

# 新界東北新發展區規劃及工程研究

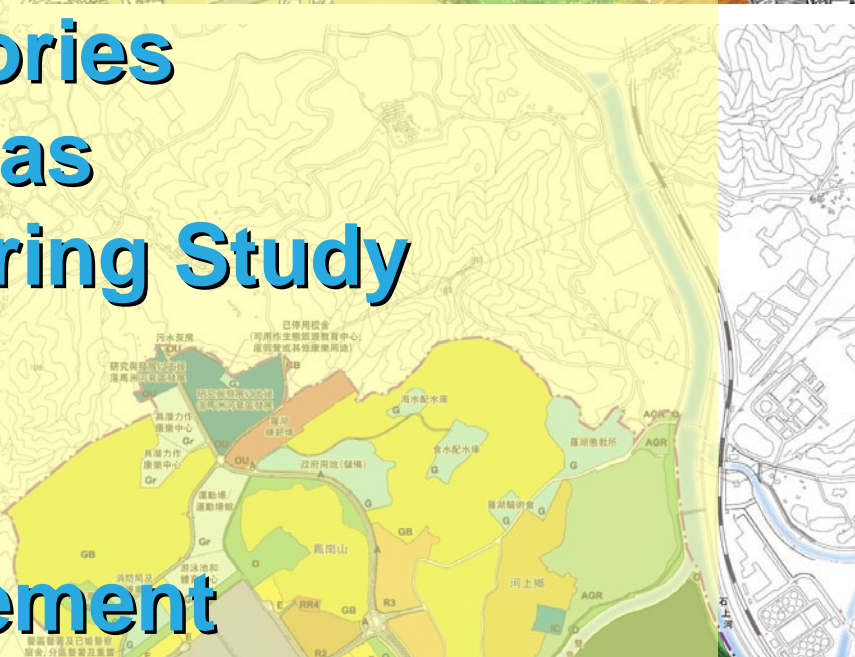
## North East New Territories

## New Development Areas

## Planning and Engineering Study

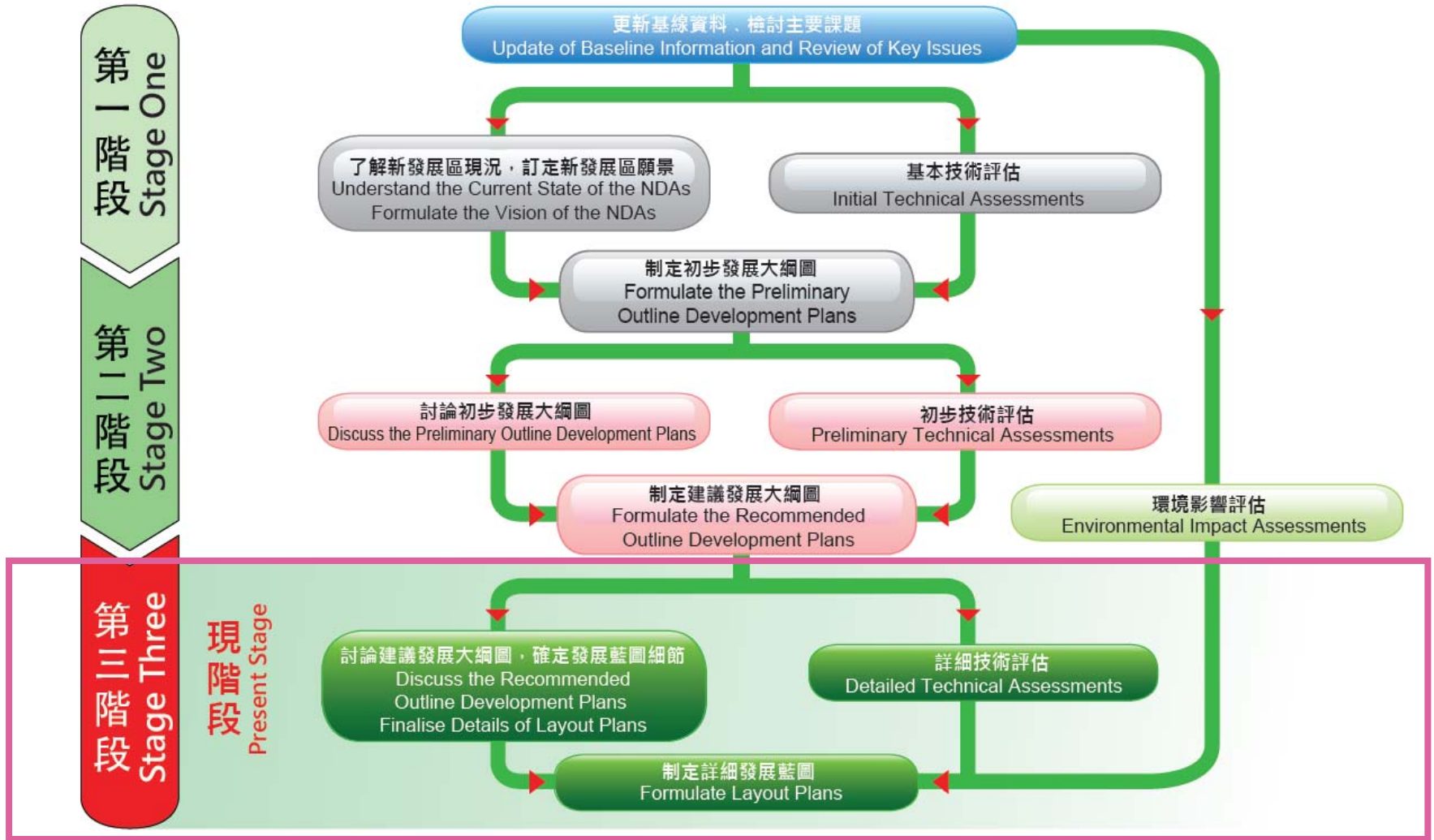
# 第三階段公眾參與

## Stage 3 Public Engagement



# 第三階段公眾參與 - 背景及目的

## Stage 3 Public Engagement - Background and Objectives



# 發展主題 Development Themes



粉嶺北  
Fanling North

「河畔市鎮」  
‘Riverside Township’



古洞北  
Kwu Tung North

「多元化發展中心」  
‘Mixed Development Node’



坪輦/打鼓嶺  
Ping Che/Ta Kwu Ling

「優質產業區」  
‘Quality Business/Residential Area’

# 古洞北新發展區 Kwu Tung North NDA

西北及西南部會設有多  
種康體及社區設施  
Various recreational and  
community facilities in  
the northwest and  
southwest

原區安置用地  
Local Rehousing Site

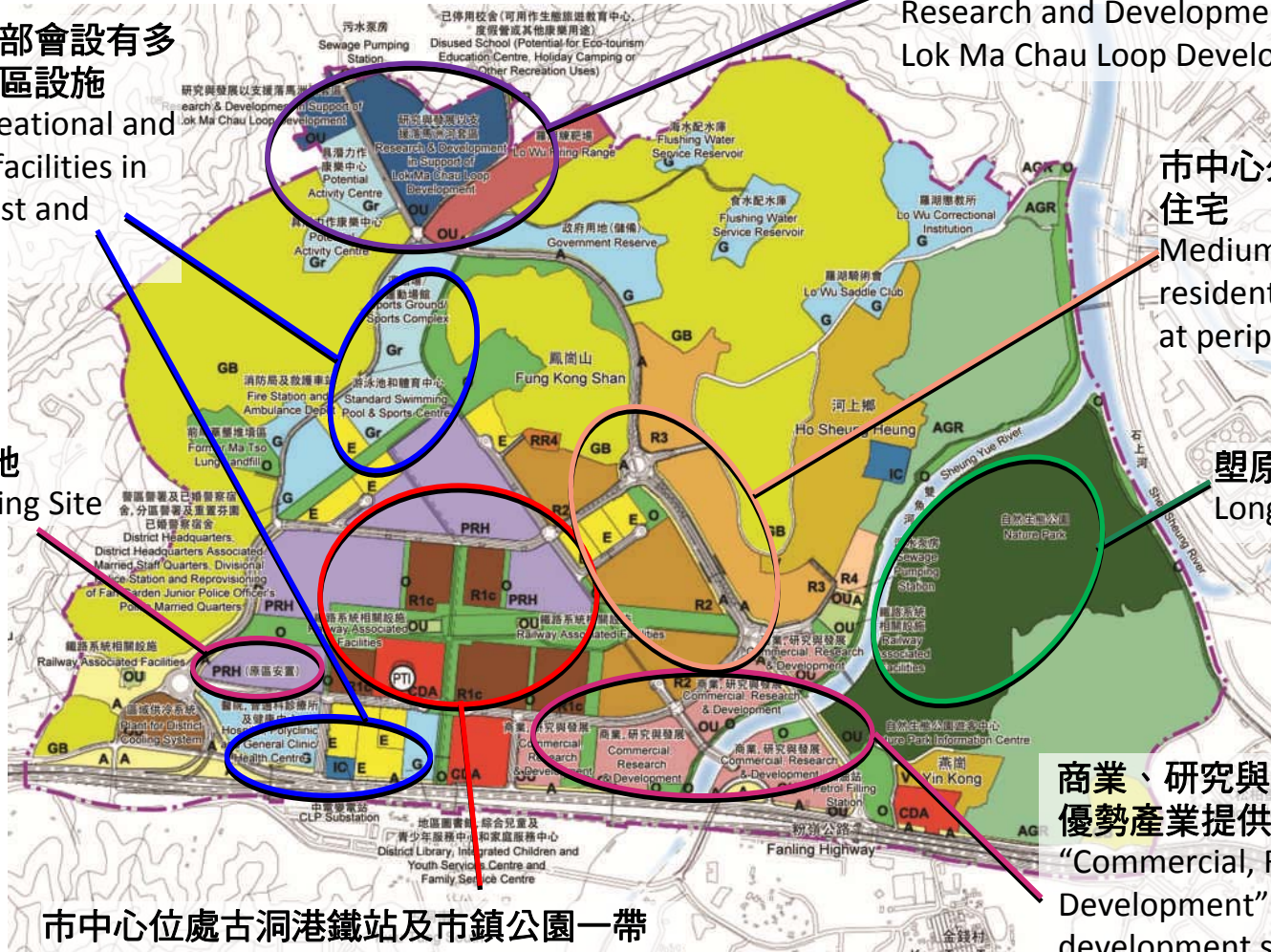
市中心位處古洞港鐵站及市鎮公園一帶  
Town Centre next to Kwu Tung railway  
station and Town Park

研究與發展用途以支援落馬洲河套區發展  
Research and Development uses to support  
Lok Ma Chau Loop Development

市中心外圍是中至低密度  
住宅  
Medium to low density  
residential developments  
at periphery of town centre

塢原自然生態公園  
Long Valley Nature Park

商業、研究與發展區，為香港的  
優勢產業提供發展空間  
“Commercial, Research and  
Development” sites provide  
development spaces for industries  
which HK enjoys clear advantages



# 粉嶺北新發展區 Fanling North NDA

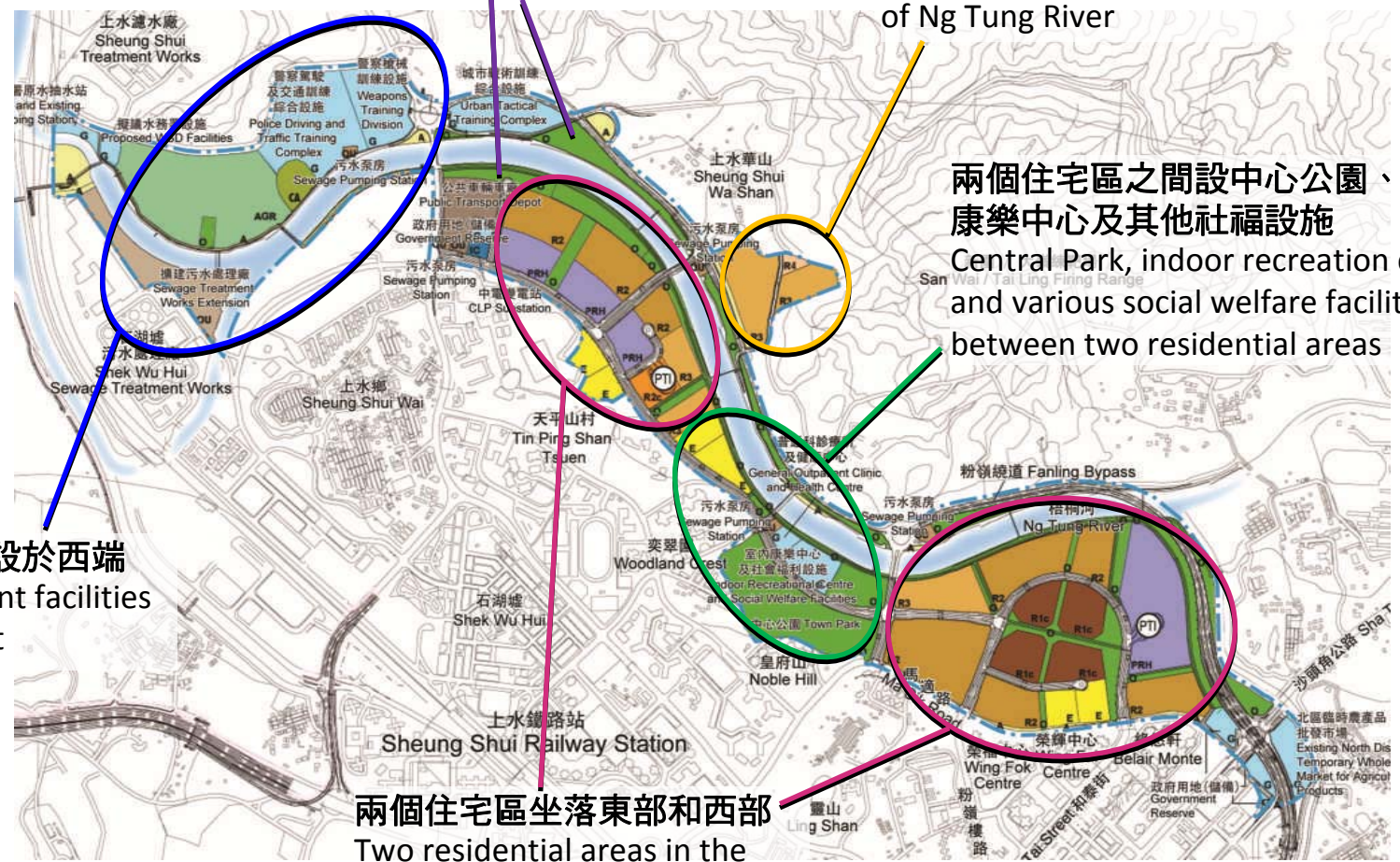
河畔公園  
Riverside parks

梧桐河北面為低密度住宅區  
Low-density residential developments north of Ng Tung River

兩個住宅區之間設中心公園、室內康樂中心及其他社福設施  
Central Park, indoor recreation centre and various social welfare facilities between two residential areas

政府設施設於西端  
Government facilities in the west

兩個住宅區坐落東部和西部  
Two residential areas in the eastern and western parts



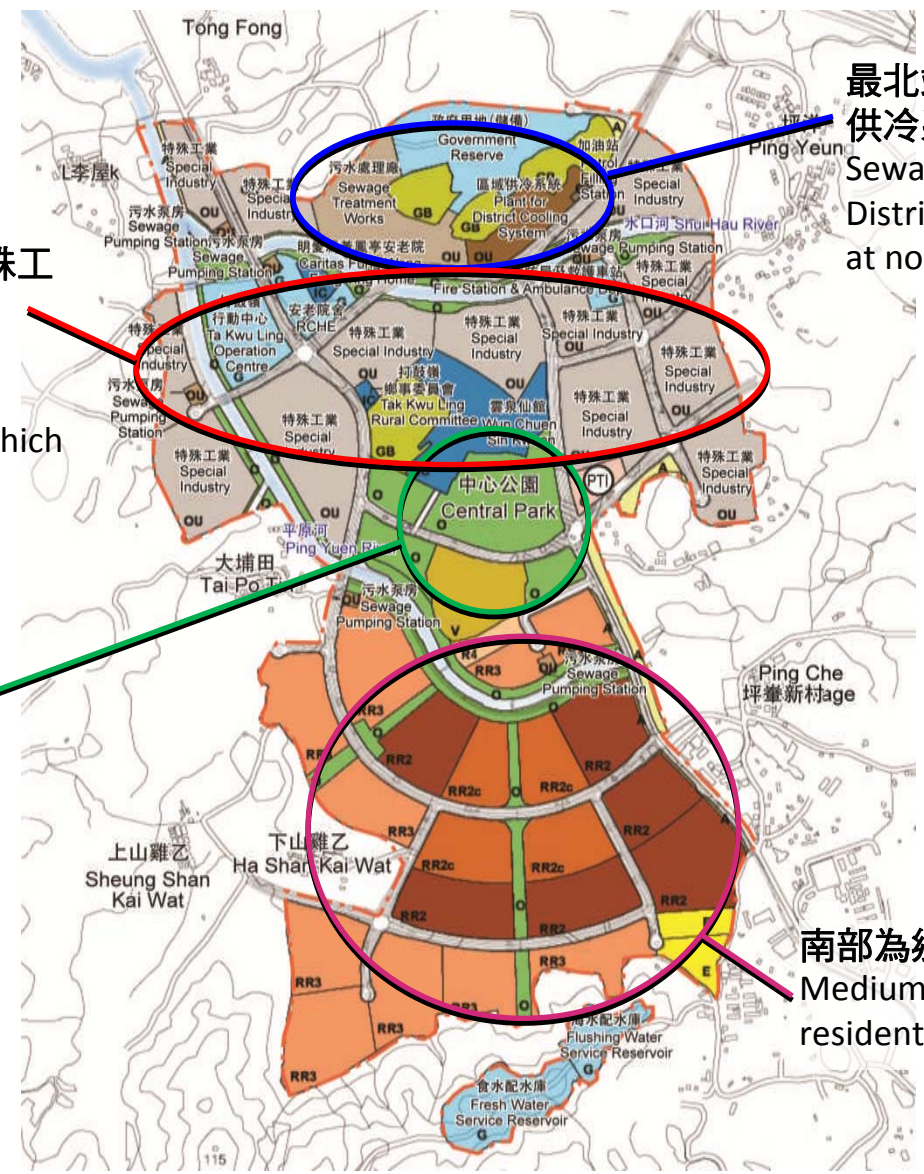
# 坪輦/打鼓嶺新發展區 Ping Che/Ta Kwu Ling NDA

北部設高增值、無污染的特殊工業和香港的優勢產業  
Northern part for high-value added, non-polluting special industries and the industries which HK enjoys clear advantages

最北端設污水處理廠和區域供冷系統設施  
Sewage Treatment Works and District Cooling System plant at northern end

中部為休憩及文化區  
Open space and cultural area in central part

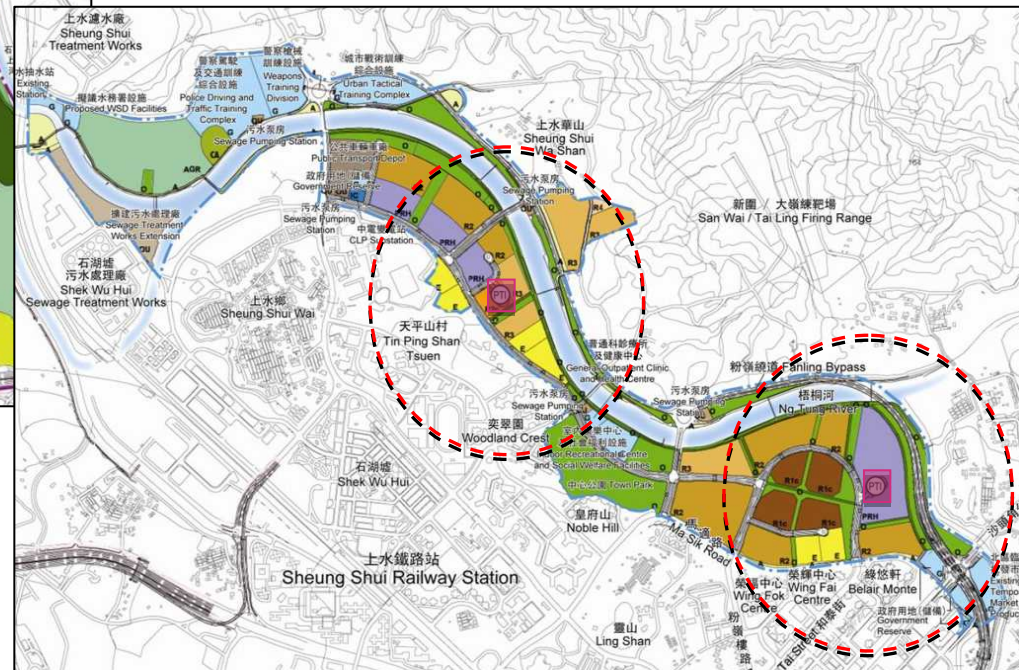
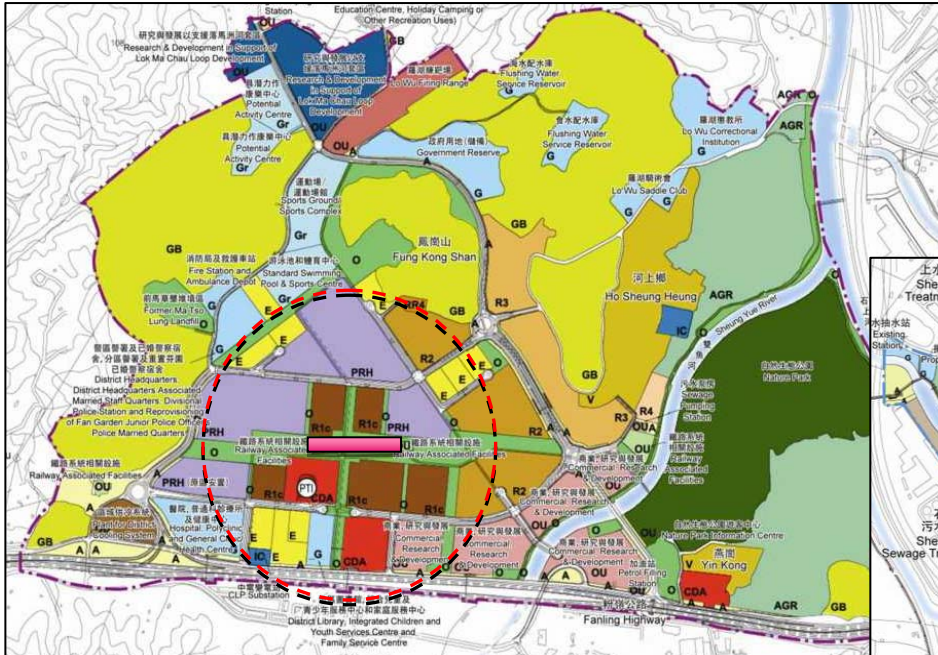
南部為鄉郊式中低密度住宅區  
Medium to low density rural residential area in southern part



# 打造綠色生活環境

## Pursuing a Greener Living Environment

### a. 以鐵路/公共交通為主的發展 Rail/Public Transport Based Development



# 打造綠色生活環境

## Pursuing a Greener Living Environment

### b. 非住宅發展的區域供冷系統

District Cooling System for Non-domestic Development

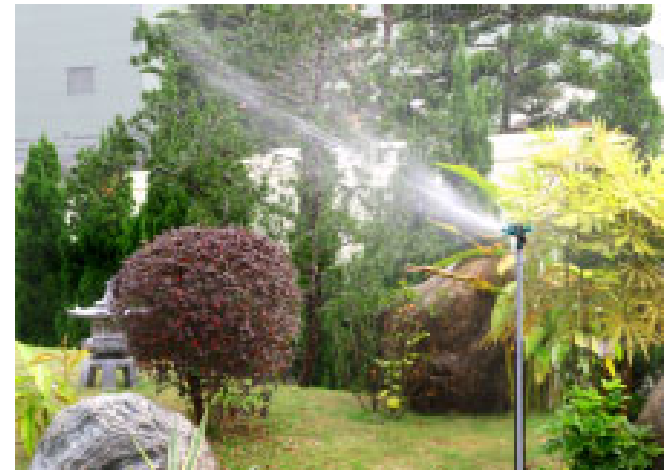


古洞北  
Kwu Tung North



坪輦/打鼓嶺  
Ping Che/Ta Kwu Ling

### c. 使用經處理污水作非飲用用途 Reuse of Treated Sewage Effluent for Non-potable Purpose





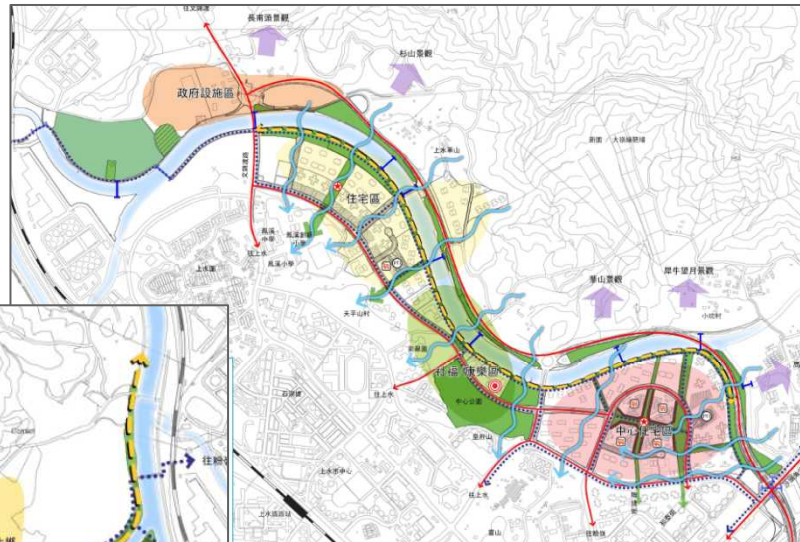
# 打造綠色生活環境

## Pursuing Greener Living Environment

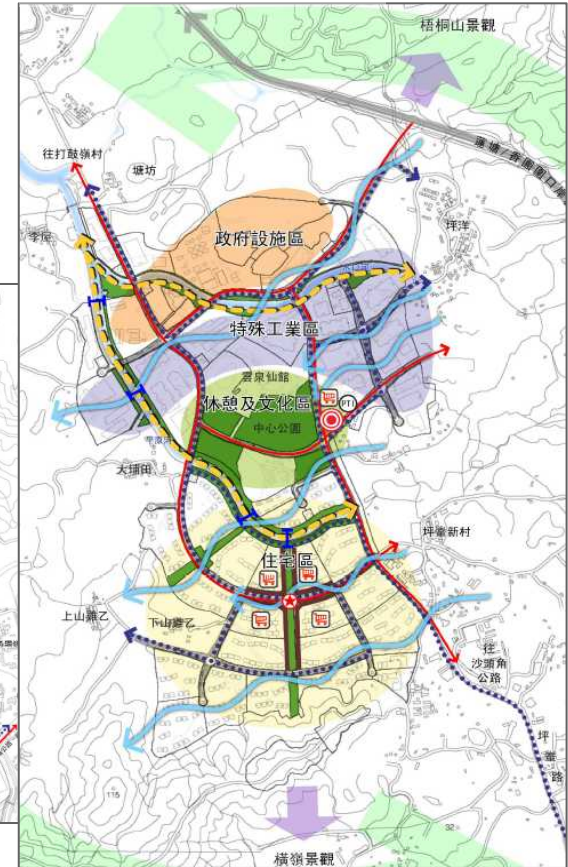
### d. 更佳的城市設計及更多綠化

Better Urban Design and More Greenery

粉嶺北 Fanling North



坪輦/打鼓嶺  
Ping Che/Ta Kwu Ling



古洞北

Kwu Tung North



- 設置觀景廊和通風廊  
Provide view corridors and breezeways
- 綜合規劃的休憩空間系統  
Comprehensively planned open space system

# 改善交通網絡及與內地更緊密連接

## Improving Transport Network and Better Linkage with the Mainland



# 技術評估結果

## Technical Assessment Results

- 技術上是可行的

Technically feasible

- 須嚴格遵守環境影響評估條例的要求

Must comply with requirements under Environmental Impact Assessment Ordinance

# 發展時間表

## Development Programme

- 分階段發展  
Phased developments



**2013 -**  
前期工程的  
詳細設計  
Detailed Design  
of Advance  
Works Package



**2017 -**  
工程展開  
Construction  
Works  
Commence



**2022 -**  
首批人口遷入  
First Population  
Intake



**2031 -**  
完成發展  
Fully  
Implemented

謝謝  
**Thank You**