

# 立法會發展事務委員會 –

## 《行政長官二零二一年施政報告》及《施政報告附篇》有關發展局的措施

Legislative Council Panel on Development –  
Initiatives relevant to the Development Bureau  
in the Chief Executive's 2021 Policy Address and Policy Address Supplement



**發展局**  
**Development Bureau**

**2022年2月**  
**February 2022**

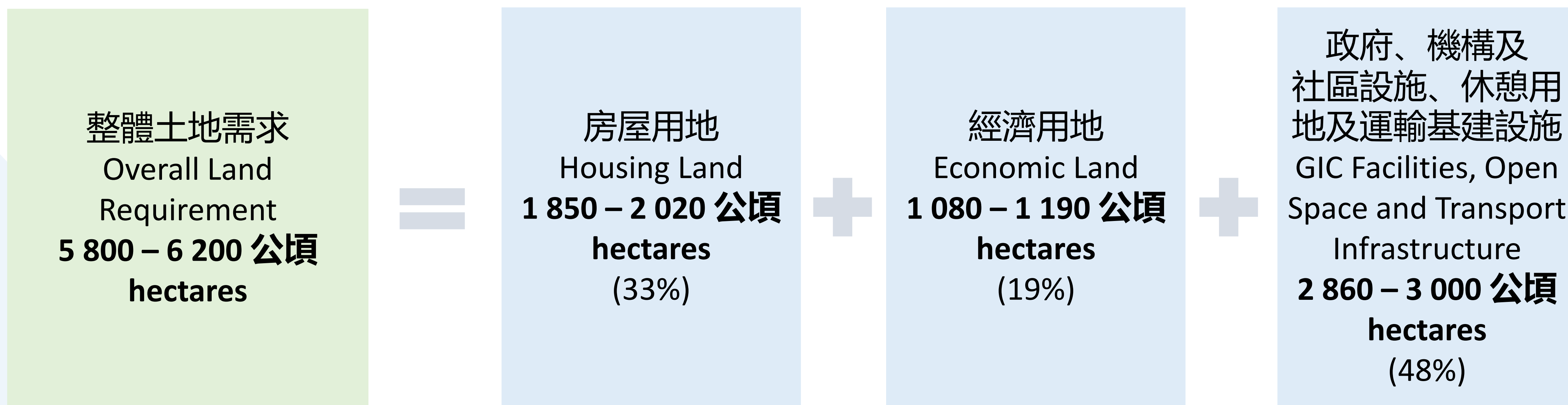


# 公布《香港2030+》研究的報告

## Release of Report on Hong Kong 2030+ Study

最新土地需求分析 (2019年至2048年)

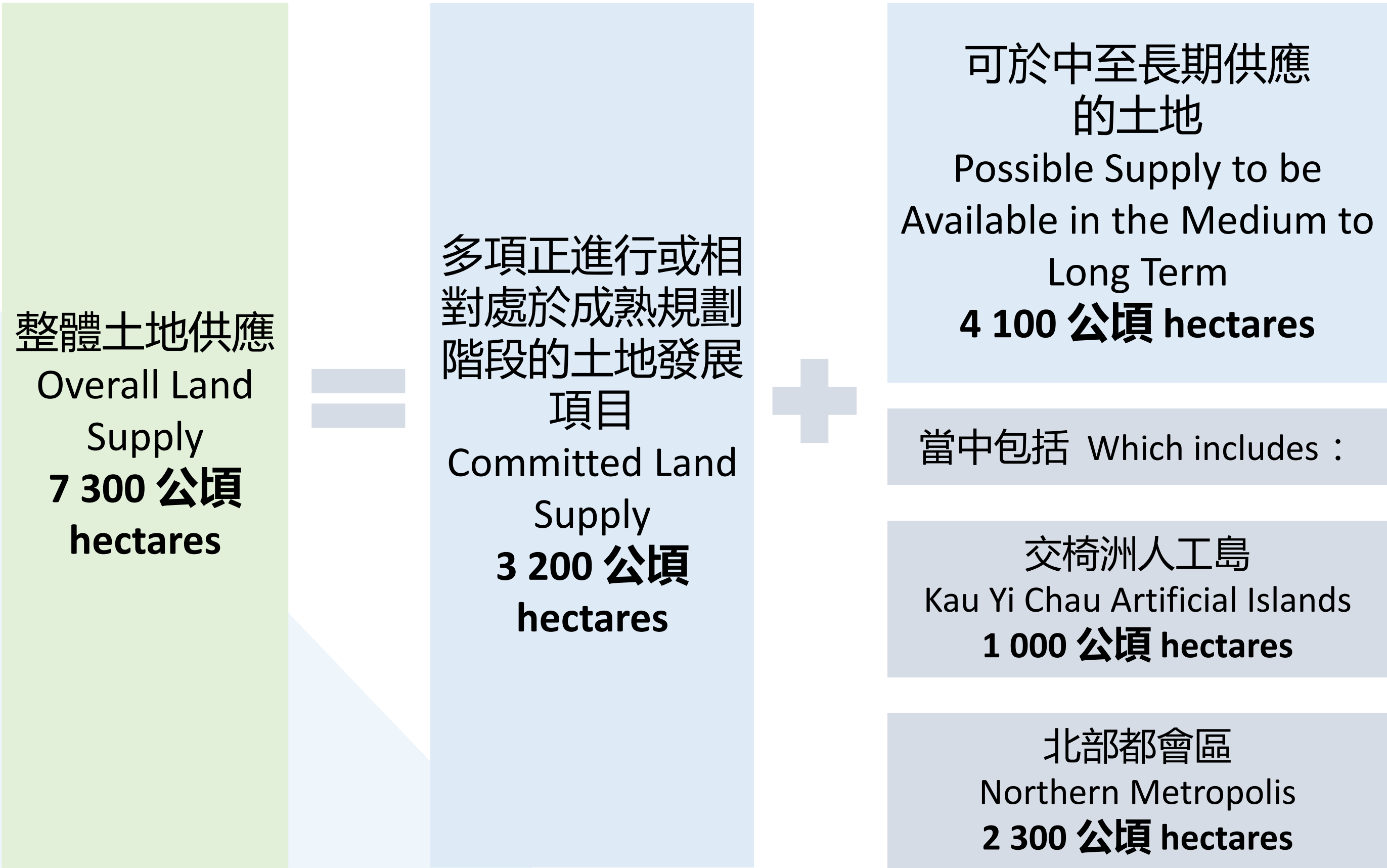
LATEST LAND REQUIREMENT ANALYSIS (2019 - 2048)



# 公布《香港2030+》研究的報告(續)

## Release of Report on Hong Kong 2030+ Study (Cont'd)

最新土地供應分析 (2019年至2048年)  
LATEST LAND SUPPLY ANALYSIS (2019 - 2048)



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	

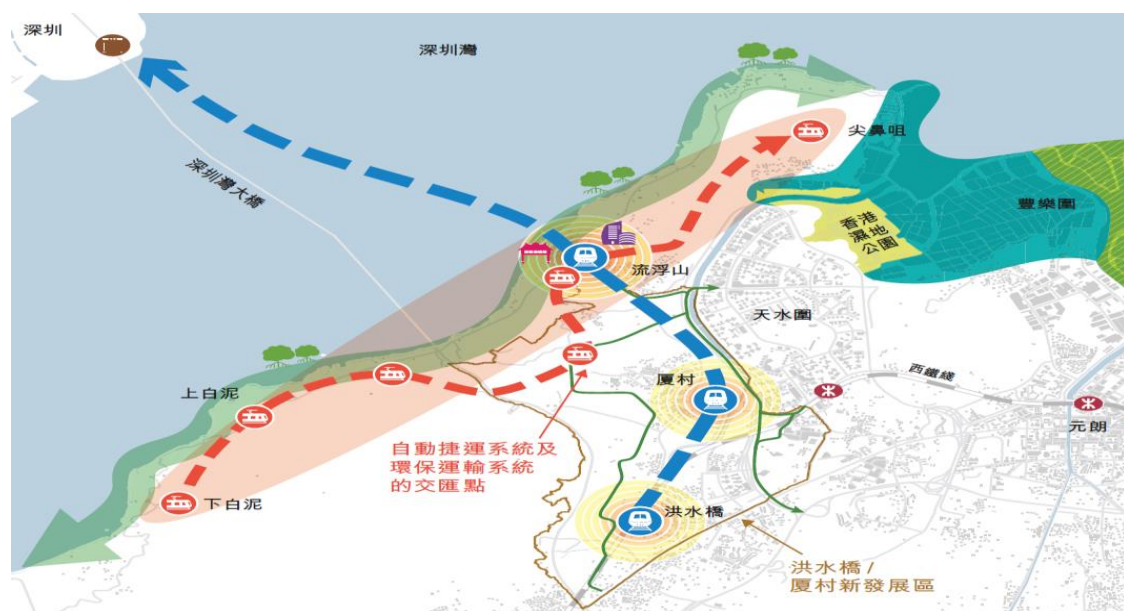


# 《北部都會區發展策略》下土地發展項目：最新進展

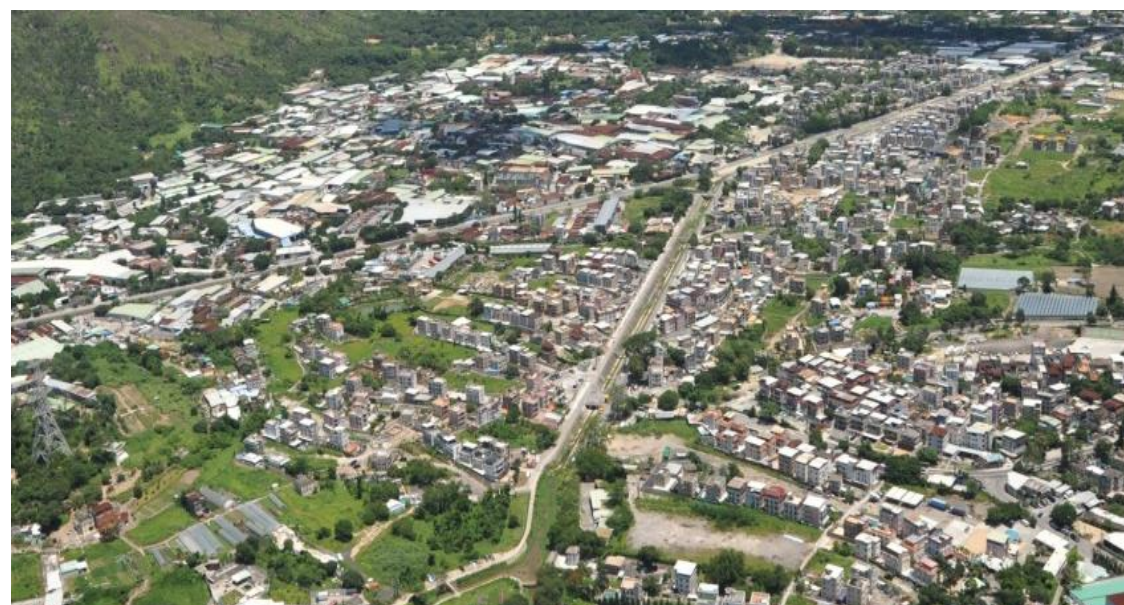
## Northern Metropolis Development Strategy – Land Development Projects



新田 / 落馬洲、新界北新市鎮及文錦渡的研究已於2021年10月展開，研究範圍已適當地調整，以涵蓋為新田科技城以及羅湖 / 文錦渡綜合發展樞紐等發展建議而最新物色的地方  
The scope of the studies for San Tin/Lok Ma Chau, NTN New Town and Man Kam To commenced in October 2021 has been suitably adjusted to cover the additional areas newly identified for the development proposals including San Tin Technopole and Lo Wu/Man Kam To Comprehensive Development Node.



現正開展籌備工作，目標是在2022年進行兩項新研究，探討擴展洪水橋 / 厦村新發展區至流浮山 / 尖鼻咀 / 白泥一帶及擴展古洞北新發展區至馬草壟一帶的發展潛力  
Carry out preparation works for two new studies to explore expansion of HSK/HT NDA to cover Lau Fau Shan/Tsim Bei Tsui/Pak Nai areas and expansion of KTN NDA to cover Ma Tso Lung area. Target to commence the studies within 2022.

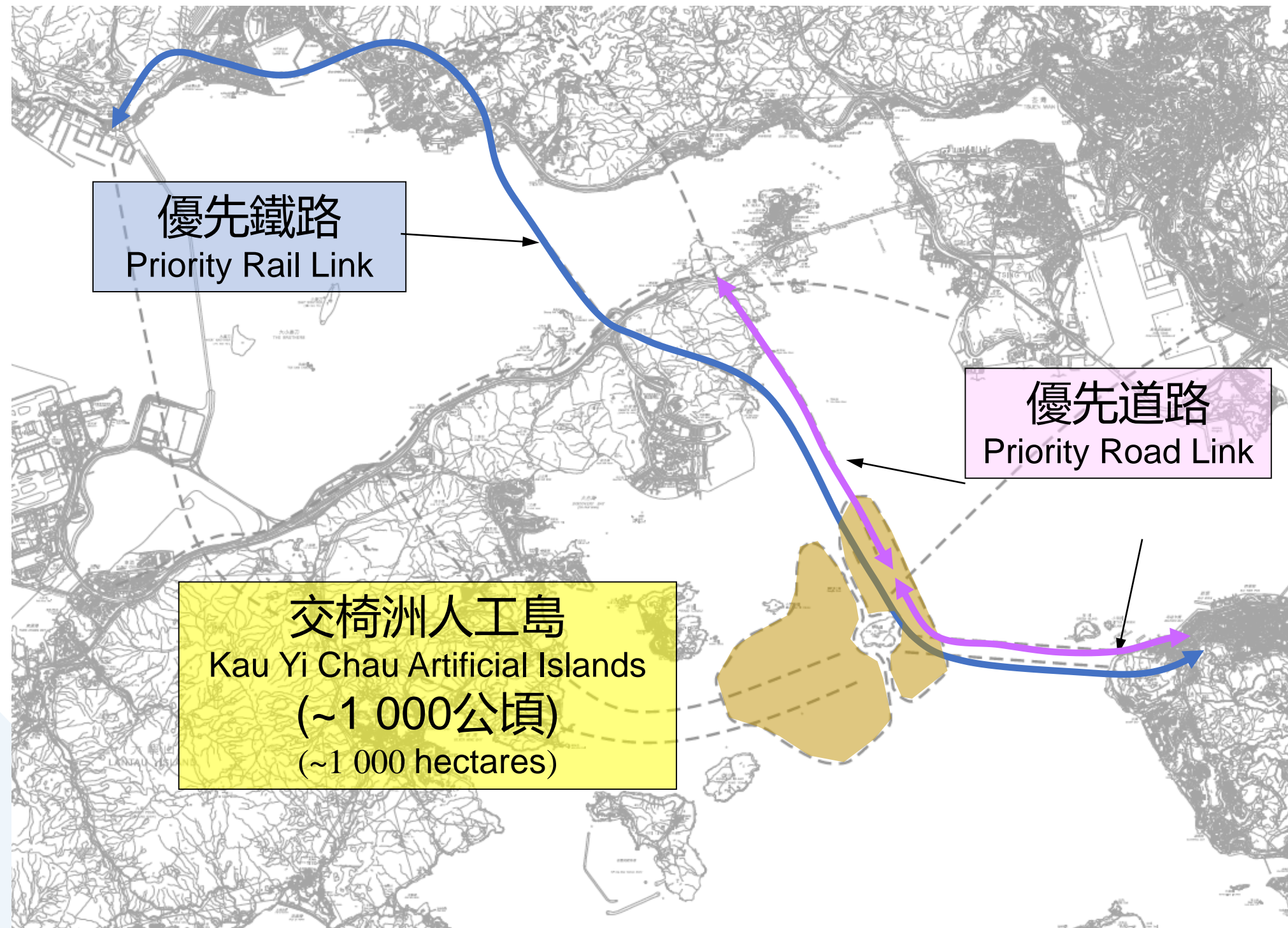


盡快就元朗南第一期發展工程及其後階段發展的詳細工程設計向立法會申請撥款，期望2022年年內展開項目工程  
Will soon seek funding approval for the construction works of the First Phase development of Yuen Long South as well as for the detailed works design for the subsequent phases. Target to commence works within 2022.



# 中部水域人工島

## Artificial Islands in the Central Waters



### 環評研究 EIA Studies

交椅洲人工島  
填海工程

Reclamation for  
Kau Yi Chau  
Artificial Islands

香港島-大嶼山  
東北 連接路

Hong Kong  
Island – Northeast  
Lantau Link

交椅洲人工島  
發展

Kau Yi Chau  
Artificial Islands  
Development

### 研究進度 Study Progress

中部水域人工島相關研究已於2021年6月展開，現正全速推進。  
The study on the artificial islands in the Central Waters commenced in June 2021 and has been taken forward at full throttle.

2021年底開展環評研究。  
EIA Studies commenced in late 2021.

### 目標 Target

在2022年第4季可以就填海範圍、土地用途、交通基建和走線、融資方案等四方面提出初步方案，屆時我們會聽取公眾對方案的意見。  
In the fourth quarter of 2022, preliminary proposals can be made on the reclamation extent, land use, transportation infrastructure and routing, and financing options. We will listen to the public's opinions on the proposals at that time.

計劃在2027年進行首階段填海，並在2034年首批居民入伙。  
Plan to commence reclamation in 2027 with first population intake in 2034.



# 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



# 「綠化地帶」檢討

## “Green Belt” Review

我們已開展新一輪「綠化地帶」用地檢討，以檢視約300公頃「綠化地帶」用地作其他土地用途的潛力。待2022年年中有初步結果後，技術研究會隨即展開，以進一步確定選定用地用作發展的可行性。

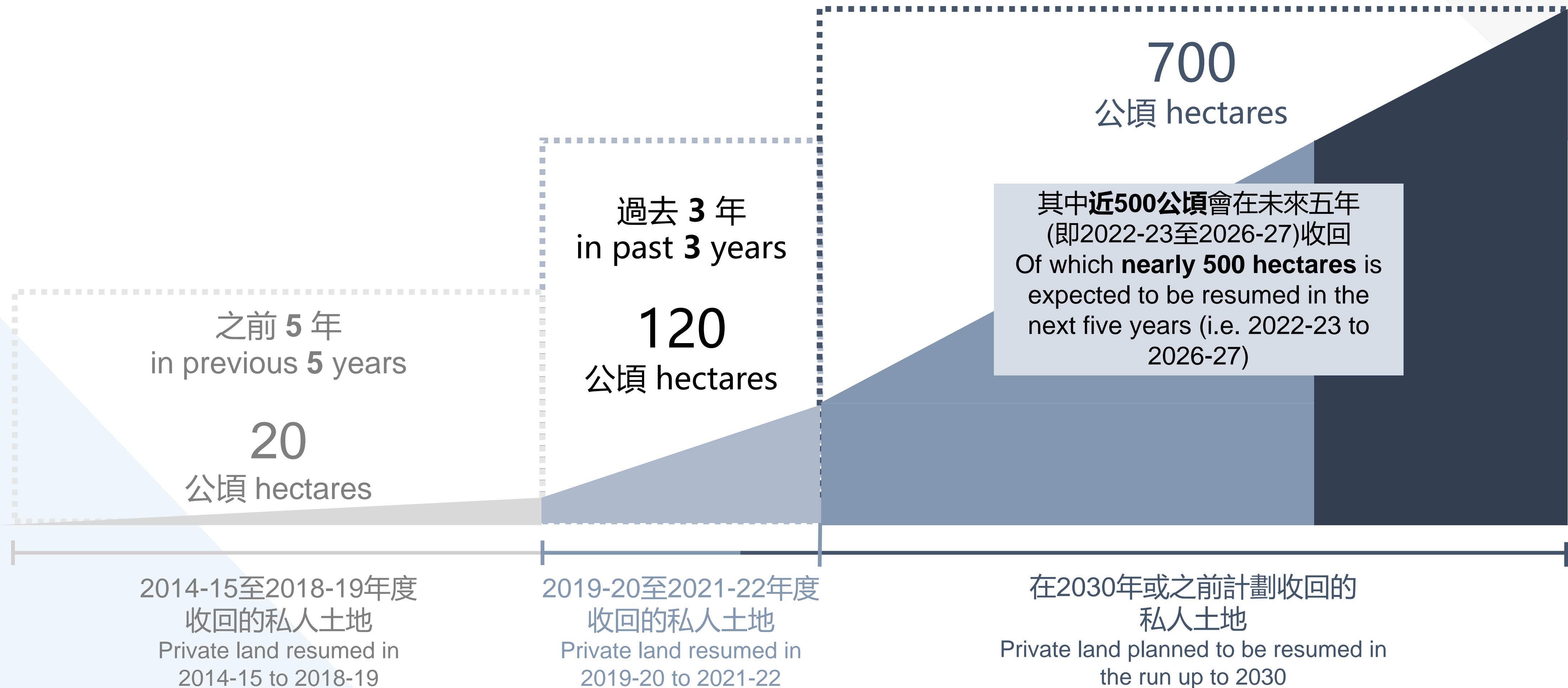
We have commenced a new round of “Green Belt” Review to examine the alternative land use potential of around 300 ha of land zoned Green Belt. Subject to preliminary findings to be available in mid-2022, technical studies to further ascertain the feasibility of selected sites will follow.





# 政府的收地工作接踵而來

A steady stream of Government land resumption projects in the pipeline





# 多管齊下加快市區重建

## Multi-pronged approach to expedite the pace of Urban Renewal

### 地區規劃研究 District Planning Studies

目標在2022年就「油麻地及旺角地區規劃研究」提出首批改劃建議，以容許住用和非住用地積比率互換、增加彌敦道商業地帶的地積比率、改劃部分特色街道的用途。與此同時，着手草擬規劃指引，在油旺地區試行轉移地積比。

Aiming at initiating the first batch of amendments to the relevant Outline Zoning Plans within 2022 in response to the district planning study for Yau Ma Tei and Mong Kok to permit interchangeability between domestic and non-domestic plot ratio, increase the plot ratio for the Nathan Road commercial spine and rezone certain character streets. At the same time, working on the draft guidelines to pilot the transfer of plot ratio in Yau Mong districts.



市區重建局不久會委聘顧問，在荃灣和深水埗進行地區規劃研究。

The Urban Renewal Authority will soon commission consultants to conduct district planning studies on Tsuen Wan and Sham Shui Po.



# 多管齊下加快市區重建(續)

## Multi-pronged approach to expedite the pace of Urban Renewal (Cont'd)

檢討強拍門檻和改善運作

Reviewing the Compulsory Sale Thresholds and Improving the Operation

我們已展開政策研究、並計劃在2022年年中左右提出相關的建議。

We have embarked on policy research, and plan to come up with proposals around mid-2022.

**初步研究方向：**考慮應否為不同樓齡的樓宇訂立不同的強拍門檻，並探討是否有空間精簡現行法律程序

**Preliminary direction:** whether different compulsory sale thresholds should apply to buildings of different ages and examining whether there is room to streamline the existing legal process





# 精簡發展程序

## Streamline development 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；目標是今年3月提出具體建議，並於今年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 March 2022 and put forward the amendment bill within this year

- ✓ 精簡及縮短法定程序  
Streamline and shorten statutory procedures
- ✓ 避免重覆執行性質相近的程序  
Avoid repetitively executing procedures of a similar nature

- ✓ 明確授權部門同步進行某些程序  
Provide an express mandate for departments to process different procedures in parallel
- ✓ 理順不合時宜或不清晰的安排  
Rationalise obsolete or ambiguous arrangements



# 延伸「標準金額」補地價選項至新發展區原址換地

Extending “standard rates” premium assessment option to land exchanges in NDAs



- ✓ 在新界發展背景相似的用地試行有關模式  
To test out the approach at sites with a higher degree of similarities in development context within the New Territories
- ✓ 有助原址換地申請及時完成，加快新發展區內房屋供應  
To facilitate timely conclusion of land exchange applications to expedite housing supply in NDAs

目標：今年3月底前推出

Target: to launch by end-March this year



# 一地多用

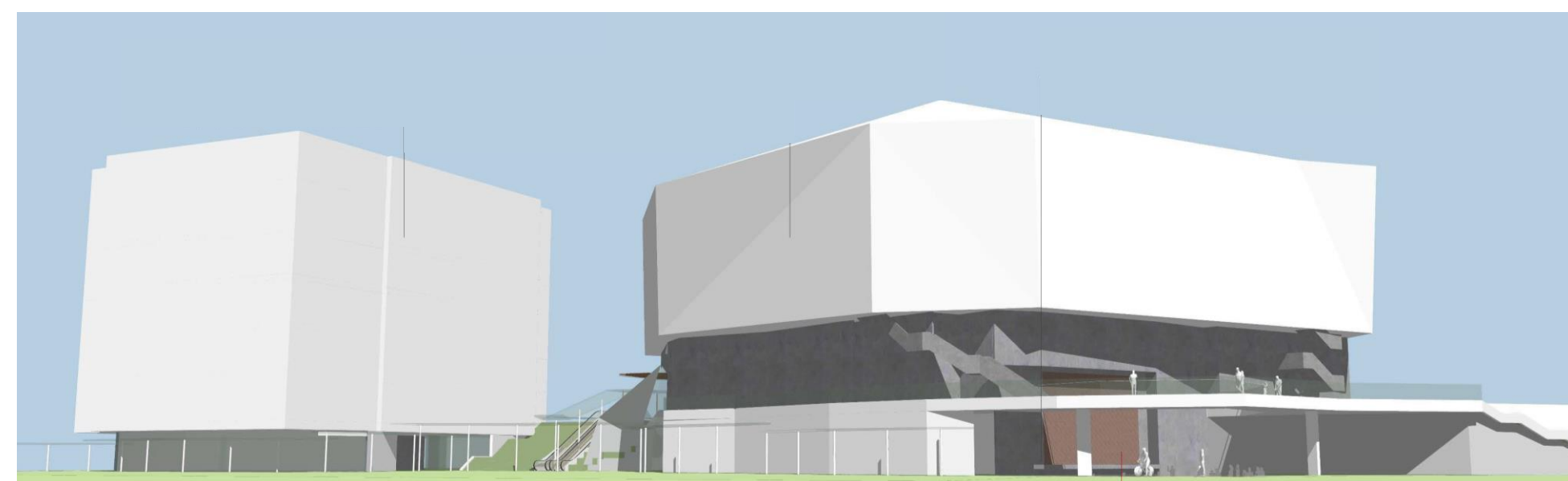
## Single Site, Multiple Use

以「一地多用」的方式推動設有多項公共設施的「政府、機構或社區」大樓項目，漸見效果

The approach to pursue “Government, Institution or Community” projects with multiple public facilities under the “Single Site, Multiple use” principle starts to bear fruit

年內向立法會尋求批准撥款，開展位於安達臣道前石礦場的聯用綜合大樓的建造工程，為社區提供體育、文娛及社福設施

Target to seek funding approval from the LegCo within this year to kick start the construction works of a joint-user complex at the former Anderson Road Quarry with a view to providing sports, leisure and social welfare facilities to the community



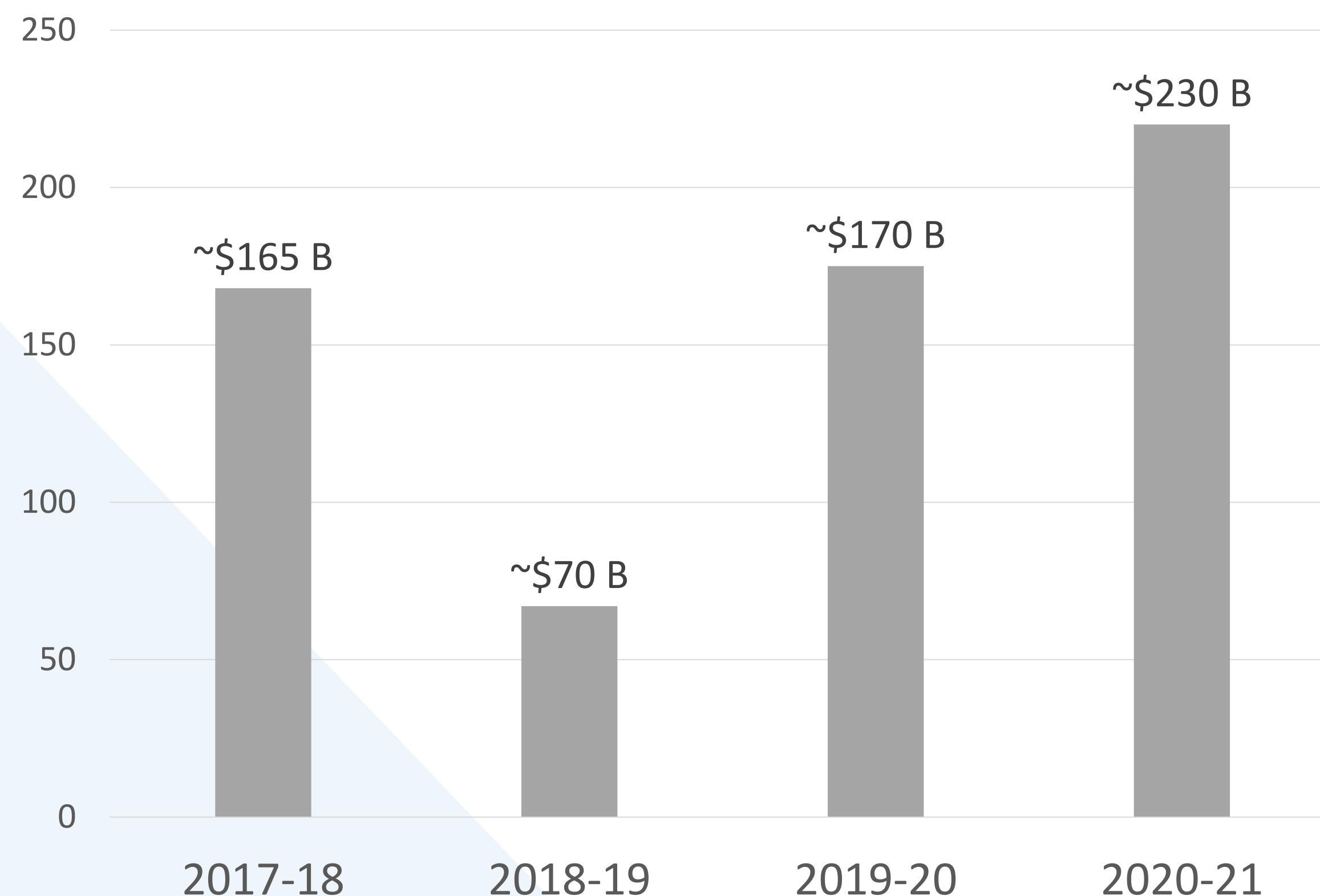


# 投資基本工程

## 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



2020-21 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2,300 億元，預計未來數年政府在基本工程開支將持續增加至每年超過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 \$230 billion. We expect the Government's annual capital expenditure will continue to increase and exceed \$100 billion in coming years



# 推行「建造業2.0」

## Implementation of Construction 2.0



主要項目精英學院  
Centre of Excellence for Major Project Leaders



工務工程數碼化  
Digitalisation of Public Works



創新  
Innovation



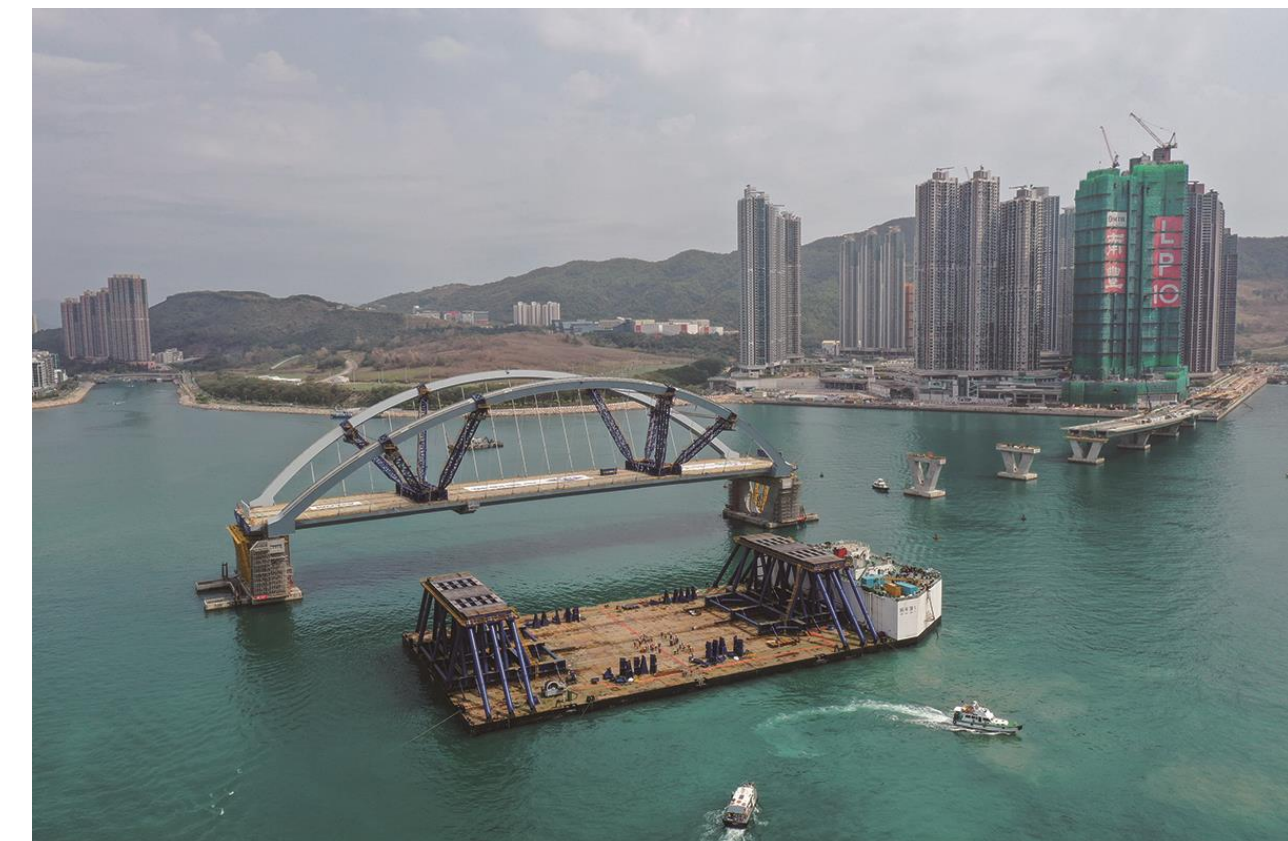
專業化  
Professionalisation



年青化  
Revitalisation



組裝合成  
Modular Integrated Construction (MiC)



於工務工程推廣應用研發  
Applied R&D in Public Works Projects



# 文物保育

## Heritage Conservation



### 適時注資保育歷史建築基金 Timely Injection into the Built Heritage Conservation Fund

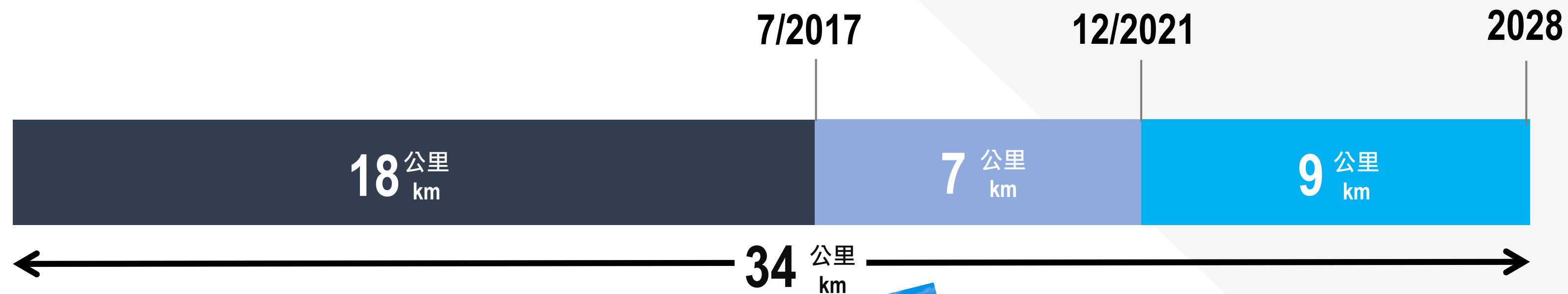
### 活化歷史建築伙伴計劃 Revitalising Historic Buildings Through Partnership Scheme

### 歷史建築維修資助計劃 Financial Assistance for Maintenance Scheme on Built Heritage

### 公眾參與項目資助計劃主題研究資助計劃 Funding Schemes for Public Engagement Projects and Thematic Research



# 優化海濱 Harbourfront enhancement



過去一年，海濱進行了多項主要優化工程，把維港兩岸的海濱長廊進一步延長一公里至**25公里**。

Our harbourfront underwent major enhancements over the last year, extending the promenade along the Victoria Harbour by one kilometre **to 25 kilometres**.



「渡輪碼頭畔主題區（第二期）」和「水上運動及康樂主題區（第二期）」兩段新海濱長廊於二零二一年年底開放。與此同時，「活力避風塘主題區」的工程預計將如期在二零二二年年中前完成。

Two new promenades, namely the Pierside Precinct (Phase 2) as well as the Water Sports and Recreation Precinct (WSP) (Phase 2), were opened in late 2021. Meanwhile, works for the Revitalised Typhoon Shelter Precinct is expected to be completed by mid-2022 as scheduled.

計劃於**二零二二年二月**就擬議西營盤東邊街北休憩用地的發展諮詢立法會發展事務委員會。

Plan to brief Members of the Panel on the proposed development of the Open Space at Eastern Street North, Sai Ying Pun in **February 2022**.



**謝謝**  
Thank you



**發展局**  
**Development Bureau**

**2022年2月**  
**February 2022**