

2021年施政報告 – 發展相關政策

Policy Address 2021 – Development-related initiatives



發展局
Development Bureau

2021年10月
October 2021

香港2030+：跨越2030年的規劃遠景與策略

Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030



未來空間規劃目標的願景
Vision of future spatial planning targets

最新土地需求和供應預測
Updated land demand and supply forecasts

香港2030+：跨越2030年的規劃遠景與策略(續)

Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030 (Cont'd)

最新土地需求及供應分析 (2019年至2048年)
 LATEST LAND REQUIREMENT AND SUPPLY ANALYSIS (2019 - 2048)

	土地需求 Land Requirement	已推展或較成熟規劃階段的 土地供應 Committed Land Supply	土地短缺 Land Shortfall
	(公頃) (in hectares)		
房屋用地 Housing Land	1,850 – 2,020 (33%)	1,340 (41%)	510 – 680 (23%)
經濟用地 Economic Land	1,080 – 1,190 (19%)	370 (12%)	710 – 820 (27%)
政府、機構及社區設施、休憩 用地及運輸基礎設施 GIC Facilities, Open Space and Transport Infrastructure	2,860 – 3,000 (48%)	1,500 (47%)	1,360 – 1,500 (50%)
總計 TOTAL	約say 5,800 – 6,200	約say 3,200	約say 2,600 – 3,000
2016年評估 (2017年至 2046年) 2016 Assessment (2017 – 2046)	約 say 4,800	約 say 3,600	約 say 1,200

香港2030+：跨越2030年的規劃遠景與策略(續)

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土地需求及供應分析：主要考慮

LAND REQUIREMENT AND SUPPLY ANALYSIS: KEY CONSIDERATIONS



改善居住空間

Enhance the provision of home space

推動經濟發展以把握國家政策及措施所帶來的機遇

Drive economic development to capture the opportunities arising from national policies and initiatives



提升各種政府、機構及社區設施和休憩用地的供應目標

Enhance the provision targets of GIC facilities and open space

提供足夠大數量的供地項目以滿足所預算的需求和不時之需

Make available a sufficiently large pool of solution spaces to meet the assessed demand and contingencies



香港2030+：跨越2030年的規劃遠景與策略(續)

Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030 (Cont'd)

中至長期可能供地項目 POSSIBLE SOLUTION SPACES IN THE MEDIUM TO LONG TERM

可能供地項目 Possible Solution Space	潛在土地供應 Potential Land Supply (公頃) (in hectares)
明日大嶼願景 Lantau Tomorrow Vision	
1 交椅洲人工島 Kau Yi Chau Artificial Islands	1,000
北部都會區 Northern Metropolis	
2 牛潭尾土地用途檢討 Ngau Tam Mei Land Use Review	80
3 新田／落馬洲發展樞紐 San Tin/Lok Ma Chau Development Node	340
4 新界北新市鎮 New Territories North New Town	1,180
5 文錦渡 Man Kam To	70
6 《北部都會區發展策略》下的額外土地 Additional Land under Northern Metropolis Development Strategy	600
其他 Others	
7 馬料水填海 Ma Liu Shui Reclamation	60
8 搬遷沙田污水處理廠後的重建 Redevelopment of Sha Tin Sewage Treatment Works site after relocation	28
9 將軍澳第 137 區 Tseung Kwan O Area 137	80
10 龍鼓灘填海 Lung Kwu Tan Reclamation	220
11 屯門西（包括內河碼頭） Tuen Mun West (including River Trade Terminal)	220
12 屯門東 Tuen Mun East	70
13 藍地石礦場日後用途 After use of Lam Tei Quarry	96
14 欣澳填海 Sunny Bay Reclamation	80
總計 Total 約 Say 4,100	

總土地短缺
Overall Land Shortfall

2,600 – 3,000 公頃 hectares

相對
VS

可能供地項目
Possible Solution Spaces

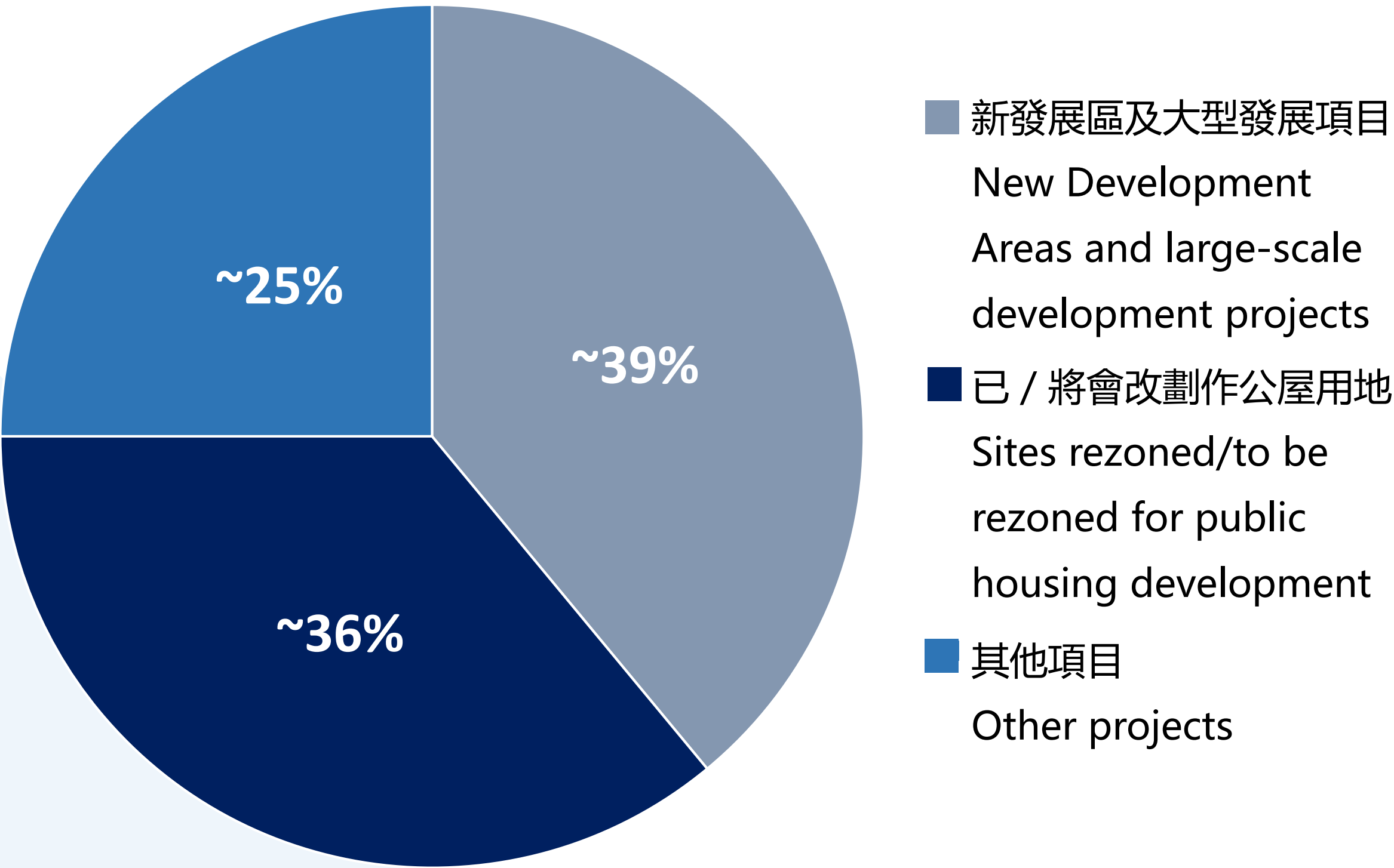
約About 4,100 公頃 hectares

備註 Note:
1.上述各個項目的實際可發展面積取決於詳細研究。The actual development area for each of the above projects will be subject to detailed studies.
2.其他項目如土地共享先導計劃（主要由私營機構決定）及綠化地帶檢討的項目並未包括在列表內。 Initiatives such as the Land Sharing Pilot Scheme (which is subject to private initiatives), and green belt review have not been included in the table.

已覓得約350公頃土地興建約330 000個公營房屋單位

Identified about 350 hectares of land to build about 330 000 public housing units

已覓得的約350公頃土地
About 350 hectares of land identified



在未來十年，我們已覓得約350公頃土地，可興建約330 000個公營房屋單位，足以滿足該十年期預計的301 000個公營房屋單位的需求

We have identified about 350 hectares of land to produce some 330 000 public housing units for the coming 10-year period, and can meet the estimated public housing demand of around 301 000 units in the same period

準備約170公頃私營房屋土地

Secure about 170 hectares of land for private housing development

未來十年：準備約 170 公頃土地，以興建約 100 000 個私營房屋單位，包括—

- 新發展區/新市鎮擴展（約40%）
- 其他政府賣地（約46%）
- 港鐵項目（約14%）

*並未計及市建局和其他私人土地發展項目

Coming 10 years – to secure approx. 170 hectares of land for about 100 000 private housing units, through –

- New Development Areas(NDAs)/New Town Extensions (approx. 40%)
- Other land sales (approx. 46%)
- Railway property developments (approx. 14%)

*Not counting Urban Renewal Authority's and other private land development projects



中長期內提供400 000至500 000個公、私營房屋單位

Provide 400 000 to 500 000 public and private housing units in the medium to long term

視乎項目的研究結果及假設住用地積比率為4至6.5，持續推進的大型項目及策劃中的項目可望於中、長期提供約400 000至500 000個公、私營房屋單位

Subject to the findings of the studies and the assumed domestic plot ratio of 4 to 6.5, the ongoing large-scale projects and projects under planning are expected to provide 400 000 to 500 000 public and private housing units in the medium to long term

400 000

至 to

500 000

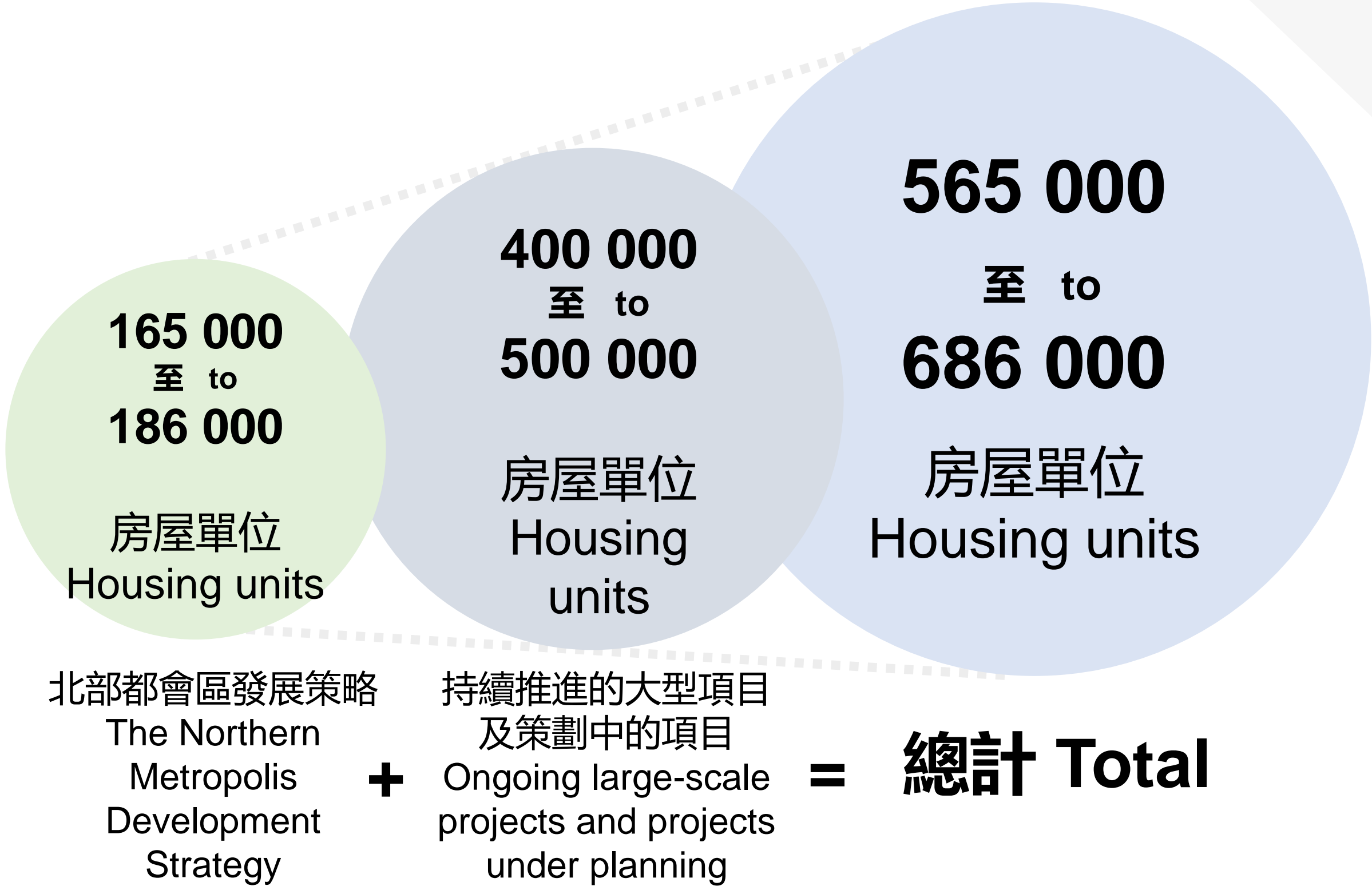
公、私營房屋單位
Public and private
housing units

北部都會區發展策略

The Northern Metropolis Development Strategy

加上在《北部都會區發展策略》可供興建165 000至186 000個單位的新開拓土地，2031-32年後的下一個10至15年的供應可高達565 000至686 000個

Together with the 165 000 to 186 000 units that can be built on the newly identified land under the Northern Metropolis Development Strategy, the supply of housing units can go up to 565 000 to 686 000 units in the period of 10 to 15 years after 2031-32



近岸填海項目

Near-shore reclamation projects



龍鼓灘填海和重新規劃屯門西
Lung Kwu Tan Reclamation and
Re-planning of Tuen Mun West



馬料水填海
Ma Liu Shui Reclamation

進一步檢視「綠化地帶」

Reviewing further the “Green Belt” zone

有系統地進行新一輪「綠化地帶」檢討，聚焦坡度較高、與發展地區距離較遠但附近仍然有道路連接的地區；檢討範圍約**300公頃**綠化地帶，佔全港綠化地帶約2%

Conduct a new round of systematic review on the “Green Belt” zone with emphasis on sites on steeper slopes as well as those located farther away from built-up areas but with transport connections; the tentative scope of review covers **about 300 hectares** of land zoned “Green Belt”, which account for about 2% of all “Green Belt” zones in Hong Kong



理順從簡 加強協調

Streamline approval process

精簡發展管制督導小組 Steering Group on Streamlining Development Control

精簡規劃署、地政總署和屋宇署的審批發展項目流程；完成檢視多個課題並向業界發布

Streamline development approval process by the Planning Department, Lands Department and Buildings Department; completed review on a number of topics and promulgated to the industry

聚焦檢視個別法例所訂明的發展程序，涉及城市規劃、收回土地、環境影響評估、道路工程等的法例及規則；目標是2022年上半年提出具體建議，2022年之內提出條例修訂草案

Focus on reviewing development procedures stipulated in respective legislation concerning town planning, land resumption, environmental impact assessment, road works, etc. Aim to draw up concrete proposals in the first half of 2022 and put forward the amendment bill within 2022

- ✓ 減少及縮短步驟
Streamline and compress procedures
- ✓ 避免重覆處理
Avoid double-handling

- ✓ 盡量同步進行不同程序
Take forward different procedures in parallel as far as practicable
- ✓ 理順不合時宜或有爭議的安排
Rationalise obsolete or controversial arrangements

擴展「標準金額」補地價至新發展區原址換地

Extending “standard rates” for premium assessment to land exchange in NDAs



「工廈重建『標準金額』補地價先導計劃」市場反應正面

Positive market response to pilot Scheme for charging land premium at “standard rates” for industrial building redevelopment

將把「標準金額」補價模式擴展至新發展區的原址換地申請

Will extend “standard rates” approach for premium assessment to land exchange cases in NDAs

擴展至新發展區, 因為：

Extend to NDAs because:

- 發展環境和性質類近: 有基建配套, 容許高密度的房屋或商住混合發展
- 採用「標準金額」計算地價, 有助善用私人發展的力量, 更早落實新發展區內的房屋供應
- Similar development environment (with infrastructure and allow high density housing/mixed development)
- “Standard rates” may facilitate earlier housing supply in NDAs

目標：2022年首季推出

Target: to launch in Q1 2022

加快市區更新

Expediting urban renewal

地區規劃研究 District Planning Studies

落實「油麻地及旺角地區研究」提出的新規劃工具，如試行轉移地積比、街道整合，於2022年就公布指引及展開首批改劃建議

Implement the **new planning tools** proposed in the District Study for Yau Ma Tei and Mong Kok, such as transfer of plot ratio and street consolidation area. **To promulgate guidelines and kick-start the first batch of zoning amendments in 2022**



邀請市建局在荃灣和深水埗區開展地區規劃研究

Invite the Urban Renewal Authority to **commence district planning studies on Tsuen Wan and Sham Shui Po**

加快市區更新(續)

Expediting urban renewal (Cont'd)

檢討強拍門檻 Reviewing the Compulsory Sale Thresholds

在**未來12至18個月**進行政策研究，並諮詢業界及持份者，隨後向立法會提交建議方向

We will conduct policy research in the next 12 to 18 months and consult the industry and stakeholders, with a view to submitting a proposal to the Legislative Council

初步研究方向：不同類別、不同樓齡的樓宇可否適度降低並訂立不同強拍申請門檻

Preliminary direction: whether different and lower compulsory sale thresholds should apply to buildings of different uses and age



投資基本工程

Investing in capital works

振經濟，保就業

Stimulate the Economy, Safeguard Jobs

- 繼續投資基建，改善市民生活質素，支持社會的經濟及長遠發展，提升香港的競爭力

Continue investing in infrastructure to enhance people's living quality, support society's economy and long term development as well as uplift Hong Kong's competitiveness

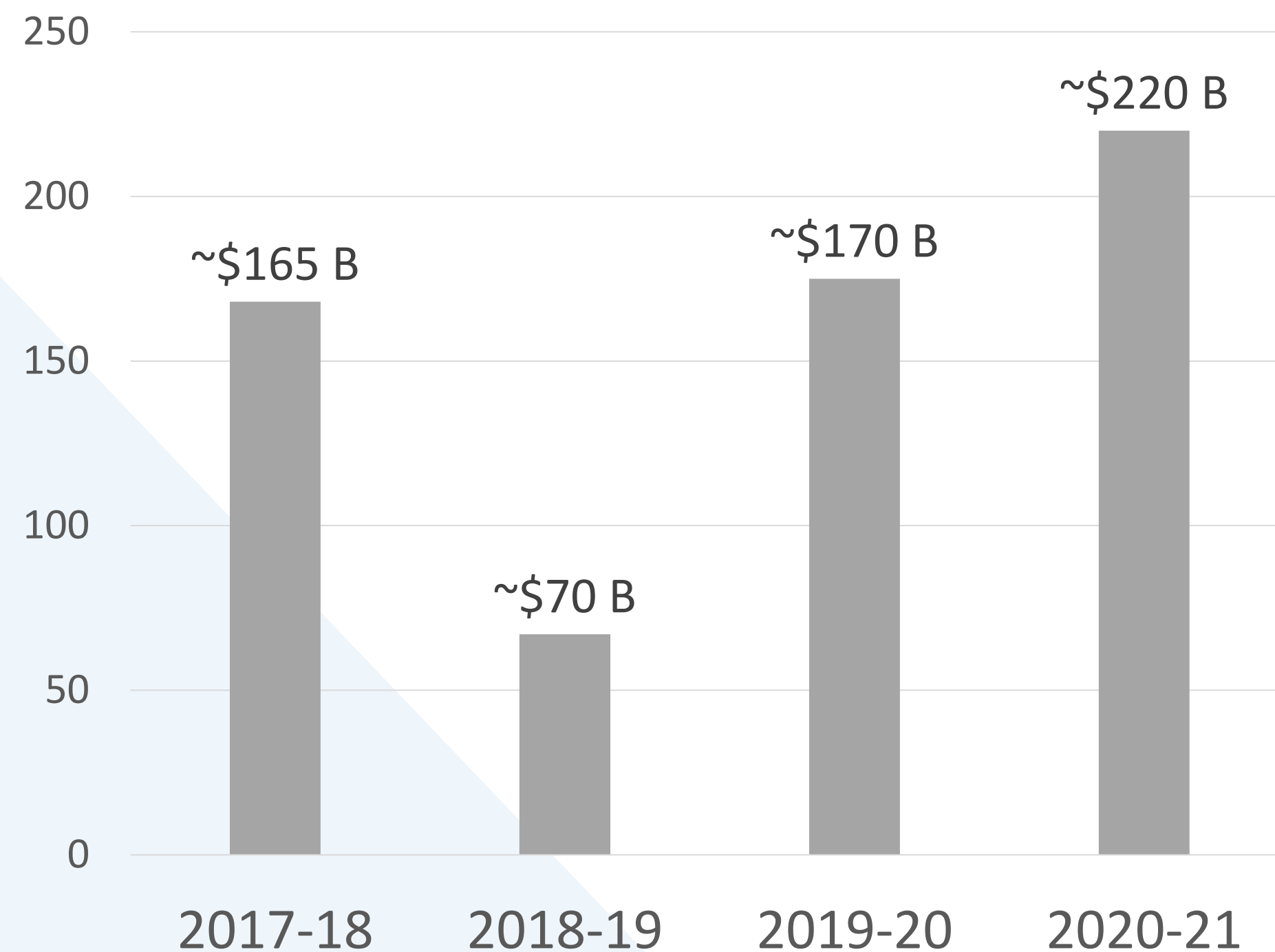
- 因應疫情對經濟的影響，我們會把基建投資作為刺激經濟逆周期的主要措施

In response to the economic impact under pandemic, we will position infrastructure investment as the major counter-cyclic measure in stimulating the economy

投資基本工程(續)

Investing in capital works (Cont'd)

獲立法會撥款與工程相關的主要項目 Works Related Projects with LegCo Funding Approval



2021-22 立法年度財務委員會已批核的基本工程撥款高達破紀錄的2,200 億元，預計未來數年政府在基本工程開支將超過每年1,000億元
In 2020-21 LegCo session, the approved funding for public works projects by the Finance Committee has reached a record high of \$220 billion. We expect the Government's annual capital expenditure will exceed \$100 billion in coming years

政府在過去數年積極推行策略措施，以加強成本監察和項目管控，提升成本效益。最近凱諦思(Arcadis)發布的國際報告指出，香港的建造成本排名由上年度的第三位降至今年的第八位，成績令人鼓舞
In past few years, the Government has proactively implementing strategic measures to enhance cost monitoring and project governance to improve cost-effectiveness. Recently, it is encouraging to see in the Arcadis International Construction Costs 2021 that the ranking of Hong Kong's construction cost has dropped from the third to the eighth

更廣泛採用「組裝合成」建築法

Wider adoption of Modular Integrated Construction



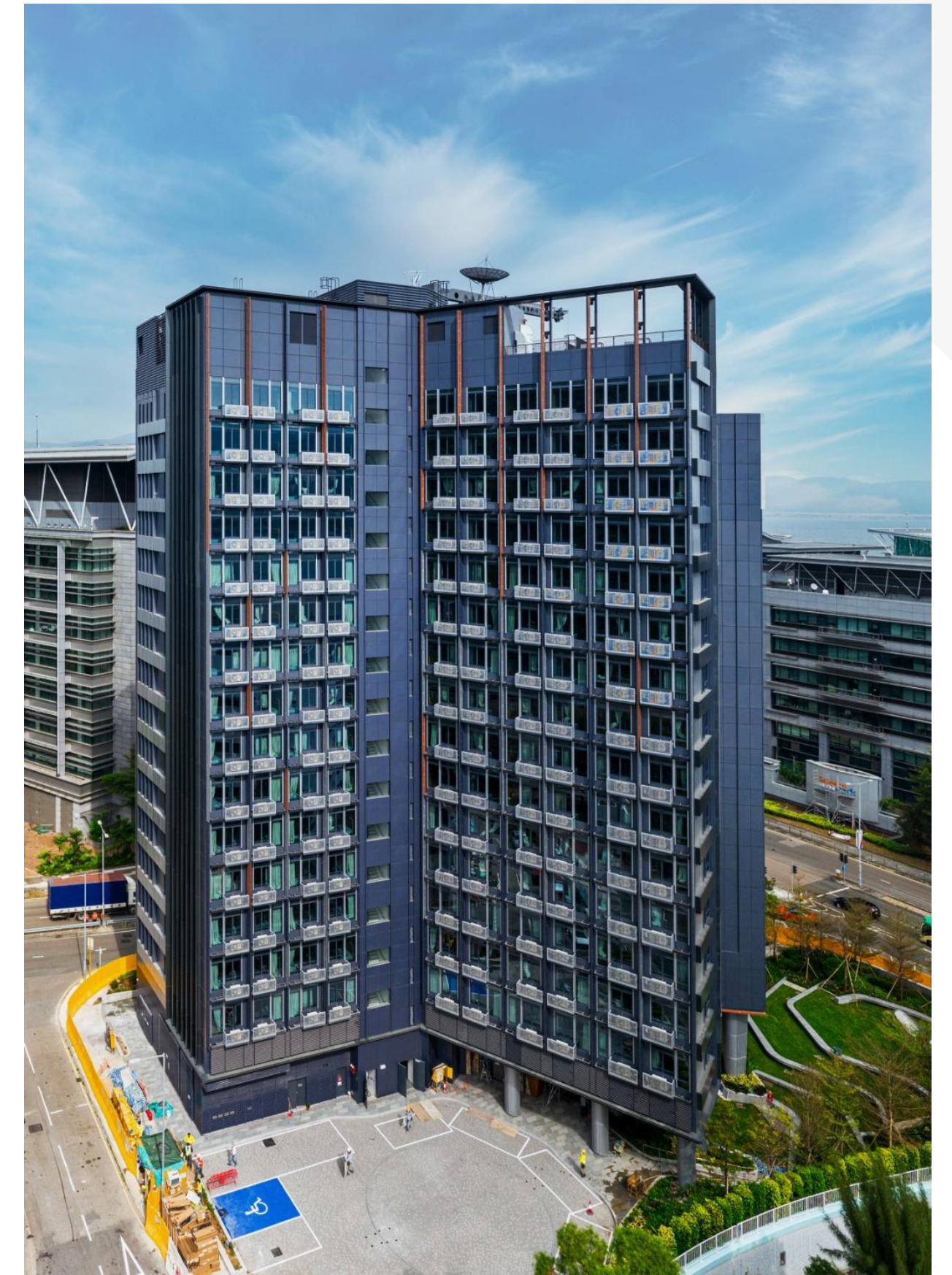
消防處百勝角已婚人員宿舍
FSD's Married Quarters in Pak
Shing Kok



竹篙灣檢疫營舍
Penny's Bay Quarantine Camp



北大嶼山醫院香港感染控制中心
North Lantau Hospital Hong Kong
Infection Control Centre



香港科技園「創新斗室」
HKSTP InnoCell

謝謝
Thank you



發展局
Development Bureau

2021年10月
October 2021