

# 《行政長官2022年施政報告》 土地發展政策措施

## The Chief Executive's 2022 Policy Address – Land Development Initiatives

2022年10月25日  
25 October 2022



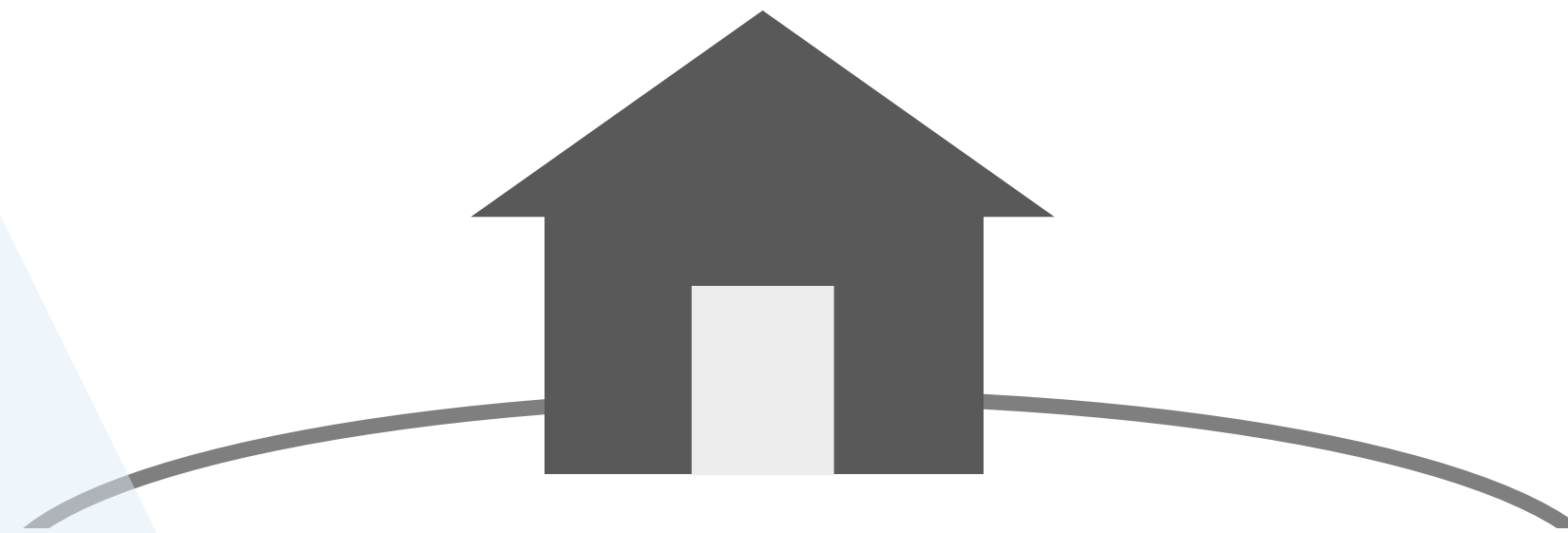
**發展局**  
**Development Bureau**





# 土地發展工作政策理念

## Guiding Principles of the Government's Efforts in Land Development



### 解決香港「住」的問題 和增強發展動能

Solve the housing problem in Hong Kong  
and create strong impetus for growth

#### 短中期成效

Deliverables in the short  
to medium term

#### 長期供應計劃

Long-term supply plan

1

#### 提量

Enhancing Quantity

2

#### 提速

Enhancing Speed

3

#### 提效

Enhancing Efficiency

4

#### 提質

Enhancing Quality



# 提量

## Enhancing Quantity

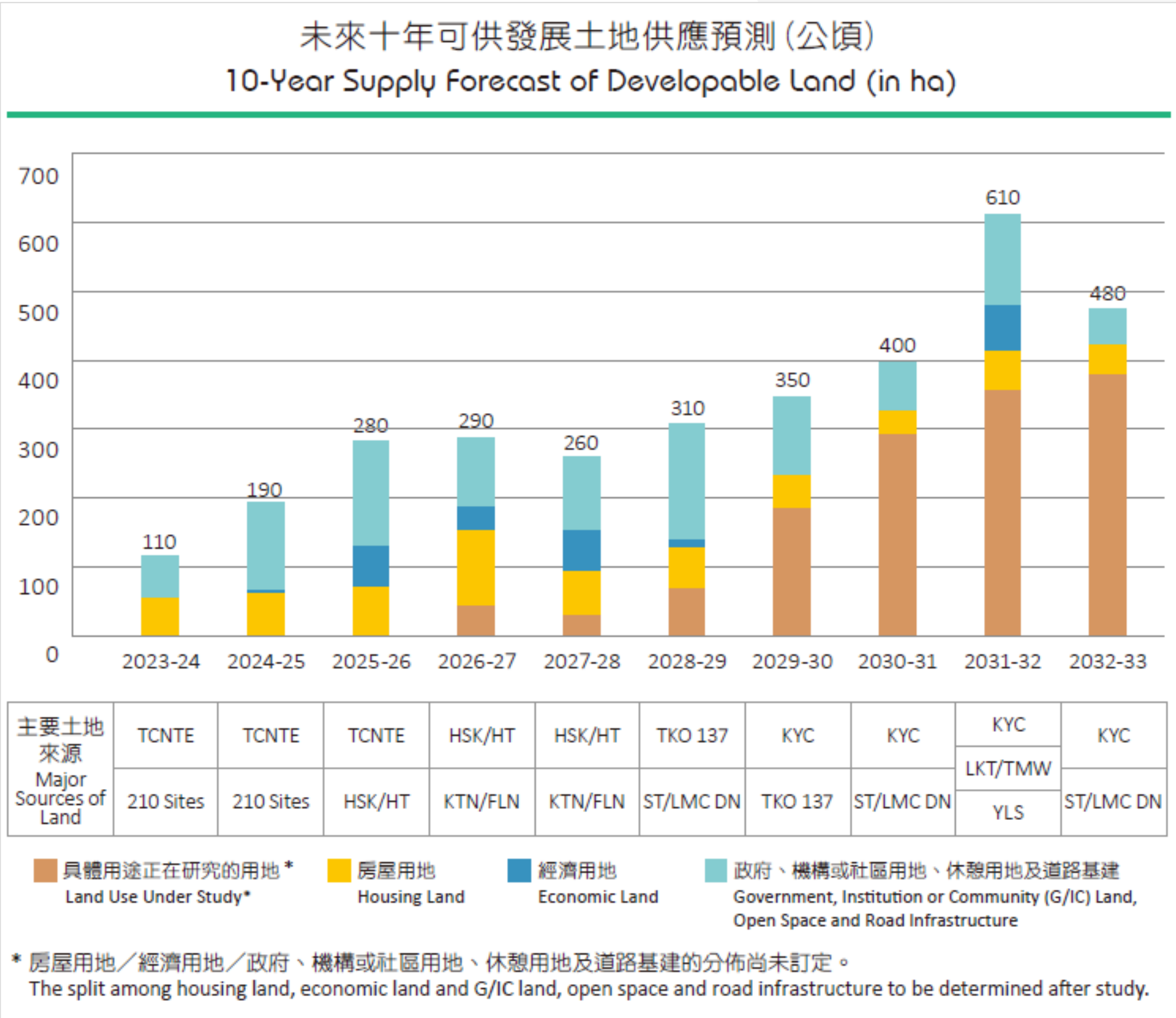
# 未來十年可供發展土地的供應預測

## 10-year Forecast of Developable Land Supply

將扭轉過去土地緊絀的情況。未來十年，熟地供應量達3,280公頃，整體呈上升趨勢，由首年約110公頃，至2032-33年度達480公頃。初步估計當中已知會預留作房屋用途的用地可以提供約490,000個單位。

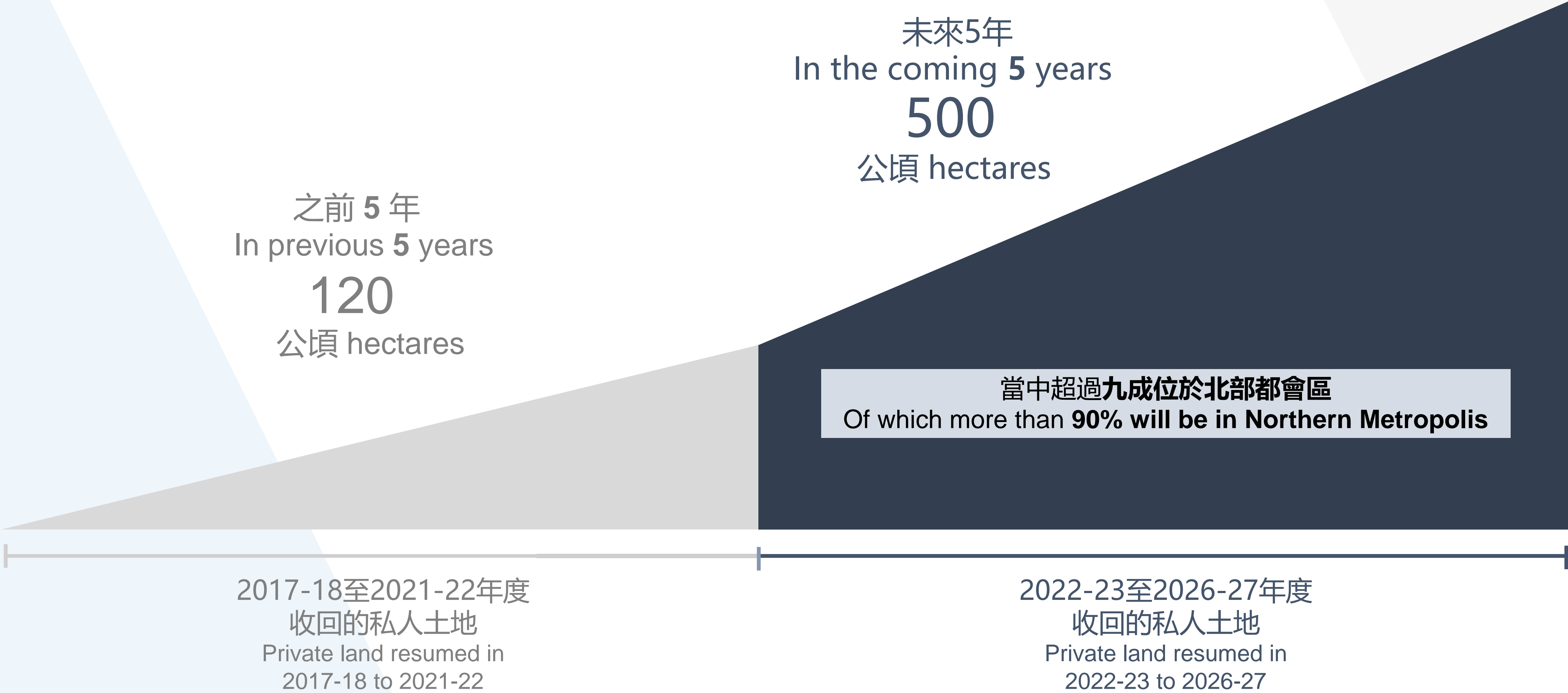
Will see a major reversal of the situation of stringent supply in the past. In the next ten years, supply of developable land will reach 3,280 ha and show an upward trend, from 110 ha in the first year to some 480 ha in 2032-33. Of these supplies, it is estimated that the sites already earmarked for housing uses could provide about 490,000 units.

註：右圖為有關預測的截取部分，須連同註釋一併理解。請參閱發展局網頁的完整版本。  
Note: The diagram on the right is an extract which needs to be read in conjunction with the footnotes of the forecast. Please refer to the Development Bureau's website for the complete version.



# 大幅收回私人土地作發展

## Large Scale Resumption of Private Land for Development



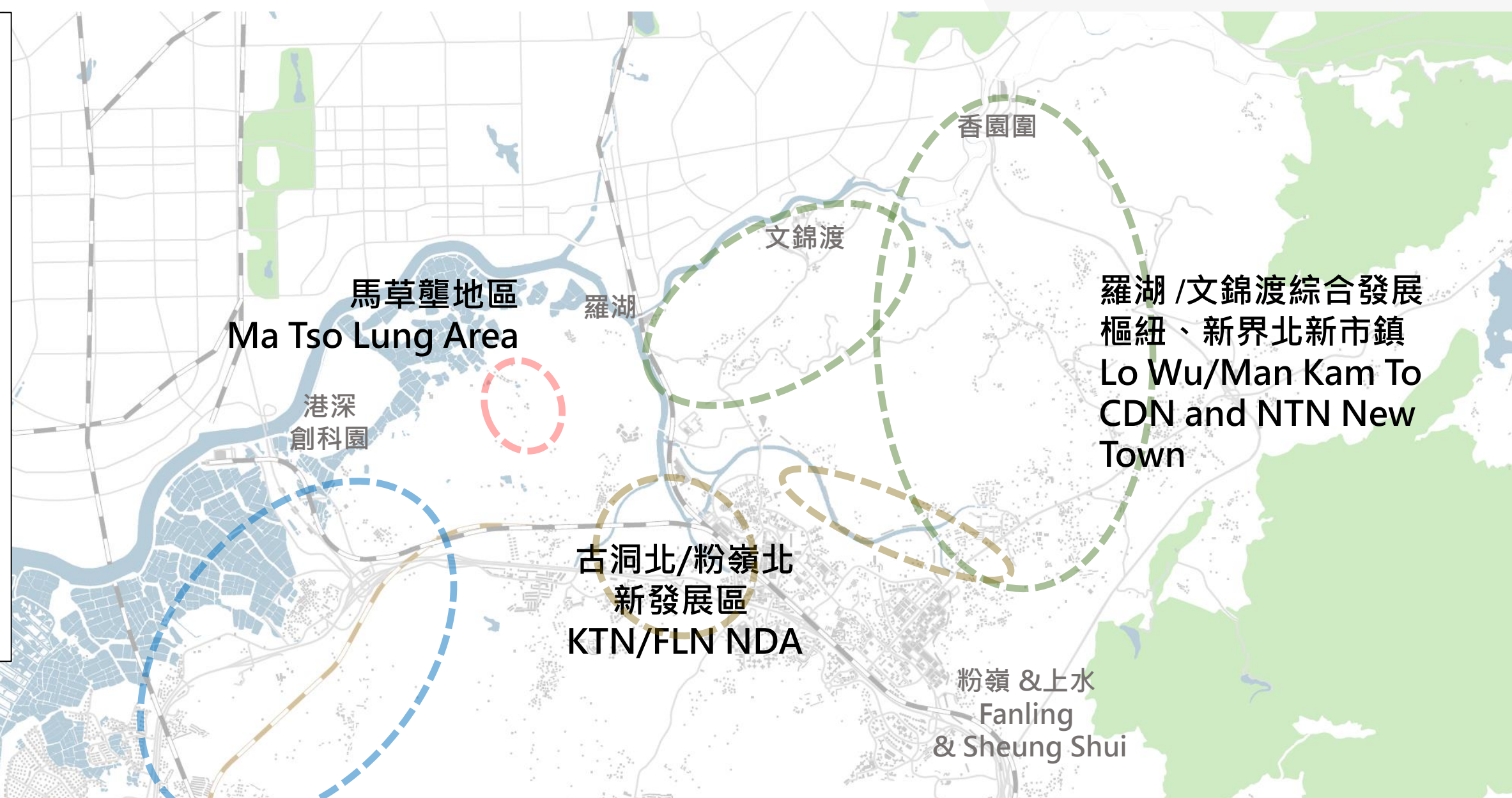


# 北部都會區 – 土地發展項目

## Northern Metropolis – Land Development Projects

### 規劃階段的發展項目 Projects in planning stage:

- 新田 / 落馬洲發展樞紐、羅湖 / 文錦渡綜合發展樞紐、新界北新市鎮：2021年10月展開研究
- 流浮山、尖鼻咀及白泥地區：2022年8月展開研究
- 馬草壟地區：今年內展開研究
- STLMC Development Node, Lo Wu/Man Kam To CDN, NTN New Town: Studies commenced in Oct 2021
- Lau Fau Shan, Tsim Bei Tsui and Pak Nai Areas: Study commenced in Aug 2022
- Ma Tso Lung Area: Study to be commenced this year



### 建設階段的發展項目

#### Projects in implementation stage:

- 古洞北 / 粉嶺北新發展區：2019年動工
- 洪水橋 / 厦村新發展區：2020年動工
- 元朗南發展區：今年8月動工
- KTN/FLN NDA: Works commenced in 2019
- HSK/HT NDA: Works commenced in 2020
- YLS Development Area: Works commenced in August 2022





# 北部都會區 – 新組織架構

## Northern Metropolis – New Institutional Framework

### 加強推進北部都會區：

To strengthen the implementation of the Northern Metropolis:

- 北部都會區督導委員會  
Steering Committee on the Northern Metropolis
- 北部都會區諮詢委員會  
Advisory Committee on the Northern Metropolis
- 北部都會區發展的專責部門  
Dedicated department on the development of the Northern Metropolis





# 北部都會區產業發展：發展多層工廈及提供創科用地

## Development of Industries in Northern Metropolis - Develop Multi-storey Buildings and Provide I&T Land



- 明年推出首批土地興建多層工廈，並於地契條款要求撥出若干樓面面積以低於市場租金供受影響的棕地作業者租用。  
Make available next year the first batch of sites for development of multi-storey industrial buildings, and require in lease conditions that a certain portion of floor area be set aside for leasing to affected brownfield operators below market rent.
- 於2024年開始新田 / 落馬洲創科用地的土地平整工程。  
Commence in 2024 the land formation works of the I&T land in San Tin/Lok Ma Chau.



# 交椅洲人工島

## Kau Yi Chau Artificial Islands in the Central Waters

### 發展潛力 Development Potential

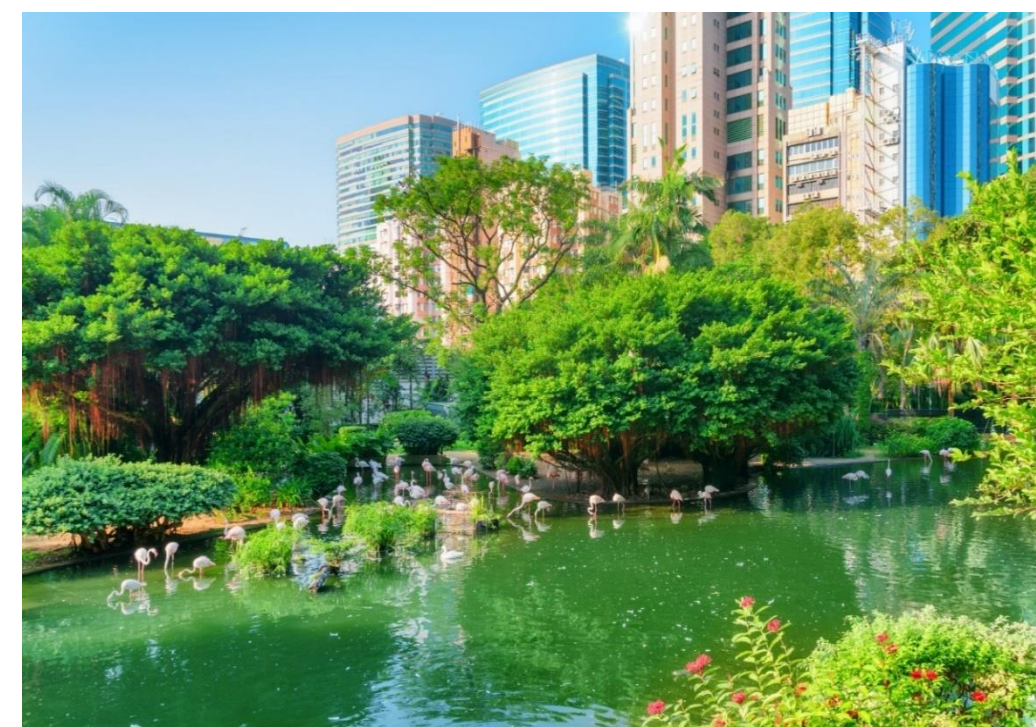
- 位處維港都會區擴展部分的**1,000公頃** 新增土地  
New land of **1,000 hectares** within the expanded Harbour Metropolis
- 發展**第三個核心商業區**，與香港另外兩個核心商業區相輔相成  
Develop **CBD3** to complement the other two CBDs in Hong Kong
- **新建的鐵路和道路網絡**，並提供第四條過海隧道  
**New rail links and road transport network** will be constructed as well as a fourth cross-harbour tunnel
- 透過大嶼山的「**雙門戶**」**策略位置**連接世界及大灣區其他城市  
Leverage on Lantau's '**Double Gateway**' function to connect the world and other cities of GBA
- 創造**增加居住空間**的條件，並**提升休憩用地和政府、機構及社區設施的供應標準**  
Create conditions for **larger home space** and **higher provision standards for open space and G/IC facilities**

### 規劃目標 Planning Objectives

繁榮多元  
Metropolitan

綠色宜居  
Livable

前瞻創新  
Future ready





# 交椅洲人工島

## Kau Yi Chau Artificial Islands in the Central Waters



### 研究進度 Study Progress

顧問研究現正全速推進。在今年內就人工島的填海範圍、土地用途、交通基建網絡及財務安排，作出建議。

The Study is taking forward at full throttle. To put forth proposals on the scope of reclamation, land use, transport infrastructure network and financing options regarding the artificial islands within this year.

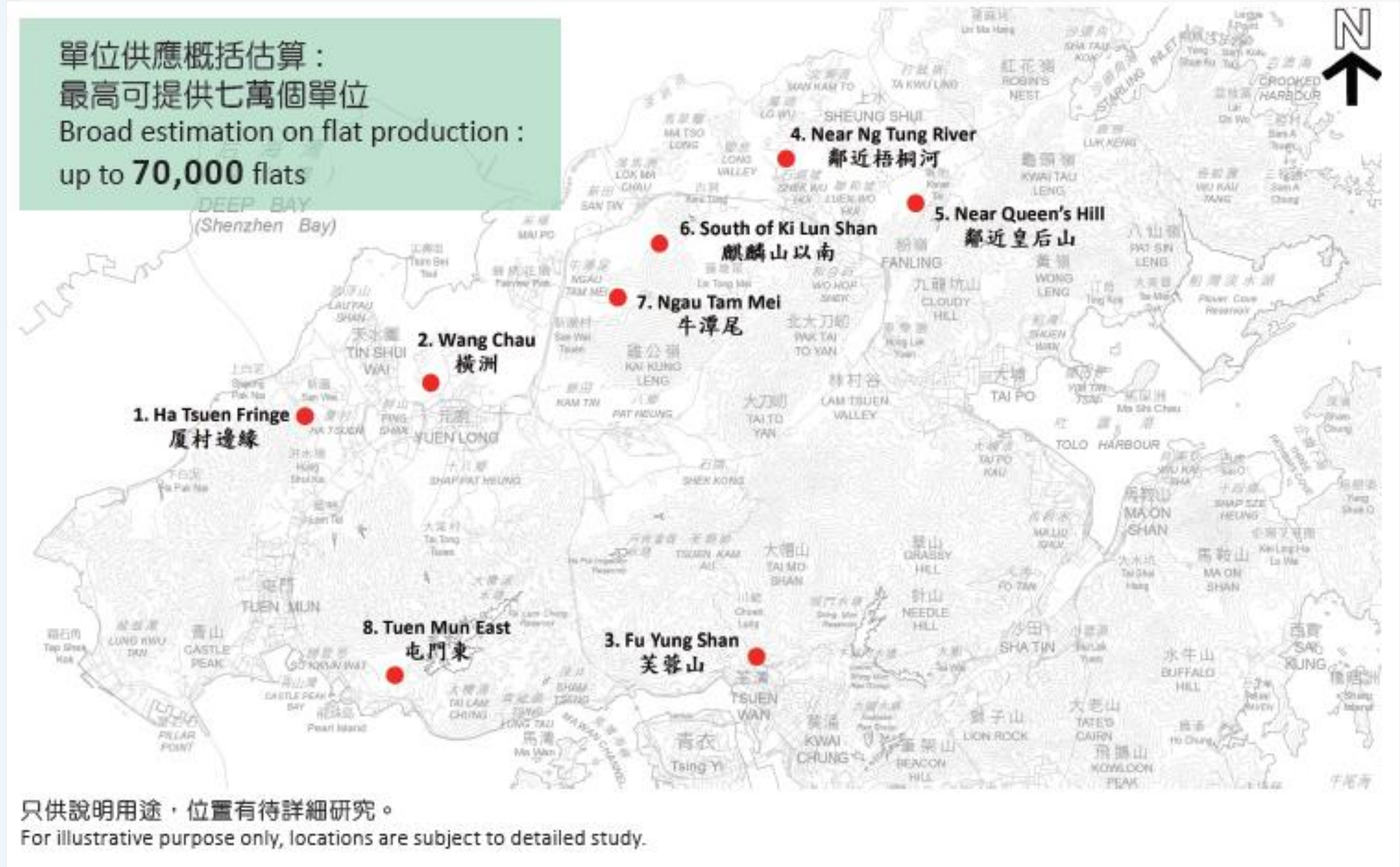
### 目標 Target

明年開展環評程序及填海工程在2025年上馬。  
To commence the EIA process next year and kick-start the reclamation works in 2025.



# 綠化地帶檢討

## Green Belt Review



已進行新一輪「綠化地帶」檢討，識別約255公頃有房屋潛力的「綠化地帶」，可提供最高70,000個單位。

Conducted a new round of “Green Belt” Review and further shortlisted about 255 hectares of “Green Belt” sites with potential for housing development, which can provide up to 70,000 units.

# 綠化地帶檢討

## Green Belt Review

	具潛力的「綠化地帶」地塊 Potential "Green Belt" Clusters	面積 ( 公頃 ) Area (ha)
1	洪水橋厦村邊緣 Ha Tsuen Fringe, Hung Shui Kiu	12.3
2	元朗橫洲 Wang Chau, Yuen Long	12.1
3	荃灣芙蓉山 Fu Yung Shan, Tsuen Wan	5.5
4	粉嶺鄰近梧桐河 Near Ng Tung River, Fanling	9.6
5	龍躍頭鄰近皇后山 Near Queen's Hill, Lung Yuek Tau	31.4
6	近新田麒麟山以南 South of Ki Lun Shan , Near San Tin	49
7	元朗牛潭尾 Ngau Tam Mei, Yuen Long	27.3
8	屯門東 Tuen Mun East	107.3
	總計	約 about <b>255</b>
最高可提供七萬個單位 Up to <b>70,000</b> flats ( 假設住用地積比率 6.5 倍 ) (Assuming Domestic Plot Ratio of 6.5)		

在2024年或之前改劃第一批土地。於明年完成檢視餘下所有「綠化地帶」的發展潛力。

The rezoning of the first batch of sites will commence by 2024. To complete the review of the development potential of all the remaining “Green Belt” sites within next year.



# 發展將軍澳第137區

## Develop Tseung Kwan O Area 137



- 發展將軍澳第137區為以房屋用途為主的新社區，並研究於附近水域進行近岸填海，以便提供社區設施、交通配套以及公用設施。建議延長港鐵將軍澳線以服務該區。

To develop TKO Area 137 into a new community primarily for housing purpose, and explore near-shore reclamation of waters nearby to support the development of community facilities, transport infrastructure, and utilities. Recommend extending the MTR TKO line to serve the area.

- 於今年年底公布詳細的發展計劃。預計可提供約50,000個房屋單位，最早於2030年入伙。

To announce the detailed development proposal by the end of this year. The development is expected to provide around 50,000 housing units with first population intake in 2030 the earliest.



# 增建新東鐵線科學園 / 白石角站

## Build East Rail Line Science Park/Pak Shek Kok Station

- 聯同港鐵公司及相關政策局 / 部門推進有關研究，初步確立新增車站技術上可行。  
Took forward the relevant studies in collaboration with MTRCL and relevant bureau/departments, preliminarily confirmed the feasibility of providing a new station.
- 可提供最少約10,000 個新房屋單位。若進展順利，車站及首批房屋有望在2033 年或更早落成。  
To provide at least 10,000 new housing units. If things go well, the station and the first batch of housing units will be available in 2033 or even earlier.





2

# **提速、提效**

## **Enhancing Speed and Efficiency**

# 精簡發展程序

## Streamline Development Process

### 法定程序

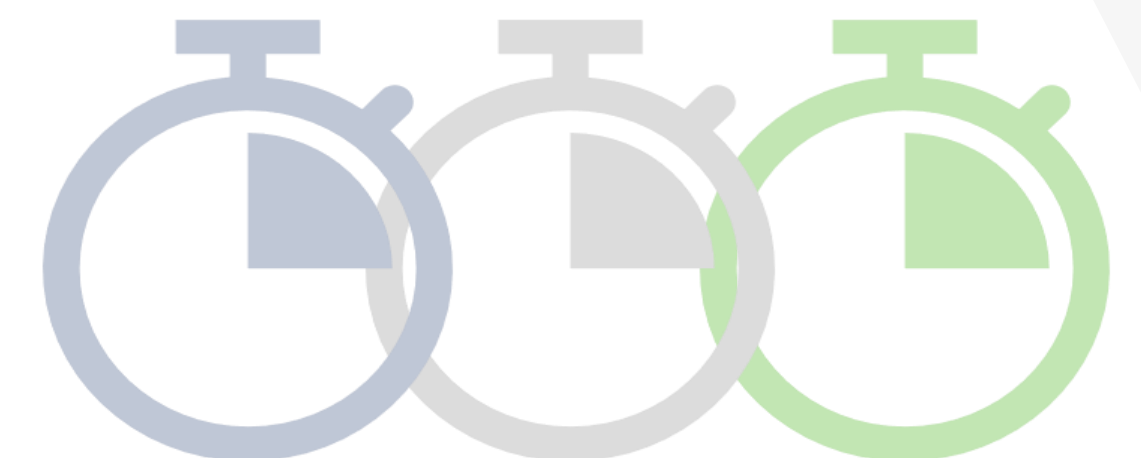
#### Statutory procedures

- 檢視個別法例所訂明的發展程序，早前已諮詢各持分者以集思廣益  
Reviewed development procedures stipulated in respective legislation and consulted various stakeholders on the preliminary legislative proposals
- 目標是今年年底前向立法會提出條例修訂草案  
Aim to introduce the amendment bill to the Legislative Council by the end of this year

### 行政程序

#### Administrative procedures

- 進一步精簡行政程序，就重點課題進行檢視  
Further streamline administrative procedures through reviewing key topics
- 目標是由明年年中起陸續提出具體建議  
Aim to progressively put forward concrete proposals starting from the middle of next year





# 加快審批建築圖則

## Expedite Building Plan Approval

屋宇署成立「專責審批組」  
Buildings Department to establish  
“Dedicated Processing Units”



500個單位或以上的大型私人住宅項目圖則申請  
Plan submissions of high-yield private residential projects  
of 500 units or more



過渡性房屋項目圖則申請  
Plan submissions of transitional housing projects

# 標準金額補地價的擴展

## Extension of Standard Rates for Charging Land Premium

於2023年年中前，就擴展標準金額提出具體實施方案，包括 –

To put forward implementation plan on the extension of standard rates by mid-2023, including –

擴展至新界農地的地契修訂

Explore extension to lease modifications involving  
agricultural land in New Territories

將工廈重建的標準金額安排恆常化

Regularise the standard rates arrangement for  
redevelopment of industrial buildings



# 更廣泛採用「組裝合成」建築法

## Wider Adoption of Modular Integrated Construction (MiC)

成立跨部門  
督導委員會  
Establish cross-  
departmental  
Steering  
Committee

制訂加強組件  
供應鏈的措施  
Formulate  
measures to  
strengthen MiC  
supply chain

發展局內成立  
專責團隊  
Set up in  
Development  
Bureau a  
dedicated team



# 進一步推動採用「建築信息模擬技術」

## Promote Further Use of Building Information Modelling (BIM)

明年就業界和部門應用BIM製作及審批建築圖則訂立**路線圖**

Devise a **roadmap** next year on the use of BIM by the industry and departments in preparing and approving building plans



# 精簡地契續期安排

## Streamline the Arrangement for Land Lease Extension

為精簡地契續期安排，於明年內提交條例草案，以一致性的方式定期為2025年起陸續到期的地契續期。

To streamline the arrangement for land lease extension, to introduce a bill within next year such that land leases expiring from 2025 onwards will be extended regularly in a consistent manner.







# 提質

## Enhancing Quality



# 促進老舊市區重建(也是提速、提效措施)

## Facilitate Renewal of Urban Districts

### (Also an Initiative for Enhancing Speed and Efficiency)



1

放寬申請強拍門檻：  
樓齡50至少於70年： **70%**  
樓齡70年或以上： **60%**  
非工業地帶工廈，樓齡30年或以上：  
**70%**

Lowering the compulsory sale application thresholds:  
**70%** for buildings aged 50 to below 70  
**60%** for buildings aged 70 or above  
**70%** for industrial buildings not located within industrial zones and aged 30 or above

2

相連地段合併發展可合併計算業權和門檻  
Combining the ownership and thresholds for abutting lots which will be jointly redeveloped

3

精簡強拍法律程序  
Streamlining the legal procedures for compulsory sale

4

成立專責辦事處為受影響小業主提供更多支援  
Setting up a dedicated office to provide additional support to the affected minority owners

**今年第四季:** 諮詢立法會發展事務委員會、專業團體和居民組織  
**2023 年下半年(計劃):** 提交修訂條例草案予立法會

**Q4 2022:** Consult the Panel on Development of LegCo, professional institutes and residents' organisations

**2H 2023 (planned):** Introduce the amendment bill into LegCo



# 提升市區重建局(市建局)的借款上限

## Raising the Borrowing Limit of the Urban Renewal Authority (URA)



分階段提高市建局的借款上限，以提升其財務能力進行更多重建項目。

To ensure that the URA will have sufficient resources, we will raise the borrowing limit of the URA by phases having regard to its financial position and market situation so as to enhance URA's financial capability in undertaking more redevelopment projects.



# 環島長廊

## Round-the-Island Trail

- 透過連接港島北岸及南區多條現有海濱和郊野步行徑，建造全長約60公里的環島長廊。

To connect the waterfront promenades on the northern shore of Hong Kong Island with a number of existing waterfront and countryside walking trails in the Southern District, building a Round-the-Island Trail of about 60 km long.

- 明年起展開工程，於五年內駁通九成路段。  
Works will commence from next year onwards, with a view to connecting 90% of Trail within five years.





謝謝  
Thank You



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Development Bureau