

# 《行政長官2023年施政報告》

## 土地發展政策措施

### The Chief Executive's Policy Address 2023 – Land Development Initiatives

2023年10月  
October 2023



發展局

Development Bureau



# 未來十年熟地供應預測

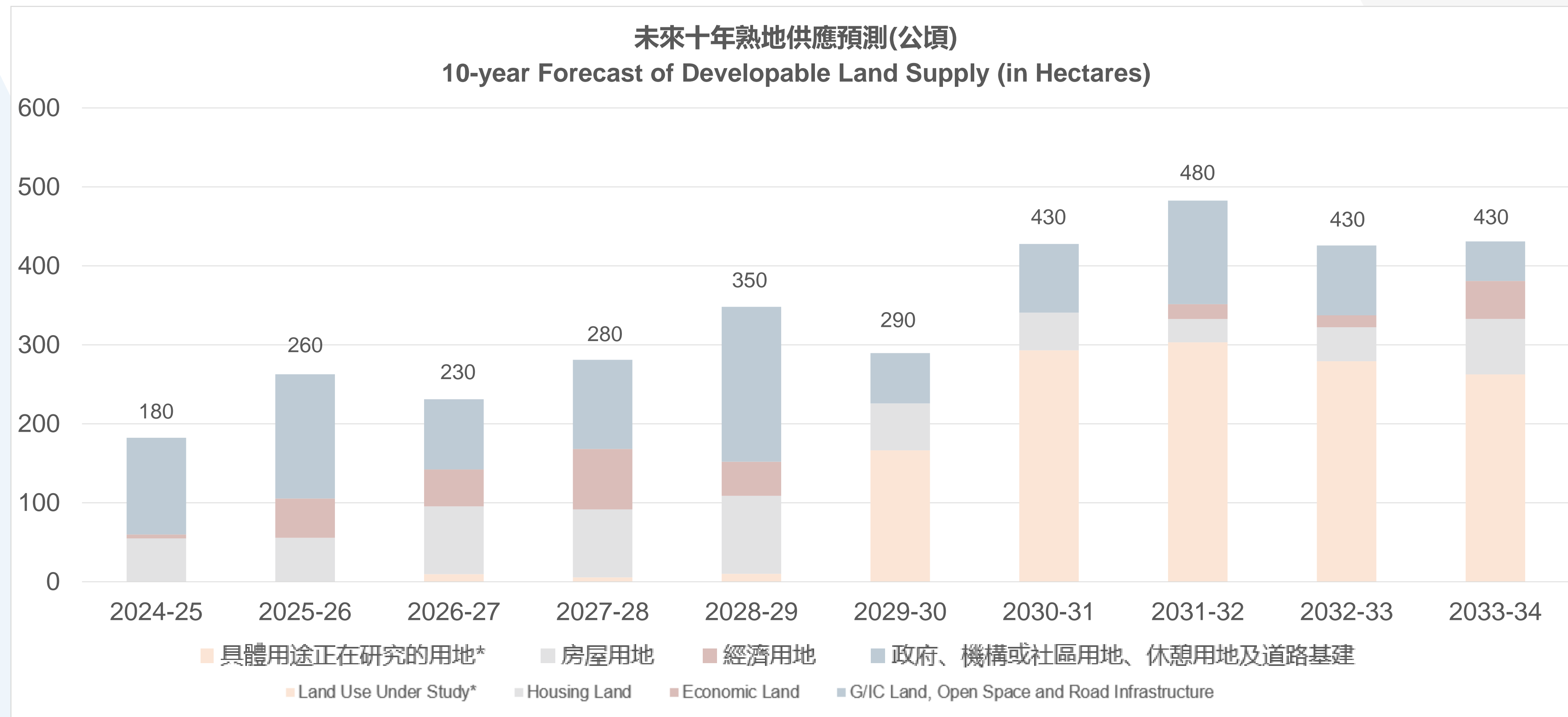
## 10-year Forecast of Developable Land Supply

- 已覓得**7,000公頃**土地，滿足至2048年的新增需求  
7,000 hectares (ha) of land identified to meet new demands up to 2048
- 未來十年熟地供應量達**3,370公頃**，較去年預測增加**90公頃**  
Supply of developable land in the next decade will reach 3,370 ha, representing an increase of 90 ha as compared to the last forecast
- 當中**超過1,400公頃**來自北部都會區，以及**約400公頃**來自交椅洲人工島  
Of which over 1,400 ha comes from the Northern Metropolis and about 400 ha comes from the Kau Yi Chau Artificial Islands



# 未來十年熟地供應預測(續)

## 10-year Forecast of Developable Land Supply (Cont'd)



註：上圖為有關預測的節錄，須連同有關註釋一併理解。請參閱發展局網頁的完整版本。

Note: The diagram above 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.

# 北部都會區

## Northern Metropolis

- 短期內公布《北部都會區行動綱領》  
Northern Metropolis Action Agenda will be announced shortly

### 四大區域 Four Major Zones

洪水橋 / 廈村, 元朗南  
Hung Shui Kiu / Ha Tsuen,  
Yuen Long South

高端專業服務和物流樞紐  
High-end Professional  
Services and Logistics Hub

新田科技城  
San Tin Technopole

創新科技地帶  
Innovation and Technology  
Zone

古洞北 / 粉嶺北,  
新界北新市鎮(包括羅湖 / 文錦渡)  
Kwu Tung North/Fanling North,  
New Territories North New Town  
(including Lo Wu/Man Kam To)

口岸商貿及產業區  
Boundary Commerce and  
Industry Zone

紅花嶺, 蓮麻坑, 沙頭角, 印洲塘  
Robin's Nest, Lin Ma Hang,  
Sha Tau Kok, Yan Chau Tong

藍綠康樂旅遊生態圈  
Blue and Green Recreation,  
Tourism and Conservation  
Circle

以產業發展為導向，促進經濟和社會發展為目標  
Industry-driven approach and promoting  
economic and social development as target

- 創科  
Innovation and  
Technology
- 現代物流  
Modern Logistics
- 環保  
Environmental  
Protection
- 建造  
Construction
- 漁農  
Agriculture and  
Fisheries
- 醫療 / 生命健康科技  
/ 中醫藥  
Healthcare/Life and  
Health Technology/  
Chinese Medicine
- 旅遊  
Tourism
- 藝術、文化和體育  
Arts, Culture and Sports
- 專業服務  
Professional Services
- 教育  
Education

# 北部都會區(續)

## Northern Metropolis (Cont'd)

- 採取創新、有彈性的規劃和批地措施  
Adopt creative and flexible planning and land disposal approaches
- 擴大「加強版傳統新市鎮發展模式」至所有新發展區，並優化執行安排  
Extend the “Enhanced Conventional New Town Approach” to all new development areas and improve its operational arrangements



# 交椅洲人工島

## Kau Yi Chau Artificial Islands

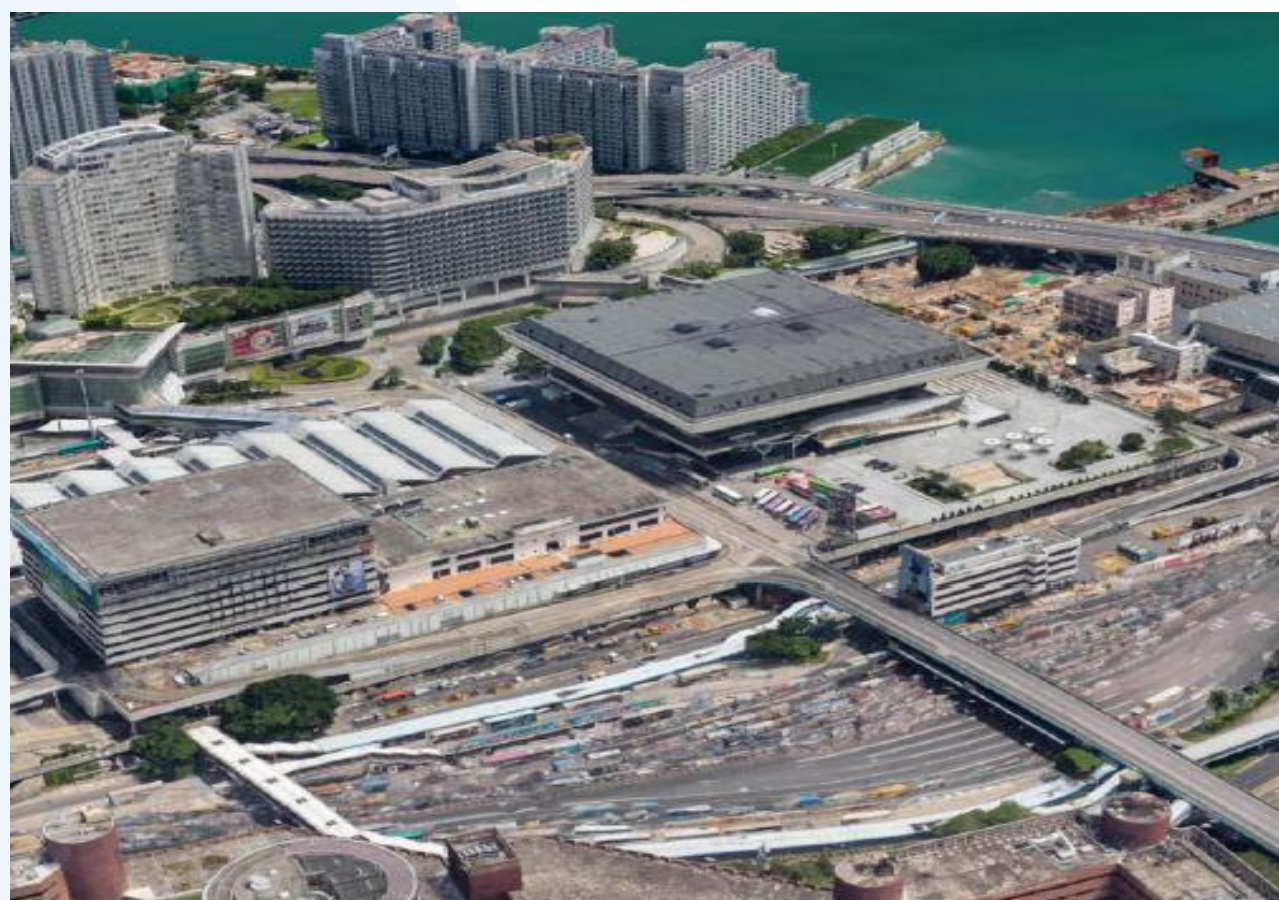
- 今年展開環境影響評估程序  
Commence the environmental impact assessment process this year
- 新設立的「大型發展項目融資委員會」將會為北部都會區及交椅洲人工島發展提出具體財務安排建議  
The Committee on the Financing of Major Development Projects to be established will put forward concrete proposals on the financial arrangements for the development of the Northern Metropolis and Kau Yi Chau Artificial Islands



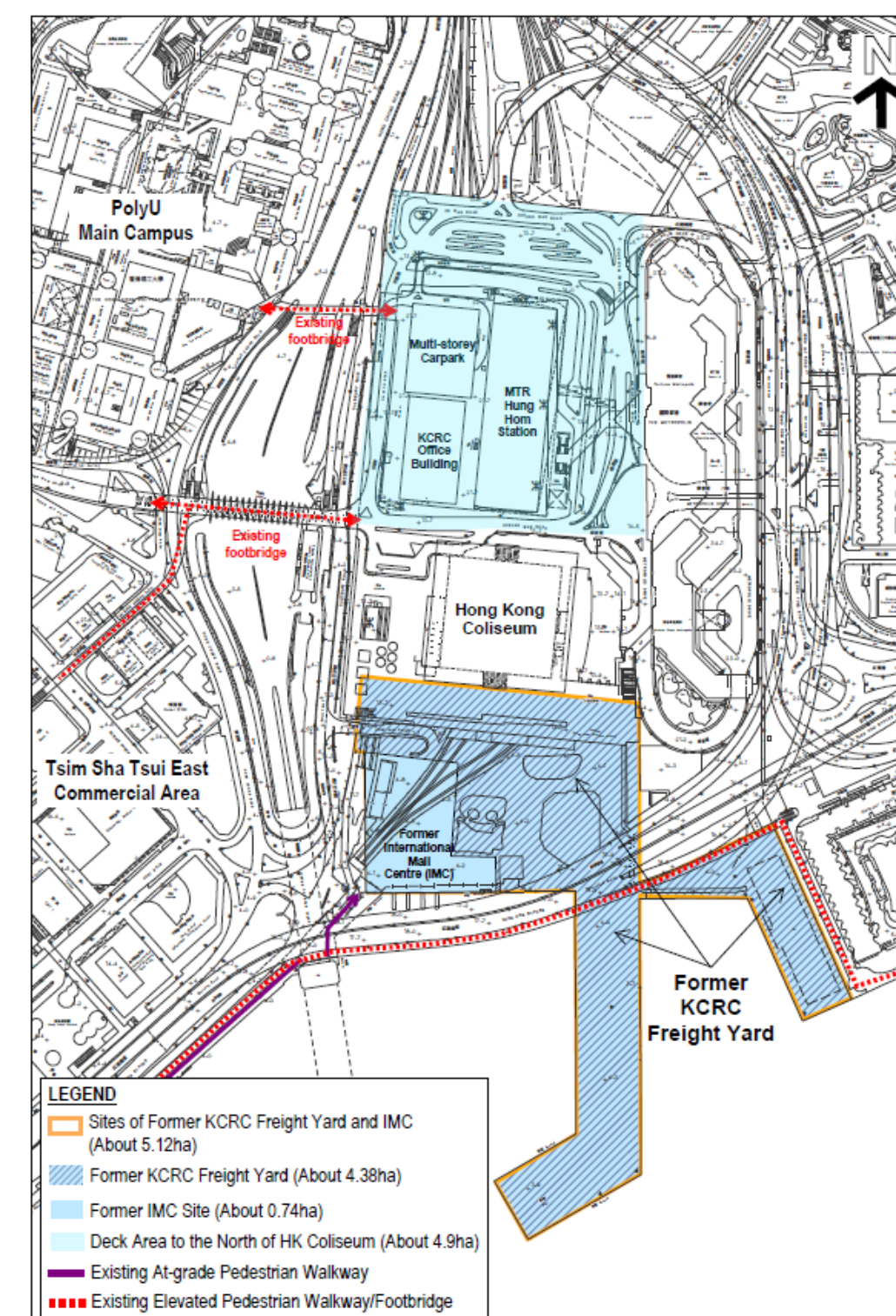
# 釋放土地發展潛力、提升都會吸引力

## Release Development Potential and Enhance Attractiveness of the Metropolis

活化紅磡站及周邊用地，改善通達性  
Revitalise Hung Hom Station and nearby sites to improve connectivity



- 更新紅磡站的配套、釋放商住樓面、締造活力海濱
- Upgrade the facilities of the Hung Hom Station, release commercial and residential floor area, and create a vibrant harbourfront



# 釋放土地發展潛力、提升都會吸引力(續)

## Release Development Potential and Enhance Attractiveness of the Metropolis (Cont'd)

發展前南丫島石礦場用地  
Develop the ex-Lamma Quarry site

- 善用前石礦場20公頃用地，發展有特色的住宿設施，並提供優質休閒康樂設施，促進島嶼旅遊
- Make good use of the 20-ha site to develop distinctive accommodation facilities and provide quality leisure and recreational facilities, so as to promote island tourism





# 南大嶼生態康樂走廊

## South Lantau Eco-Recreation Corridor



- 透過增添生態旅遊及可持續康樂設施，以突顯個別地點在天然資源或歷史文化方面的特色

To showcase the characters of selected locations in terms of natural resources or history and culture through developing ecotourism and sustainable recreational facilities

- 計劃在2024年上半年就初步構思進行公眾參與活動

Plan to engage the public on preliminary proposals in the first half of 2024

# 提速造地和發展：精簡發展程序

## Accelerate Land Production and Development: Streamline Development Procedures

### 法定程序 Statutory procedures

#### 已完成 Completed

- 精簡了城市規劃、收回土地、填海、道路和鐵路工程等法定程序已於9月1日生效，縮減生地變成可建屋熟地的時間  
Streamlined statutory procedures including town planning, land resumption, reclamation, roads and railway works etc. with effect from 1 September, reducing time required for transforming primitive land into developable spade-ready sites

#### 將推行 To implement

- 簡化2025年起期滿地契的續期手續  
To streamline the procedures for extension of land leases expiring from 2025

### 行政程序 Administrative procedures

#### 已完成 Completed

- 樹木移除和補種程序  
Procedures concerning the felling and compensatory planting of trees
- 一般建築圖則的審批程序  
Processing of general building plan submissions

#### 將推行 To implement

- 標準金額補地價的擴展  
Extension of standard rates for charging land premium
- 發放收地補償的業權查核  
Title-checking arrangement for land resumption compensation
- 放寬地面停車場樓面豁免安排，以合理容納建於上蓋的停車場  
Relaxation of gross floor area exemption to reasonably accommodate aboveground carparks

# 市區重建提速

## Expedite Urban Renewal

- 加強放寬強拍門檻的政策針對性
- Adopt a more target-oriented approach for lowering the compulsory sale application thresholds

私人樓宇樓齡 Age of private buildings	現行強拍申請門檻 Existing compulsory sale application thresholds	2022年11月提出的建議門檻 Application threshold proposed in November 2022	最新建議門檻 Latest proposed application thresholds	
			位於有迫切重建需要的舊區 Located in old districts with pressing need for redevelopment	位於其他地區 Located in other districts
少於50年 < 50 years	90% (不論地區) (regardless of location)	90% (不論地區) (regardless of location)	90% (不論地區, 與現行一樣) (regardless of location, same as current arrangement)	
50年或以上但少於60年 ≥ 50 years but < 60 years	80% (不論地區) (regardless of location)	70% (不論地區) (regardless of location)	70%	80% (與現行一樣) (same as current arrangement)
60年或以上但少於70年 ≥ 60 years but < 70 years			65%	70%
70年或以上 ≥ 70 years		60% (不論地區) (regardless of location)	65% (不論地區) (regardless of location)	



### 利用新土地推動舊區重建 Make use of new land to take forward urban renewal

- 考慮透過政策措施利用交椅洲部分土地, 推動市建局和私營機構重建項目
- Consider using policy measures to deploy part of the land of Kau Yi Chau to facilitate implementation of urban redevelopment projects by URA and the private sector

# 檢討《建築物條例》及加強樓宇安全

## Review Buildings Ordinance and Enhance Building Safety

**檢討《建築物條例》**  
(明年內提出立法建議)  
Review of Buildings Ordinance (to put forth recommendations within next year)

**強制驗樓政策檢討**  
(明年第一季提出建議)  
Mandatory Building Inspection Scheme (MBIS) policy review (to put forth recommendations in Q1 next year)

### 加強執法權力

Strengthen enforcement power

- 針對未有遵辦的各種通知和命令，加強罰則  
Increasing the penalties for non-compliance of various notices and orders
- 簡化檢控程序和門檻  
Streamline prosecution procedures and threshold

- 優化強制驗樓揀選機制  
Enhance the approach in selecting target buildings for issuance of MBIS notices
- 屋宇署主動識別和介入較高風險樓宇  
Buildings Department to proactively identify higher-risk buildings for intervention
- 檢視「樓宇更新大行動2.0行動」的工作流程和採購安排  
Review the workflow and procurement arrangement of Operation Building Bright 2.0

### 加強承建商註冊和紀律處分制度

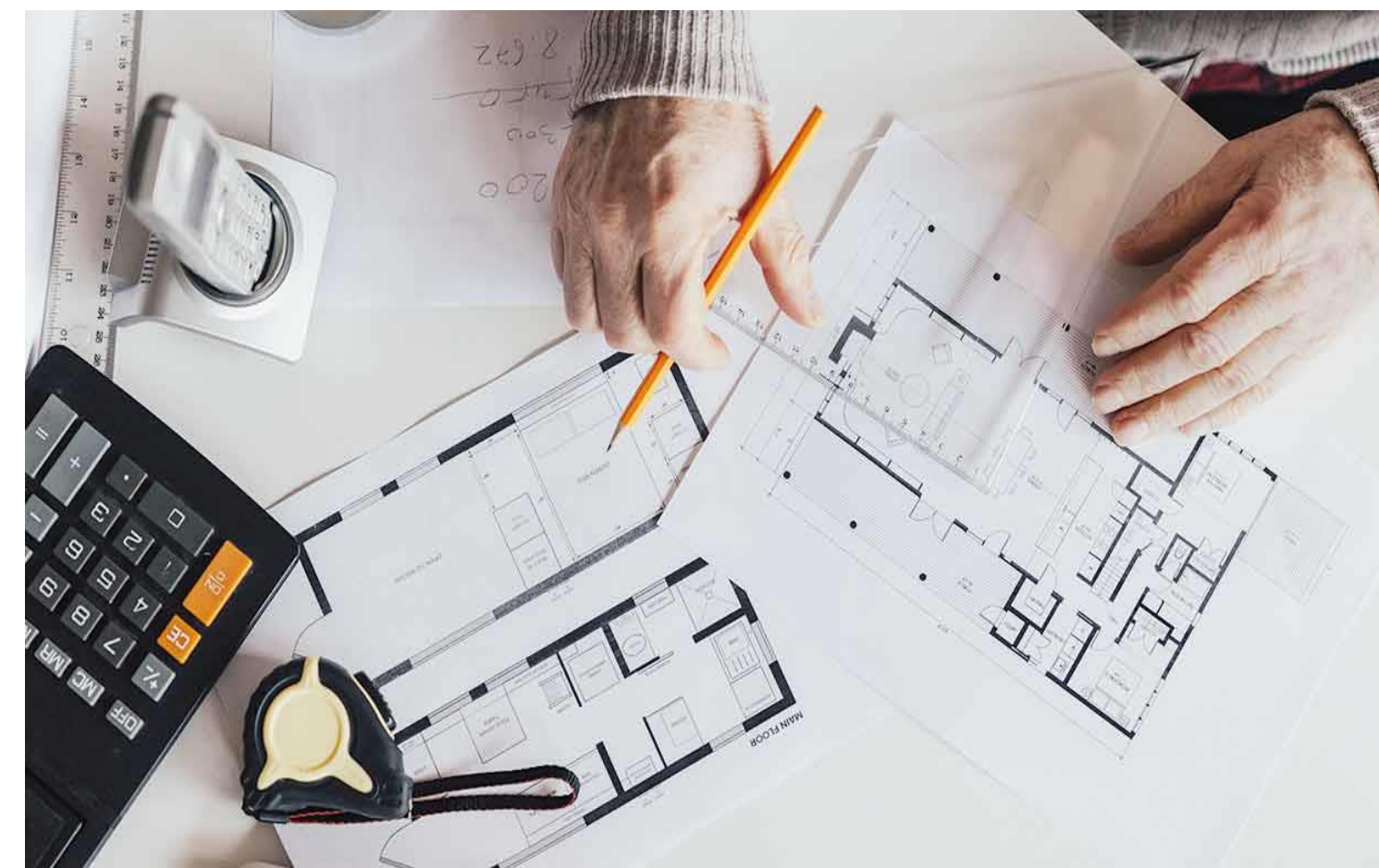
Strengthen registration and disciplinary systems for contractors

- 檢討註冊制度  
Review the registration system
- 檢討紀律處分制度  
Review the disciplinary system

# 鼓勵長者友善的樓宇設計

## Elderly-Friendly Building Design

- 財政司副司長統籌相關政策局，於**2024年內提出建議**，把**通用設計及通達**概念，納入屋宇署制訂的樓宇設計手冊
- Deputy Financial Secretary will co-ordinate relevant bureaux to put forth, within 2024, proposals for incorporating the concepts of universal design and accessibility into Buildings Department's building design manual



# 应急管理 - 強化應對極端天氣能力

## Emergency Response Management – Enhance the Capability of Handling Extreme Weather

### 防洪 Flood Prevention

- 制定更具前瞻性的防洪管理策略  
Formulate a more forward-looking flood management strategy
- 全速推展超過80億元的雨水排放系統改善工程  
Press ahead the implementation of stormwater drainage improvement works of more than \$8 billion at full speed

### 斜坡管理 Slope Management

- 就極端暴雨引發較大型的山泥傾瀉事故進行系統性調查和研究  
Conduct systematic investigations and studies on larger scale landslides triggered by extreme rainstorms
- 審視並加固對市民生活有較大影響的斜坡  
Review and strengthen those slopes with larger impacts to the livelihood of the public



謝謝  
Thank You



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