

未來十年可供發展土地供應預測

10-Year Supply Forecast of Developable Land

提供足夠土地以供發展，其重要性毋庸置疑。《香港2030+：跨越2030年的規劃遠景與策略》最終報告中提出的7,000多公頃土地供應項目，超過2019-48年期間的長遠土地需求估算約1,000公頃。但我們並不止於此，會繼續物色更多的土地發展機會，例如新一輪綠化地帶檢討。

為展示政府造地的力度，以及利便監察工作進度，政府會制訂並定期公布未來十年由政府開發的可供發展土地（即「熟地」）的供應預測，提高透明度。首次供應預測載於表一。

在政府大規模並持續不斷的造地工作下，我們將扭轉過去土地緊絀的情況。未來十年（即2023-24至2032-33年度），「熟地」供應量將達3,280公頃，而且整體呈上升趨勢，由首年的約110公頃，至2032-33年度可達480公頃。這十年間的供應來源主要是新區的開發，初期集中於東涌新市鎮擴展，之後北部都會區的古洞北、粉嶺北、洪水橋／廈村、元朗南及新田／落馬洲等新發展區會「接力」成為供應重鎮，在中後期交椅洲人工島填海及將軍澳第137區亦有「熟地」出現。

The importance of providing sufficient land for development cannot be over-stressed. The land supply of over 7,000 hectares (ha) as proposed in the final report of the “Hong Kong 2030+ : Towards a Planning Vision and Strategy Transcending 2030” exceeds the estimated land demand for 2019-48 by about 1,000 ha. But we will not stop there. We will continue to identify more land development opportunities, the new round of Green Belt review being a case in point.

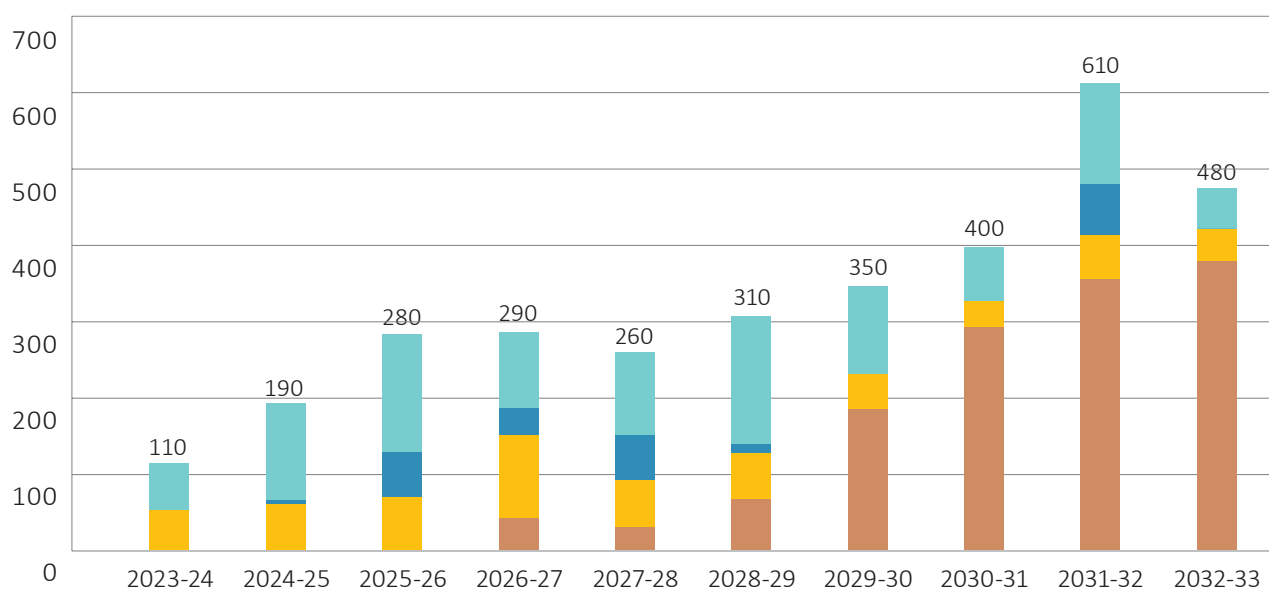
To illustrate the Government’s efforts in land creation and facilitate monitoring of progress, the Government will formulate and regularly publish a forecast of 10-year supply of developable land (i.e. spade-ready sites) made available by the Government so as to enhance transparency. The first supply forecast is at Table 1.

With the Government’s substantial and sustained efforts of land production, we will see a major reversal of the situation of stringent supply in the past. In the next 10 years (i.e. 2023-24 to 2032-33), the supply of spade-ready sites will reach 3,280 ha and show an upward trend, from 110 ha in the first year to some 480 ha in 2032-33. New Development Areas (NDAs) are the key sources of supply in these 10 years, with Tung Chung New Town Extension being the chief source in the early years, to be succeeded by Kwu Tung North, Fanling North, Hung Shui Kiu/Ha Tsuen, Yuen Long South and San Tin/Lok Ma Chau NDAs in the Northern Metropolis. In the medium to longer term there will also be supply of developable land from reclamation for Kau Yi Chau artificial islands and Tseung Kwan O Area 137.

表一 未來十年可供發展土地供應預測 (公頃)
Table 1 10-Year Supply Forecast of Developable Land (in ha)

在約3,280公頃的「熟地」供應中，已預留作房屋用途（見下文註2）及經濟用途（見下文註3）的用地預計分別可提供約493,000公私營房屋單位及約10,330,000平方米可用作經濟用途的總樓面面積（根據相關分區計劃大綱圖訂明的地積比率及一系列規劃假設估算，數字或會隨項目推進而改變）。上述估算的房屋單位及經濟用途總樓面面積由於需時建設，並不會全數於同一個「熟地」十年期完成。估算尚未計及尚在研究具體土地用途的供應。

Of the about 3,280 ha of developable land, it is estimated that those sites already earmarked for housing uses (see Note 2 below) and economic uses (see Note 3 below) could provide about 493,000 public and private housing units and a gross floor area (GFA) of about 10,330,000 square meters for economic uses (estimated based on the plot ratios stipulated in the relevant Outline Zoning Plans and a number of planning assumptions; subject to update as the projects proceed) respectively. Such housing units and GFA for economic use as estimated will not all be completed within the same 10-year period for developable land as construction lead time is required. They have not yet counted the supply from those land parcels for which land uses are still subject to studies and yet to be drawn up.



主要土地來源 Major Sources of Land	TCNTE	TCNTE	TCNTE	HSK/HT	HSK/HT	TKO 137	KYC	KYC	KYC	KYC
	210 Sites	210 Sites	HSK/HT	KTN/FLN	KTN/FLN	ST/LMC DN	TKO 137	ST/LMC DN	LKT/TMW	ST/LMC DN
									YLS	

■ 具體用途正在研究的用地* Land Use Under Study*
 ■ 房屋用地 Housing Land
 ■ 經濟用地 Economic Land
 ■ 政府、機構或社區用地、休憩用地及道路基建 Government, Institution or Community (G/IC) Land, Open Space and Road Infrastructure

* 房屋用地／經濟用地／政府、機構或社區用地、休憩用地及道路基建的分佈尚未訂定。
 The split among housing land, economic land and G/IC land, open space and road infrastructure to be determined after study.

注釋 Abbreviations:

TCNTE	Tung Chung New Town Extension	東涌新市鎮擴展
210 Sites	Some 210 sites rezoned/to be rezoned for housing development in the short to medium term	約 210 幅具短中期房屋發展潛力的用地
HSK/HT	Hung Shui Kiu/Ha Tsuen NDA	洪水橋／廈村新發展區
KTN/FLN	Kwu Tung North/Fanling North NDA	古洞北／粉嶺北新發展區
TKO 137	Tseung Kwan O Area 137 and the waters off the Tseung Kwan O InnoPark and Junk Bay Chinese Permanent Cemetery	將軍澳第137區以及將軍澳創新園及將軍澳華人永遠墳場對出水域範圍
ST/LMC DN	San Tin/Lok Ma Chau Development Node	新田／落馬洲發展樞紐
KYC	Kau Yi Chau Artificial Islands	交椅洲人工島
LKT/TMW	Lung Kwu Tan/Tuen Mun West	龍鼓灘／屯門西
YLS	Yuen Long South Development Area	元朗南發展區

註 1：以上預測為 2022 年 9 月的估算，數字或會隨項目推進而改變。計算過程中涉及一系列規劃假設，所有供應數字取至最近的 10 公頃。值得注意的是當正在研究用地的具體用途得以落實後，房屋用地／經濟用地／政府、機構或社區用地、休憩用地及道路基建的實際供應可能會上調。

Note 1: The above forecast reflects the position as at September 2022 and may change as the projects proceed. A number of planning assumptions have been adopted in deriving the figures, and the figures are rounded to the nearest 10 ha. Of note is that the actual supply of housing land, economic land and G/IC land, open space and road infrastructure may be adjusted upwards when the land use is determined for land parcels under studies.

註 2：房屋用地包括公營及私營房屋用地。就公營房屋用地而言，未來十年的供應主要來自新發展區／新市鎮擴展、約 210 幅具短中期房屋發展潛力的用地、已物色作房屋發展的棕地等。至於私營房屋用地，上表包括政府預期推售的用地及鐵路物業項目，但並不包括市區重建局及私人主導的供應。

Note 2: Housing land includes public housing land and private housing land. For public housing land, supply in the coming 10 years comes chiefly from NDAs/New Town Extension, 210 sites zoned/to be rezoned for housing development, brownfield clusters identified for public housing development, etc. For private housing land, the chart covers Government land sale sites and railway property development, but does not include projects of the Urban Renewal Authority and supply from private initiatives.

註 3：經濟用地包括商業及工業用地（如新發展區內的商業、創新及科技及物流用地，以及供棕地作業的多層樓宇等）。私人主導的供應並未計算在內。

Note 3: Economic land includes commercial and industrial sites (e.g. commercial, innovation and technology, and logistics sites and multi-storey buildings for brownfield operations in NDAs). Supply from private initiatives is not reflected in the chart.

註 4：政府、機構或社區用地包括為康樂設施、政府辦公室、以及區域供冷系統、配水庫等基建設施等所造的用地。道路基建包括為現時至 2030 年間建設的主要運輸基建提供的土地。

Note 4: G/IC land covers new land parcels formed for recreational facilities, government offices, and infrastructural facilities such as district cooling systems, service reservoirs, etc. For road infrastructures, land required for construction of major transport infrastructure up to 2030 has been taken into account.



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