

為加快北部都會區發展訂立專屬法例
Dedicated Legislation to Accelerate
the Development of the Northern Metropolis

立法構思

Legislative Proposal

- 三個目標題目：

Three main objectives :

- (1) 進一步為北都規劃和地政程序拆牆鬆綁，快速回應市場需要及變化

Further remove barriers in planning and lands procedures for NM to promptly response to the needs and changes of the markets

- (2) 北都處於實質建設階段，要透過便利措施加快工程進度

NM is in the stage of construction. Facilitation is needed to expedite construction works

- (3) 透過便利跨境要素流動，助力產業發揮背靠內地的優勢，吸引企業落戶北都

Attract enterprises to settle in NM by facilitating cross-boundary flow of elements to enjoy the strong support from Chinese Mainland

- 作用是**拆牆鬆綁**，放寬一些現行法例法規的限制，與各項**政策**（例如招商引資、產業政策）和**行政措施**（例如發展局剛於1月公布的加快私人項目審批程序措施）相輔相成

Aims to **remove barriers** by relaxing restrictions under existing laws and regulations; complements various **policies** (e.g. those for attracting businesses and promoting industry development) and **administrative measures** (e.g. measures to expedite approval processes for private projects promulgated by the Development Bureau recently in January)

立法構思

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- 北都發展橫跨十至二十年，期間政府和社會需要因應經濟和社會變化、參與企業和其他用家的需要等，迅速引入或調整措施

NM development straddles across 10 to 20 years, and the Government and society need to introduce and adjust swiftly to cater for changes in economic and social environments, as well as the needs of enterprises and other users

- 擬議法例將由**主體法例**設定主線框架，不會鉅細無遺，但會**指明範疇**並授權行政長官會同行政會議按需要訂立**附屬法例**，立法會會擔當把關角色，負責審批主體法例及附屬法例

Proposed legislation will comprise of a piece of **primary legislation** serving as main framework and will not be over-detailed. It will specify the **policy areas** where the CE-in-C will be delegated to enact **subsidiary legislation** as and when necessary. LegCo will play its gatekeeping role and be responsible for vetting the primary legislation and subsidiary legislation

- 計劃在今年中向立法會提交主體法例時，一併提交首批附屬法例草稿供預覽。換言之，立法會在審議主體法例的同時，亦可以考慮有關的附屬法例，作出更全面的審視。主體法例預期年底通過後，政府會正式提交該首批附屬法例正式文本予立法會審批

When introducing the primary legislation to LegCo in mid this year, we will submit together the first batch of draft subsidiary legislation for preview. In other words, LegCo could consider this subsidiary legislation when vetting the primary legislation in a comprehensive manner. Upon enactment of the primary legislation targeted for end 2026, the Government will formally submit the first batch of subsidiary legislation for LegCo's vetting

- 附屬法例不會在刊憲當天生效，生效時間會訂立在最少**49天**或之後，以預留足夠時間讓議員審議

Subsidiary legislation will not come into operation on the day of gazettal. We will set the effective date to after 49 days, so as to allow sufficient time for Members' vetting before taking effect

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適用範圍 Applicable Area

- 只適用於北都；個別範疇會只適用於北都內的部分指定區域
Only applies to NM; and certain policy areas may confine to designated area in NM

指明可訂立附屬法例的範疇 Specified Policy Areas for Subsidiary Legislation

- 明確指明六個可訂立附屬法例的政策範疇；預期這六個範疇應已基本涵蓋加快北都發展所需的權力
Clearly specifies the policy areas which the CE-in-C will be delegated to enact subsidiary legislation as needed. These 6 areas would have basically covered the power needed for expediting NM development

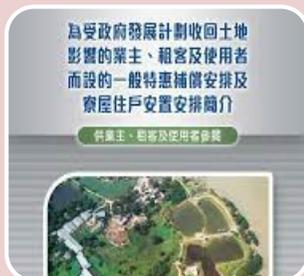
檢視執行 Review on Implementation

- 定期向行政長官主持的「北部都會區發展委員會」匯報落實情況並在有需要時尋求指導；及每年向立法會發展事務委員會匯報落實情況
Regularly report and seek steer from the Committee on Development of NM chaired by CE, and report to LegCo Panel on Development annually on the implementation details

六個指明範疇

Six Specified Policy Areas

規劃地政 Planning and Lands



加快工程進度 Expedite Works



助力產業營運 Facilitate Operation



(1) 簡化城市
規劃程序
Streamlining
Town
Planning
Procedures

(2) 加快支付被
收回土地的補償
Expediting
Compensation
Payment for
Land Resumed

(3) 便利採用創
新建築技術安排
Facilitating
Adoption of
Innovative
Construction
Technology
Arrangement

(4) 簡化申請
建築噪音許可
證程序及要求
Streamlining
Procedures &
Requirements for
Construction
Noise Permit
Applications

(5) 便利及管理
跨境要素流動
Facilitating and
Regulating
Cross-
Boundary Flow
of Elements

(6) 就指定地區
成立法定公司
Establishing
Statutory
Corporations for
Designated Areas

已成熟的附屬法例草稿 (包括(1)至(4)項，以及(5)項有關河套香港園區的人員流) 會連同主體法例一併提交予立法會

Draft subsidiary legislation which are mature, including items (1) to (4) as well as item (5) in relation to flow of personnel at Hong Kong Park of Hetao), will be submitted to LegCo together with the primary legislation

(1) 簡化城市規劃程序

Streamlining Town Planning Procedures

就北都內的非保育地帶，可以通過《城市規劃條例》(第131章)第16條，就改變用途或放寬發展參數 / 要求提出規劃許可申請，縮短處理時間至兩個月

For non-conservation zones in NM, to allow applications for planning permission **under Section 16 of Town Planning Ordinance (Cap. 131)** to make changes to land uses or to relax development parameters/requirements, to shorten processing time to **2 months**



不適用於「自然保育區」、「郊野公園」、「綠化地帶」等一向被歸類為保育地帶的土地
Not applicable to “Conservation Area”, “Country Park”, “Green Belt”, etc. that are usually regarded as conservation zones



不適用於政府表明將會透過改劃程序全面擬定新大綱圖的新發展區 / 優先發展區 (即流浮山、新界北新市鎮優先發展區、馬草壟和凹頭)；當有關新發展區 / 優先發展區的新大綱圖製定後，政府或其他人士日後希望調整當中某幅非保育地帶土地的用途或發展參數 / 要求，有關簡化措施亦可適用
Not applicable to NDAs/PDA where the Government has indicated that new OZPs will be formulated through comprehensive plan amendment procedures (i.e., LFS, PDA of NTN New Town, MTL and Au Tau); when new OZPs for these NDAs/PDA are made, the streamlining measures can be applied if the Government or other persons wish to adjust the land uses or development parameters/requirements of certain land under non-conservation zones



北都仍在發展中，基建容量充足
NM is still under development with ample infrastructure capacity



仍有城規會把關，全面考慮發展建議，公眾亦可表達意見
Development proposals will still be comprehensively considered by Town Planning Board, and members of the public can also provide comments

容納較長臨時用途至最多七年 To allow longer **temporary uses up to a maximum of 7 years**



臨時用途發展的好處是可以讓企業先以小規模測試市場，並因應實際情況而作出調整
Benefits of temporary uses are to allow enterprises to test the market with small-scale development, and make adjustments arising from actual circumstances



延長期限可讓企業有更大信心作投資及規劃
A longer period will give enterprises more confidence in investment and planning

- 用途：不論是否列於大綱圖上的第二欄土地用途
Land Uses: Regardless of whether listed under Column 2 of an OZP
- 發展參數 / 要求：不論大綱圖有否相關條文，亦不論擬放寬或修訂的幅度
Development Parameters/Requirement: Regardless of whether there is such provision on the OZP, and regardless of the extent of relaxation or amendment

現時或須申請改劃圖則，處理時間至少九個月

Now may require rezoning applications with a processing time of at least 9 months

理據：既然政府已表明須全面改劃有關地區，不宜改劃前鼓勵坊間為局部地塊申請改變用途或大幅修訂參數

Justification: As the Government has indicated to comprehensively rezone the areas, it may not be appropriate to encourage applications for changes in land uses or substantial amendment of parameters for individual sites before the rezoning

現時在市區及新市鎮大綱圖以及鄉郊大綱圖所訂的「臨時用途」期限分別為五年及三年

Period of “temporary uses” under existing urban and new town OZPs and rural OZPs is five years and three years respectively

(2) 加快支付被收回土地的補償

Expediting Compensation Payment for Land Resumed

- 就補償個案轉交土地審裁處以裁定須支付的補償額設立六個月的限期；及訂明前業主或其他申索人如未能在三個月限期內接受地政總署的暫支款項建議，除非有合理原因，該暫支款項相應的補償金額將不會由有關限期屆滿後繼續孳生利息
To set a time limit for referring compensation cases to the Lands Tribunal within 6 months for determining the amount of compensation payable; and to stipulate that if former owners or other claimants do not accept provisional payment offered by the Lands Department within 3 months, unless with reasonable reasons, the provisional payment will not continue to bear interest upon expiry of the time limit
- 如須收回的私人土地是以祖堂名義持有，而相關祖堂的註冊司理並無出缺，地政總署署長即使未獲祖堂的全體成員一致同意，仍可向被收回土地的祖堂的註冊司理支付補償金額
For private land resumed held in the name of a Tso/Tong, to allow the Director of Lands to pay the compensation for the resumed land to registered managers of the Tso/Tong, provided that there are no vacancies for registered managers of the relevant Tso/Tong



加快發放收回土地補償金

Expedite the compensation payment for land resumed



更好集中資源在北都實質的發展，減低政府因未支付有關金額而需要支付的利息

Concentrate resources in actual development of NM; reduce amount of interest payable arising from compensation with payment pending



須強調有關祖堂地的安排只適用於全體註冊司理職位在位的祖堂

Arrangement relating to Tso/Tong land is only applicable to Tso/Tong with presence of all registered managers

(3) 便利採用創新建築技術安排

Facilitating Adoption of Innovative Construction Technology Arrangement

- 目前，項目倡議人必須證明因有特殊情況才可以申請變通或豁免《建築物條例》或其附屬法例下的要求
At present, project proponents must demonstrate the special circumstances for rendering modifications of or granting exemption from the provisions of the Buildings Ordinance or its subsidiary legislation
 - 為加快發展及鼓勵創新，例如採用一些並非固有的建造技術和建築材料，就新建、重建或改動及加建建築工程，建議即使沒有證明屬特殊情況下，項目倡議人仍可提出這些變通或豁免申請，屋宇署審批以「質素為本」而非情況是否特殊
To accelerate development and encourage innovations, such as the adoption of non-conventional construction technologies and materials, it is proposed that for new development, re-development or alteration and addition works, project proponents could still make application for modifications or exemptions even not demonstrated as under special circumstances. The Buildings Department will consider the applications on a “quality-oriented” basis but not whether the circumstances are special
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- ✔ 鼓勵使用創新建造技術和新式建築材料，節省工程成本和時間，或提高物料的可用性及耐用性等（例如已在內地或其他地區採用的建造技術和建築材料）
Encourage use of innovative construction technologies and new construction materials to save construction cost and time, or to enhance the usability and durability of materials, etc. (such as construction technologies and materials adopted in Chinese Mainland or other regions)
 - ✔ 申請繼續由屋宇署把關負責審批，引入優質技術、材料，同時確保建築物結構仍然安全及穩定
Any application will still be considered and approved by the Buildings Department, to ensure that buildings will be structurally safe and stable while introducing technologies and materials of good qualities

(4) 簡化申請建築噪音許可證程序及要求

Streamlining Procedures & Requirements for Construction Noise Permit Applications

簡化指定地區或項目申請建築噪音許可證的程序及要求

To streamline the procedures and requirements for application of Construction Noise Permits in respect of Designated Areas or Projects

目前 Existing :

須逐一列出擬使用的機動設備的種類、數量、使用時間、使用區域等，計算產生的噪音；如需改動機動設備，須重新申請

Need to list out and estimate noise from each powered mechanical equipment based on the types, quantity, duration and area of use. Any change in powered mechanical equipment would require re-application

規則生效後 After Enacting of Regulation :

- 改為按實際環境（例如與噪音感應強的地方的距離），要求落實噪音緩解措施，並進行實時現場監察

To implement noise mitigation measures based on actual environment (e.g. distance with noise sensitive receivers) and to carry out real-time on-site monitoring

- 只要噪音管制標準不超標，申請人可以靈活調配機動設備的使用
- Applicant may flexibly adjust the use of powered mechanical equipment as long as the measured noise level does not exceed the noise control standard

- 許可證的有效期由六個月延至一年

Validity of permit extended from 6 months to 1 year

- ✓ 只適用於一些以「產業主導」的新發展區（即洪水橋、新田科技城和河套、牛潭尾、流浮山和新界北新市鎮），以及主要運輸基建項目，是考慮到發展較迫切，而且有關地區未有大規模居住人口入伙

Only applies to “industry-driven” NDAs (i.e., HSK, San Tin Technopole & the Loop, NTM, LFS and NTN New Town) and major transport infrastructure, where development is more urgent and where large-scale population intake has yet commenced

- ✓ 就居民而言，噪音管制標準維持不變

From residents' perspective, noise control standard will remain unchanged

- ✓ 就申請人而言，可更靈活調配施工細節，例如採用的設備及施工時間

From applicants' perspective, they may flexibly adjust the works arrangement including equipment to be used and working hours

- ✓ 更「目標為本」，而非硬性管控執行細節

More “target-oriented”, and not rigid and meticulous control on operational details

(5) 便利及管理跨境要素流動

Facilitating and Regulating Cross-Boundary Flow of Elements

便利及管理北都內指定地區（例如河套）或運輸基建項目的跨境要素流動

To facilitate and regulate cross-boundary flow of elements at designated areas in NM (e.g. the Loop) or transport infrastructure projects



通過善用兩地資源，促進產業發展和硬件建設，令北都成為創新及高端人才的集中地

By making good use of cross-boundary resources, this would promote development of industries and hardware constructions, shaping NM as a hub for innovative development and a gathering place for high-end talents

- 建議先為河套香港園區的人員流訂立附屬法例，以便利港深兩個園區的西面跨河連接橋的人員流動

Propose to first enact subsidiary legislation to facilitate flow of personnel at the Western Cross-River Link Bridge of the Hetao Hong Kong Park

- 目前構思是以「白名單」模式規管出入境的人員
- Current thinking is to regulate the flow of personnel by adopting a “white list”

人員流
Personnel

數據流
Data

物資流 (例如生物樣本和機器設備)
Materials (e.g. bio-samples, machineries)

資金流
Capital

- 就其他跨境要素流動，特區政府會繼續與相關內地機關商討，稍後按具體情況訂立附屬法例

For other flow of cross-boundary elements, HKSAR Government will continue to discuss with relevant Mainland authorities and enact subsidiary legislation later based on actual circumstances

(6) 就指定地區成立法定公司

Establishing Statutory Corporations for Designated Areas

賦權行政長官會同行政會議可通過訂立附屬法例成立法定公司

To delegate power to the CE in C to enact subsidiary legislation to establish statutory corporations

- ✔ 政府一直以多元落實模式推動北都產業發展，成立法定機構（例如法定園區公司）是其中一個工具
The Government has been promoting industry development at the NM by diversified implementation approaches, and establishing statutory bodies (e.g. statutory park companies) is one of the tools
- ✔ 目前未有成立法定公司的具體計劃，但未雨綢繆，建議藉今次立法工作，一併賦權行政長官會同行政會議可通過將來訂立的附屬法例成立法定公司
There is no concrete plan for establishing statutory corporations at this stage. But to prepare for future needs, it is proposed to take the opportunity of this legislative exercise to also make such empowering provision such that the CE in C could establish statutory corporations by subsidiary legislation to be enacted in the future

時間表

Timetable

時間	
17.3.2026 (星期二 Tue)	發出立法會發展事務委員會文件 Issue Paper for LegCo Panel on Development
24.3.2026 (星期二 Tue) – 22.5.2026 (星期五 Fri)	公眾諮詢 Public Consultation
24.3.2026 (星期二 Tue)	立法會發展事務委員會 LegCo Panel on Development
六月 June	立法會發展事務委員會 LegCo Panel on Development
今年中 Mid 2026	提交立法會首讀 First Reading at LegCo
今年底 End 2026	爭取今年內通過條例草案 Target to pass the Bill by 2026

謝謝
Thank You