chai 灣仔	5	3
2.	Central & Western 中西區	7	3
3.	Eastern 東區	13	9
4.	Southern 南區	7	1
5.	Kowloon City 九龍城	38	15
6.	Kwun Tong 觀塘	14	6
7.	Yau Tsim Mong 油尖旺	21	4
8.	Wong Tai Sin 黃大仙	9	2
9.	Sham Shui Po 深水埗	18	8
10.	Kwai Tsing 葵青	6	2
11.	Tsuen Wan 荃灣	47	13
12.	Islands 離島	2	1
13.	Sai Kung 西貢	63	8
14.	Sha Tin 沙田	36	7
15.	Tai Po 大埔	83	2
16.	North 北區	23	7
17.	Tuen Mun 屯門	39	9
18.	Yuen Long 元朗	183	25
Total 總數		614	125

新發展區及新市鎮擴展的規劃及開發流程

Planning and Development Process of New Development Areas and New Town Extensions



獲得立法會財務委員會的撥款批准或需額外時間

Additional time may be needed for obtaining funding approval of the Finance Committee of the Legislative Council.