



Development Bureau
The Government of the Hong Kong Special Administrative Region



規劃署
Planning Department



土木工程拓展署
Civil Engineering and
Development Department

洪水橋新發展區規劃及工程研究 Hung Shui Kiu New Development Area Planning and Engineering Study

經修訂的建議發展大綱圖 Revised Recommended Outline Development Plan

立法會 CB(1)81/16-17(02)號文件
LC Paper No. CB(1)81/16-17(02)

立法會發展事務委員會
Legislative Council
Panel on Development

2016年11月8日
8 November 2016

背景 Background

- 本研究旨在為洪水橋新發展區擬訂一個規劃及發展框架，以應付香港土地的中長遠需要。
The Study is to establish a planning and development framework for the HSK NDA to meet the medium to long term land use needs of Hong Kong.
- 本研究完成了三個階段的社區參與。公眾普遍支持發展洪水橋新發展區，以提供新土地應付香港的住屋和經濟發展需要。
The Study has gone through a three-stage Community Engagement Programme. The public generally supported the HSK NDA to provide new land to meet the housing and economic needs of Hong Kong.

研究流程 Study Process

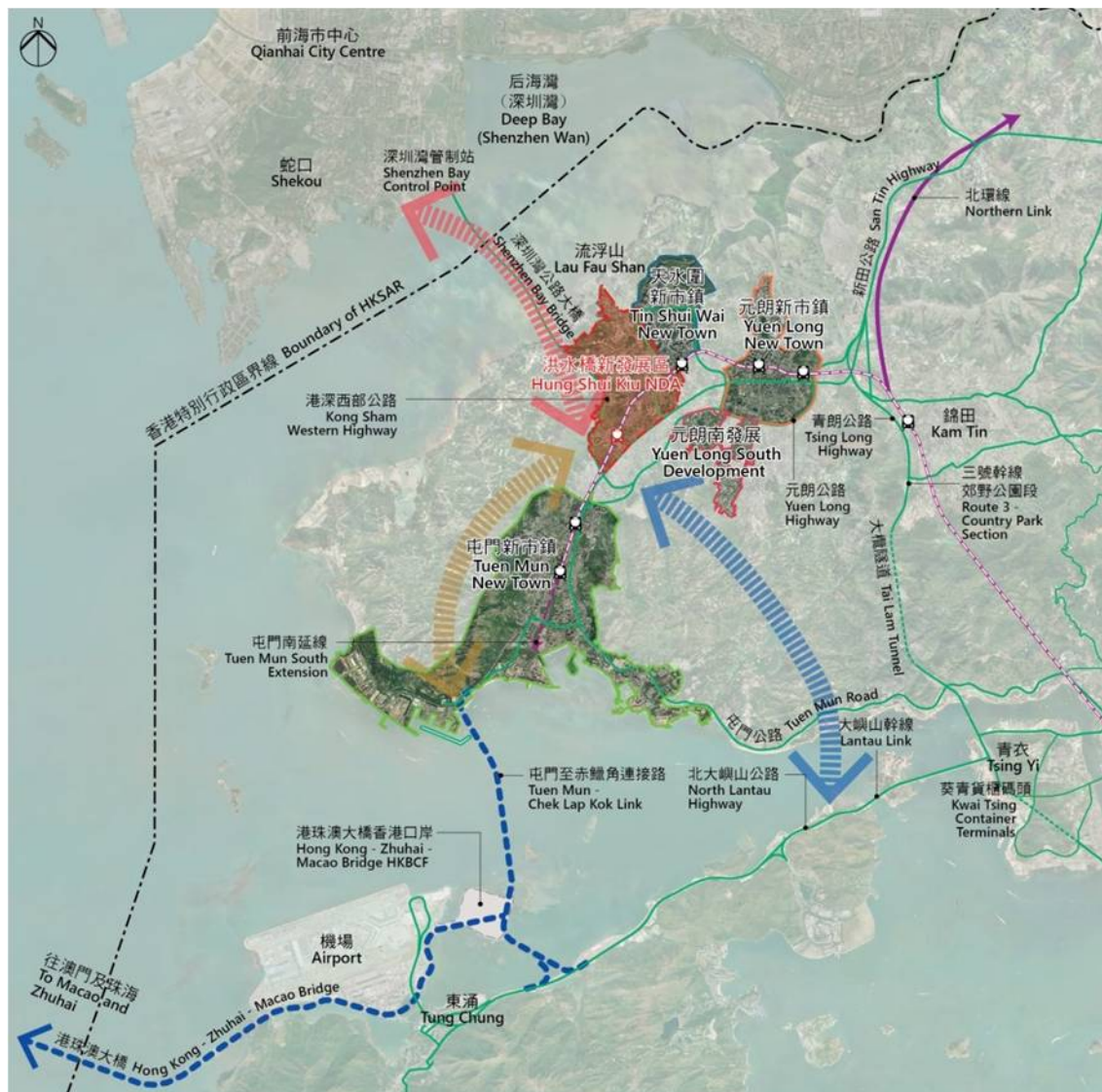


新發展區的定位 Positioning of the NDA

新一代新市鎮
新界西北的
區域經濟及文娛樞紐

New Generation New Town Regional Economic and Civic Hub for the NWNT

- 毗鄰天水圍、屯門和元朗
Adjoins Tin Shui Wai, Tuen Mun & Yuen Long
- 便利地連接策略性運輸基建
Conveniently connected to the strategic transport infrastructure
- 便捷地與大嶼山的新發展樞紐和大珠三角地區連接
Efficiently linked with new development nodes at Lantau and the Greater Pearl River Delta region



規劃願景 Planning Vision

建立一個可持續發展、
以人為本及均衡的生活、工作及商業社區及
區域經濟及文娛樞紐，促進香港經濟繁榮增長

To create a **SUSTAINABLE, PEOPLE-ORIENTED AND BALANCED LIVING, WORKING AND BUSINESS COMMUNITY** and
a REGIONAL ECONOMIC AND CIVIC HUB
fostering Hong Kong's economic growth



規劃願景 Planning Vision

新發展區項目會將用作棕地作業(約190公頃)及其他如寮屋和荒廢農地等用途的土地
納入新市鎮發展，改造雜亂無章和受破壞的鄉郊土地作更好的土地利用

The NDA project will incorporate land occupied by brownfield (about 190 ha) and other uses including squatters and abandoned and spoilt farmland as part of the new town development and transform the chaotic and damaged rural lands into optimal land uses.



第三階段社區參與收集到的主要公眾意見

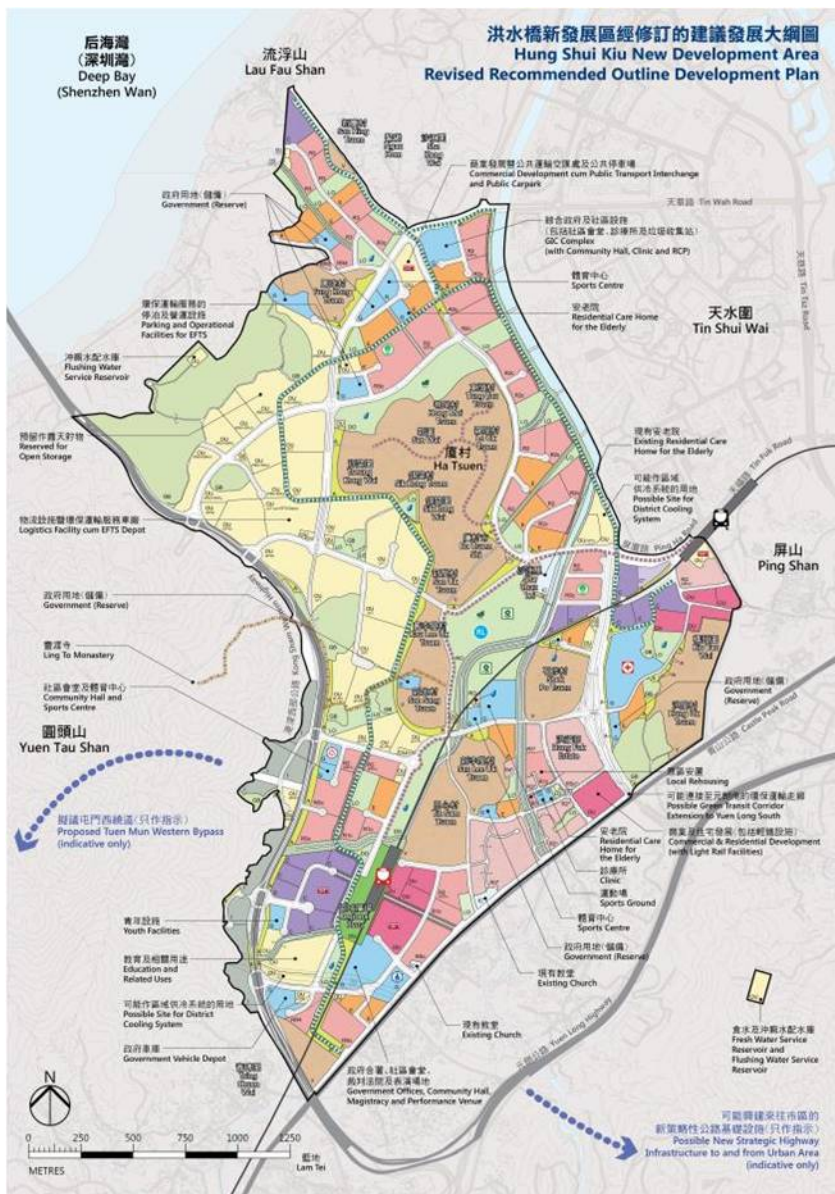
Major Public Views Received in Stage 3 Community Engagement

- 新發展區的定位
Positioning of the NDA
- 經濟發展
Economic Development
- 公私營房屋比例
Housing Mix
- 政府、機構及社區設施
Government, Institution and Community Facilities
- 運輸基礎設施
Transport Infrastructure
- 城市設計及發展密度
Urban Design and Development Intensity
- 來自現有居民、農戶、作業經營者及其他持分者對實施新發展區計劃和遷拆、安置及重置等方面的其他意見
Other comments from existing residents, farmers, operators and other stakeholders on issues relating to the implementation of the NDA project as well as clearance, rehousing and relocation.



經修訂的建議發展大綱圖 – 主要發展參數

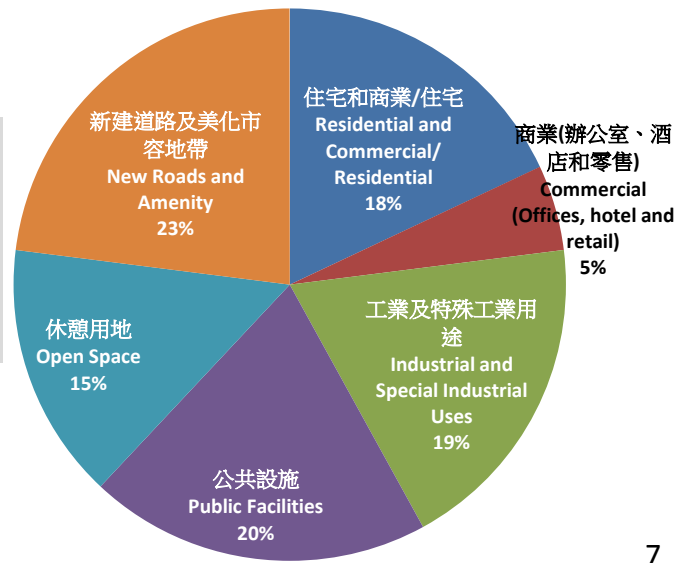
Revised RODP – Major Development Parameters



經修訂的建議發展大綱圖 Revised Recommended Outline Development Plan		
新增人口 New Population	約 About 176,000	
總人口 Total Population	約 About 218,000	
新住宅單位數目 No. of New Flats	約 About 61,000	
房屋組合 Housing Mix (連同天水圍 Together with TSW)	公共 Public 51% (69%)	私人 Private 49% (31%)
就業機會 Employment	約 About 150,000	
	商業 Commercial	75,000
	工業及特殊工業 Industry and Special Industry	61,000
	政府、機構及社區和其他服務 G/IC and Other Services	14,000
商業樓面面積 Commercial Floor Area	約 About 2,055,000m ²	
工業及特殊工業用途樓面面積 Industrial and Special Industrial Uses Floor Area	約 About 4,312,000m ²	

土地用途分布 Land Use Budget

**發展用地
Development Area :**
**約 441 公頃
About 441 ha**
(約714公頃新發展區總面積之中)
(out of about 714 ha total NDA area)



亮點 Highlights

促進經濟增長和創造就業 Catalyst for Economic Growth and Job Creation



1. 預留土地作多樣化的經濟活動，包括一般商業用途至特殊工業
Reserve land to accommodate diversified economic uses ranging from general commercial uses to special industrial uses
2. 提供約206萬平方米的商業樓面面積及約431萬平方米的工業及特殊工業用途樓面面積
Provide a total of **about 2.05 million m² commercial floor area** and **about 4.31 million m² industrial and special industrial uses floor area**
3. 主要集中於 Mainly concentrated at:
 - 區域經濟及文娛樞紐 Regional Economic and Civic Hub
 - 地區商業中心 District Commercial Node
 - 本區服務中心 Local Services Core
 - 物流、企業和科技區 Logistics, Enterprise and Technology Quarter
 - 流浮山商業中心 Lau Fau Shan Commercial Centre

亮點 Highlights

促進經濟增長和創造就業 Catalyst for Economic Growth and Job Creation

- 提供約**150,000**個就業機會，為不同教育背景及技能的勞動人口提供就業：

About 150,000 job opportunities will be provided catering for labour force of different educational attributes and skills :

1. 擬議洪水橋站附近的「區域經濟及文娛樞紐」將帶來主要的商業機會，提供與辦公室、酒店、零售及其他商業活動相關的就業機會

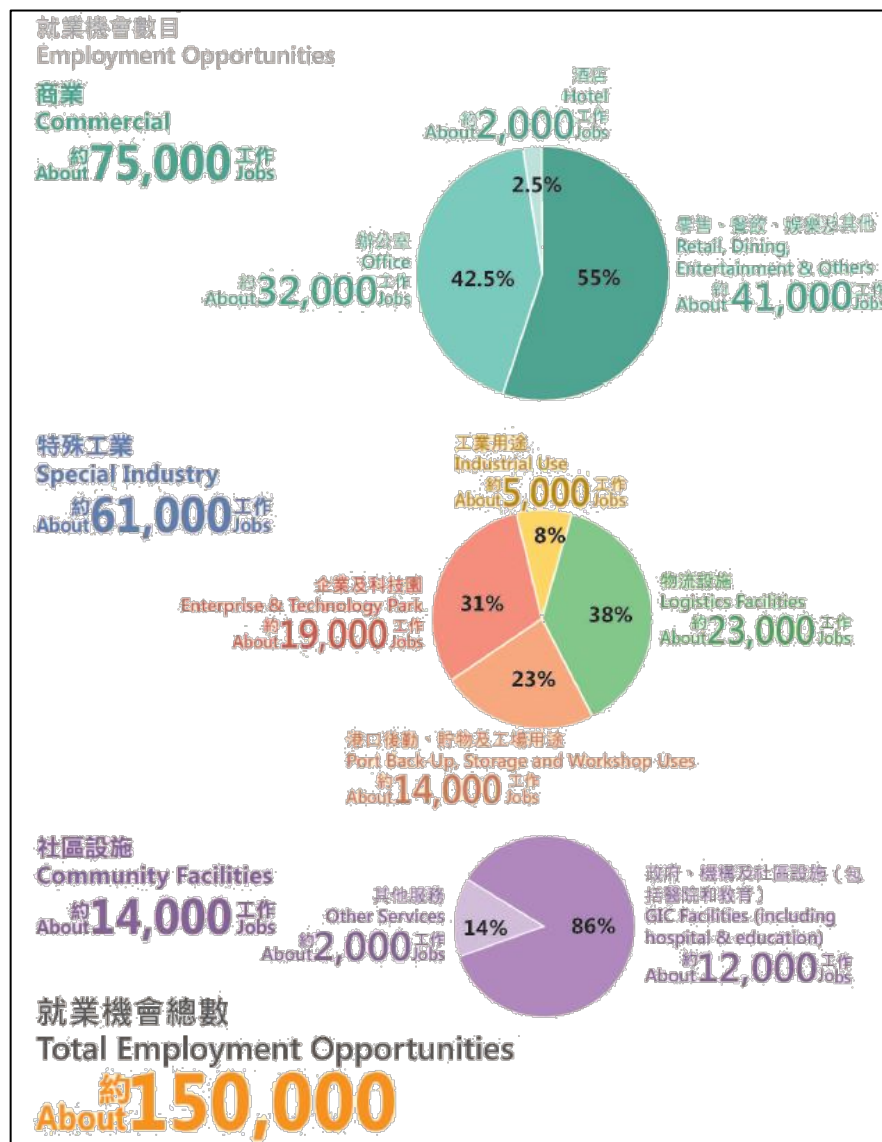
The “Regional Economic and Civic Hub” around the proposed HSK station will bring in major commercial opportunities and offer jobs relating to office, hotel, retail and other commercial activities

2. 提供特殊工業及現代物流，為不同教育背景及技能的從業員提供就業機會

Provision of special industry and modern logistics to cater for labour force of different educational attributes and skills

3. 通過大型政府設施提供就業機會，如政府辦公室、醫院及其他政府設施等

Provision of job opportunities through large scale government facilities, e.g. Government Offices, hospital and other government facilities



亮點 Highlights

融和自然和文化的城市生活模式 Urban Living in Balance with Nature and Culture

河畔長廊 Riverside Promenade



區域廣場
Regional Plaza



其他休憩用地及美化市容地帶

Other Open Spaces and Amenity Area



區域公園
Regional Park



- 規劃由綠地與水體結合而成的網絡，並連結至新發展區內及其周邊的文化和生態資源。

An integrated green and blue network connecting to the cultural and ecological assets within and near the NDA

- 保留區內的法定古蹟和其他已評級的歷史建築，並建議以文物徑連繫不同的文物景點

Declared monuments and other graded historic buildings within the area would be preserved. A heritage trail is proposed to link up the heritage features.

亮點 Highlights

設施齊備的社區 A Supportive Community

- 約60公頃土地作不同政府、機構或社區設施，包括診所、學校、社區會堂、街市、安老院、運動場、體育中心等

Reserve about 60 ha of land for different types of GIC facilities, including clinics, schools, community halls, markets, residential care homes for the elderly, sports centres, sports ground, etc.

- 建議在擬議洪水橋站周邊規劃一個區域文娛中心，包括表演場地、政府辦公室、裁判法院、社區會堂、郵政局、青年設施及高等教育機構等。另外，亦在現有水圍站的「地區商業中心」旁邊設立醫院，為地區及元朗南提供公共衛生和醫療服務。

A regional civic node comprising performance venue, government offices, magistracy, community hall, post office, youth facilities and higher education institute is planned around the proposed HSK Station. A hospital is also planned near the “District Commercial Node” at the existing TSW Station to provide public health and medical services to the district and to serve Yuen Long South.

- 綜合政府及社區設施將設於「本區服務中心」內，包括社區會堂、診所和垃圾收集站，及其他社會設施，服務區內市民，以及周邊天水圍新市鎮和現有鄉村的居民。

A proposed GIC complex will be located at the “Local Service Core”, including community hall, clinic and refuse collection point, as well as other social facilities serving local residents and those from the surrounding Tin Shui Wai New Town and existing villages



亮點 Highlights

智慧及綠色的居住、工作及營商城市

A Smart and Green City for Living, Working and Doing Business

- 集中大部分人口和主要經濟活動在集體運輸和公共運輸樞紐的步行範圍內
Concentrate major population and economic activities within the walking distance of the mass transit and public transport nodes
- 規劃環保運輸走廊，當中包括高效的環保運輸服務、行人道和單車徑
A Green Transit Corridor (GTC) comprising a highly efficient EFTS, pedestrian walkways and cycle tracks is planned
- 為提倡可持續用水，探討在新發展區使用再生水及收集雨水作非飲用水用途，例如沖廁及灌溉
The use of reclaimed water and rainwater harvesting will be explored for toilet flushing and landscape irrigation to promote sustainable use of water
- 活化天水圍河道
Revitalise the TSW River Channel
- 探討採用自動垃圾收集系統和有機廢物管理設施，及建議設立社區環保站
The use of automatic refuse collection system and organic waste management facilities will be explored. A Community Green Station is also proposed.
- 鼓勵興建節能建築物
To encourage energy efficient buildings.
- 探討使用地區供冷系統
To explore the use of a district cooling system.
- 設立資訊與通訊科技平台
To establish an Information and Communication Technology Platform



發展時間表 Development Schedule

2017年：

修改相關法定分區計劃大綱圖
Amendment of Relevant Outline Zoning Plans



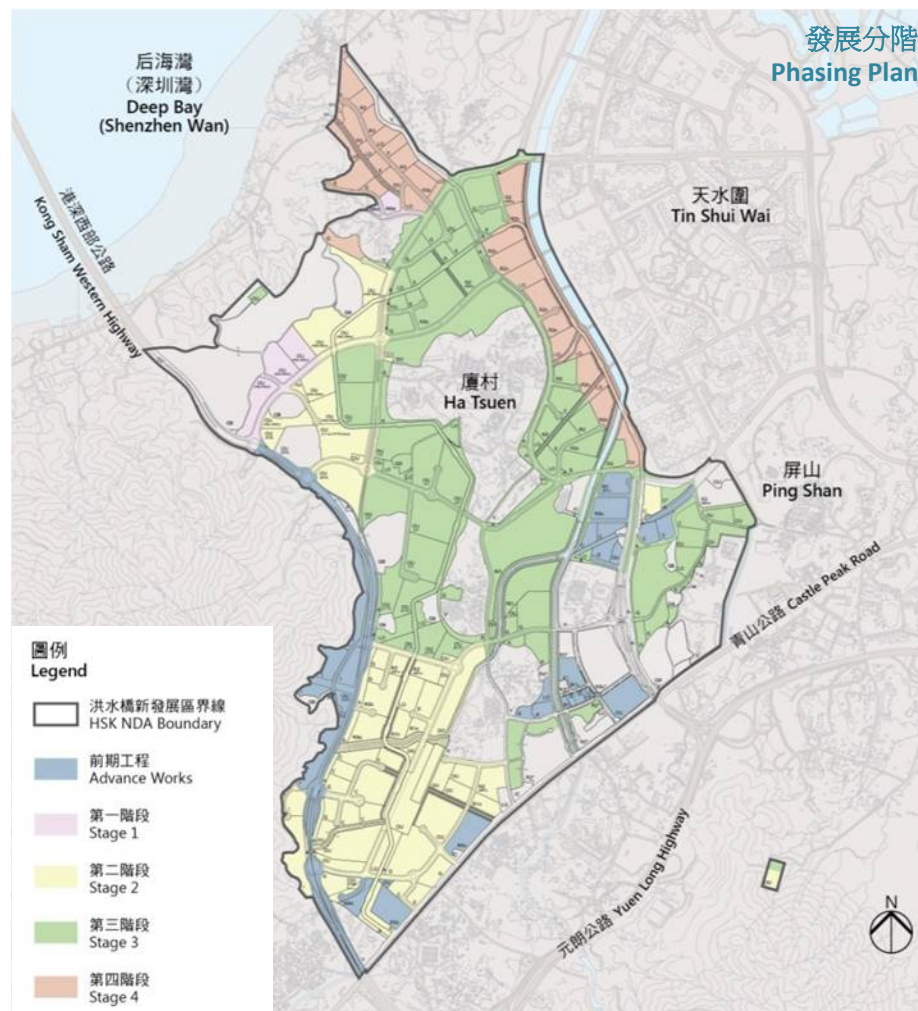
2024年：

首批居民入伙 First population intake



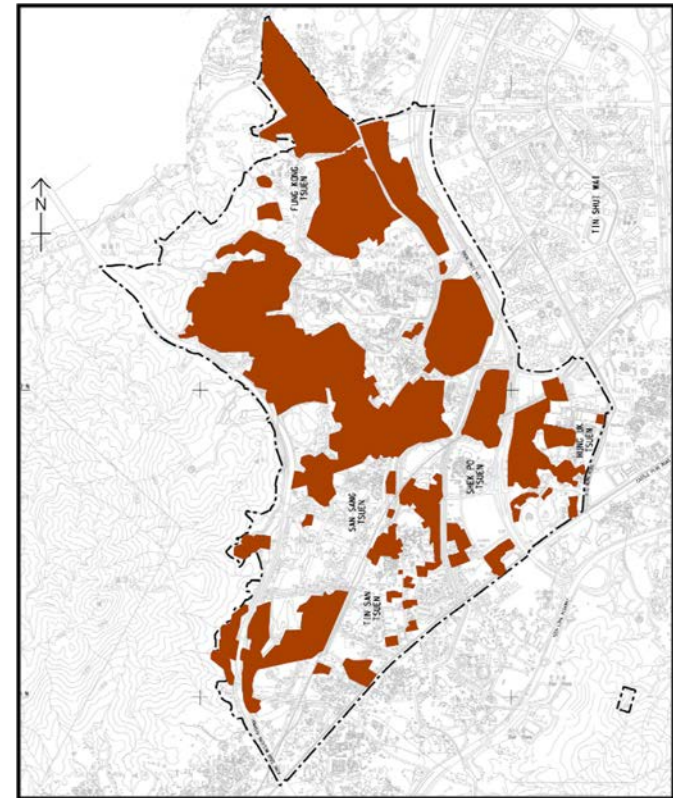
2037/38年：

洪水橋新發展區整體發展完成
Full development of HSK NDA



處理棕地作業 Handling Brownfield Operations

- 釋放作棕地作業的土地，一直是政府多管齊下的土地供應策略下其中一個主要方向。
Releasing land occupied by brownfield sites is one of the main directions in the Government's multi-pronged land supply strategy.
- 洪水橋新發展區將改造約190公頃棕地作新市鎮的一部分。
HSK NDA will transform some 190 ha of brownfield sites into a part of a new town.
 - 解決土地使用協調問題
removing land use incompatibilities
 - 釋放土地作新市鎮發展
releasing land for new town development
 - 增加土地使用的效率
enhancing land use efficiency
 - 改善整體環境
improving the overall environment



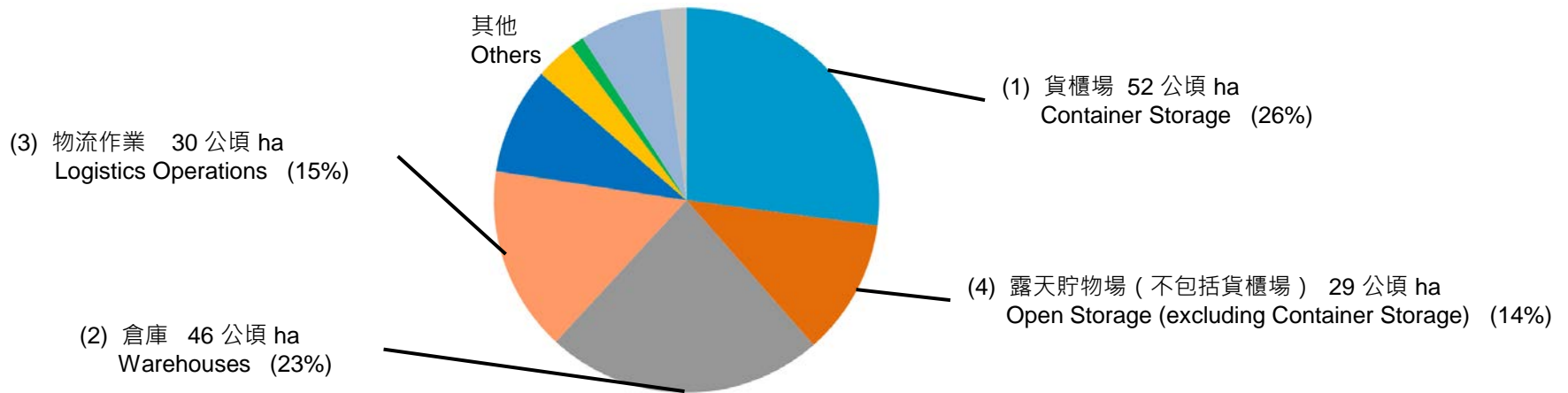
處理棕地作業 Handling Brownfield Operations

- 於2015年8月至11月，洪水橋新發展區範圍內的棕地作業經營者受邀參與一項問卷調查，以更了解相關棕地作業的性質及經營模式。
The brownfield operators within the HSK NDA were invited to participate in a questionnaire survey from August to November 2015 for better understanding of the nature and operation of concerned brownfield operations.
- 在新發展區範圍內共有368個棕地作業場地，調查成功訪問了其中250個經營者，回應率約68%。
A total of 368 brownfield sites were identified within the NDA boundary. The survey successfully interviewed the representatives of 250 brownfield sites, giving a response rate at about 68%.



處理棕地作業 Handling Brownfield Operations

- 棕地作業場地的佔地面積：
Estimated area of identified brownfield sites:



- 接受訪問的250個棕地作業場地共僱用了約3 900名員工。
The 250 brownfield sites employed a total of about 3 900 employees
- 這些作業大部分都為不同經濟行業或工業提供支援，在香港仍有需要。
Many of these operations are serving support functions for various economic sectors or industries, which are considered still necessary in Hong Kong.
- 我們要考慮如何有效率地提供空間以容納這些作業。
There is a need to consider how to provide space efficiently to accommodate such operations where appropriate.

處理棕地作業 Handling Brownfield Operations

- 《施政報告》和《財政預算案》已公布，政府將以洪水橋新發展區作為試點探討可行措施，利用較善用土地的方式如多層樓宇以容納棕地作業。
As announced in the Policy Addresses and Budget, the Government would improve land utilisation by exploring feasible measures to accommodate brownfield operations through land efficient means such as multi-storey buildings (MSBs), taking HSK NDA as a pilot case.
- 我們已在洪水橋新發展區預留約24公頃土地以容納部分受影響的棕地作業。
We have reserved about 24 ha of land in the HSK NDA to accommodate some of the affected brownfield operations.
- 土木工程拓展署已展開可行性研究，探討以多層樓宇容納洪水橋新發展區的棕地作業的可行性，預期於2018年年中或以前完成。
Civil Engineering and Development Department has commissioned feasibility studies on MSBs for accommodating brownfield operations in HSK NDA, targeted for completion by mid-2018.
- 除了多層樓宇外，我們亦不排除為部分實際運作上未能遷入多層樓宇的作業提供適合空地的可能性及需要。
Apart from MSBs, we also would not rule out the possibility and need for accommodating certain operations which could not be practically feasible to move into MSBs on suitable open-air sites.



處理棕地作業 Handling Brownfield Operations

- 規劃署將於2017年年初委託顧問展開新界棕地使用及作業現況研究。
Planning Department will commission a study in early 2017 on the existing profile and operations of brownfield sites in the New Territories.
- 有關研究結果將有助政府：
The studies findings will provide useful inputs to the Government in:
 - 制定處理棕地的適當政策
formulating appropriate policies for tackling brownfield sites
 - 探討可行的方案以容納區內仍有需的棕地作業
exploring feasible and viable measures to accommodate brownfield operations still needed locally
 - 達致善用土地、釋放棕地潛力和改善鄉郊環境的目標
achieving the objectives of optimising land utilisation, releasing brownfields potential and improving the rural environment





謝謝
Thank You