



2014年施政報告 2014 Policy Address



發展局
2014年1月17日

Development Bureau
17 January 2014

新措施

New Initiatives



- 推進新一輪土地用途檢討，支援長遠房屋策略
Take forward new round of land use review in support of Long Term Housing Strategy
- 適度增加發展密度
Duly increase development intensity
- 放寬薄扶林延期履行權
Relax Pok Fu Lam Moratorium
- 引入補地價仲裁先導計劃
Introduce pilot scheme for land premium arbitration
- 發展大嶼山
Develop Lantau
- 探討發展地下空間
Explore development of underground space

支援長遠房屋策略

Support Long Term Housing Strategy



- 規劃署在新一輪檢討初步在各區物色到約80幅，總面積超過150公頃，具潛力改作住宅用途，在未來五年（即2014/15至2018/19年度）提供約89 000個單位的土地。
In its latest round of land use review, Planning Department has identified **about 80 sites**, with a total area of **over 150 ha** in various districts which have potential for housing development and could be made available in the coming five years (i.e. from 2014/15 to 2018/19) for the production of **some 89 000 flats**.
- 加上先前已物色到的土地，共有150幅須修訂法定圖則，並預計在未來五年可供發展的用地，共可興建約210 000個公私營單位。
Including sites identified earlier on, there are **about 150 sites**, the statutory plans of which have to be amended, available over the next 5 years to provide **about 210 000 public and private housing units**.



支援長遠房屋策略 -

Support Long Term Housing Strategy -

將「政府、機構或社區」及政府用地改作住宅發展

Convert GIC / government sites for residential use



- 較早前建議36幅「政府、機構或社區」及政府用地（27公頃）改作住宅發展（14 920個單位）；當中18幅已劃作／改劃作住宅用途或正進行改劃程序。

Earlier proposed to convert 36 GIC/government sites (27 ha) for residential use (14 920 flats); 18 of which zoned/rezoned for residential use or undergoing rezoning process.

- 另外21幅「政府、機構或社區」用地（34公頃）作住宅發展（約25 570個單位）；當中11幅已改劃作住宅用途或正進行改劃程序。

Another 21 GIC/government sites (34 ha) for residential use (25 570 flats); 11 of which rezoned or undergoing rezoning process.



適度增加發展密度

Duly increase development intensity



- 在規劃條件容許的情況下，適度地提高各「發展密度分區」現時准許的最高住用地積比率，以增加個別用地可提供的住用樓面面積。
- Duly increase the current maximum domestic plot ratios allowed in different Development Density Zones as permissible in planning terms, with a view to increasing the domestic floor space that can be provided on individual sites.

	主要市區 Main Urban Areas		新市鎮 New Towns		
發展密度分區 Development Density Zone	第1區 Zone 1	第2區 Zone 2	第1區 Zone 1	第2及第3區 Zones 2 and 3	第4區 Zone 4
最高住用地積比率的上調幅度 Increase in the Maximum Domestic Plot Ratio (PR)	-	20%	20%	20%	100%

- 個別用地可按規劃優點提升其所屬的發展密度區
Individual sites could be up-zoned based on planning merits

適度增加發展密度

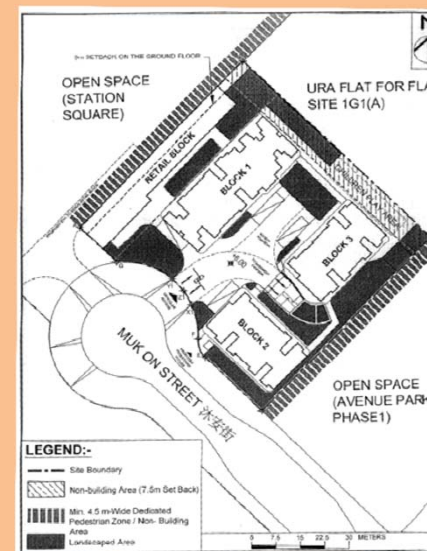
Duly increase development intensity



說明例子 Illustrative Example

- 位於啟德的擬議居屋項目 - 住用地積比率由5倍增加20%至6倍，相關規劃申請已於2013年11月獲城規會批准。

Proposed HOS development at Kai Tak - domestic PR increased by 20% from 5 to 6. Related planning application approved by the Town Planning Board in November 2013.



住用地積比率為5倍 Domestic PR of 5



住用地積比率為6倍 Domestic PR of 6

放寬薄扶林延期履行權 Relax Pok Fu Lam Moratorium



近置富路
Near Chi Fu Road



華樂徑
Wah Lok Path



華富邨
Wah Fu Estate



華富北及華景街
Wah Fu North and Wah King Street



雞籠灣
Kai Lung Wan

薄扶林南部六幅用地：11,900額外公屋/居屋單位
6 Sites in Pok Fu Lam South: 11,900 Additional PRH/HOS Units

引入補地價仲裁先導計劃

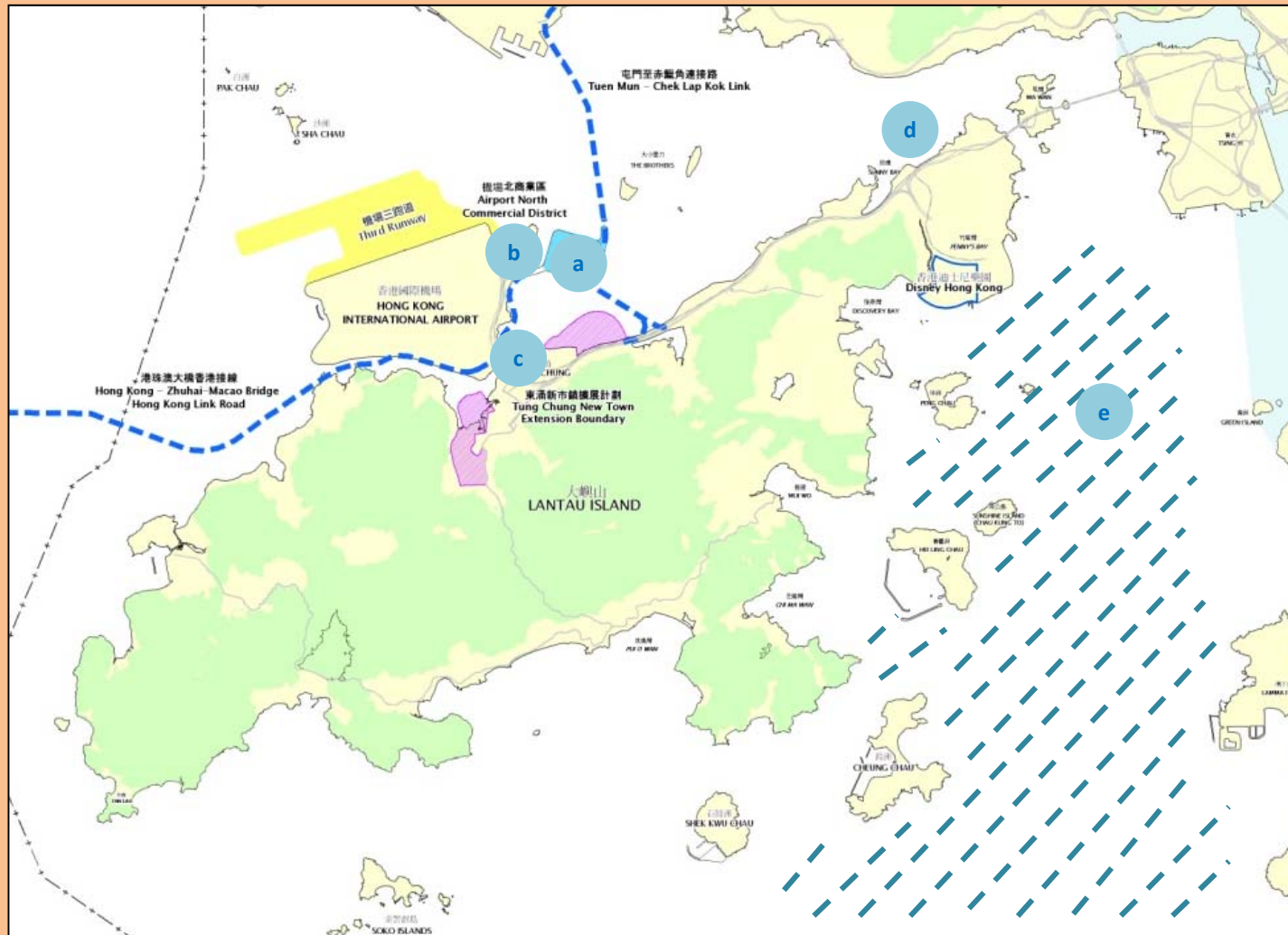
Introduce pilot scheme for land premium arbitration



- 引入「補地價仲裁先導計劃」，通過仲裁協助加快政府及私人土地業權人就修訂土地契約或換地交易的補地價金額達成協議，增加土地及房屋供應。
- To increase land and housing supply, we will introduce a “Pilot Scheme for Arbitration on Land Premium” to facilitate early agreement between the Government and private land owners on land premium for lease modification/land exchange transactions by way of arbitration.

發展大嶼山

Develop Lantau



a	香港口岸 Hong Kong Boundary Crossing Facility
b	機場北商業區 Airport North Commercial District
c	東涌新市鎮擴展 Tung Chung New Town Extension
d	欣澳填海 Sunny Bay Reclamation
e	中部水域人工島 Artificial Islands in Central Waters

中部水域
Central Waters

探討發展地下空間

Explore development of underground space



香港城市地下空間發展研究
Territory-wide study on underground space
development



城市地下空間發展：策略性地區先導研究
Pilot study on underground space
development in selected strategic urban
areas





完
End