

立法會 CB(1)384/17-18(03)號文件
LC Paper No. CB(1)384/17-18(03)

洪水橋新發展區計劃的實施安排

Implementation Arrangements for Hung Shui Kiu New Development Area Project

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

2017年12月20日
20 December 2017

發展建議概要

Outline of Development Proposal

計劃會提供：

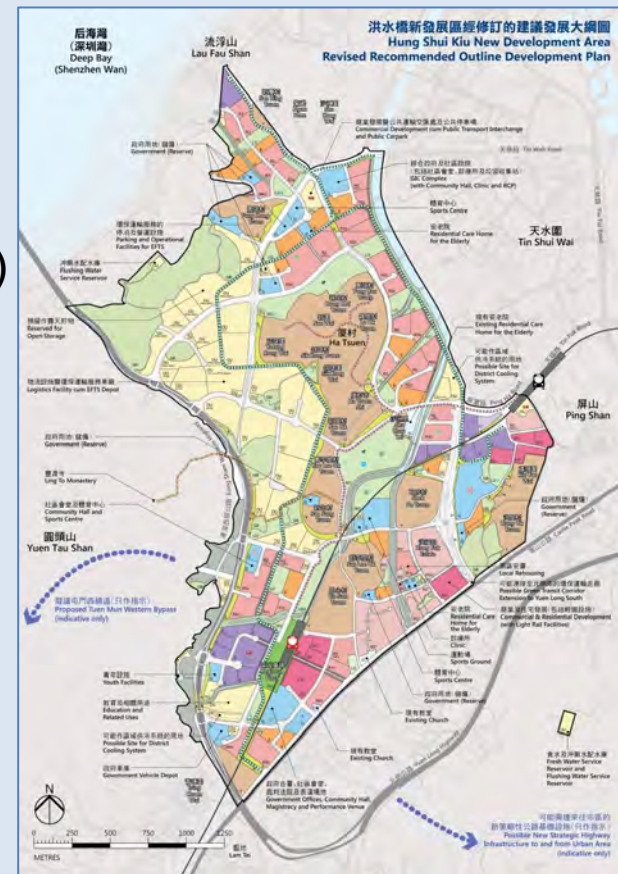
The Project will provide:

- 61 000 住宅單位 (176 000 新增人口)
61 000 housing units (for a new population of 176 000)
- 工商業樓面面積6.37萬平方米及 15萬就業機會
6.37 M m² of industrial and commercial floor area and 150 000 employment opportunities

計劃會影響：

The Project will affect :

- 約441公頃發展用地，當中約324公頃為私人土地
About 441 ha of development land comprising about 324 ha of private land
- 約1,600個住戶、190公頃棕地、橋頭圍的工業大廈及7公頃常耕農地
About 1 600 households, 190 ha of brownfield sites, industrial buildings at Kiu Tau Wai and 7 ha of active agricultural land



1. 特設安置方案 Special Rehousing Scheme

- 除一般安置安排提供的公屋選項外，受影響的合資格住戶可選擇特設安置屋邨的資助出租或出售單位

In addition to the option of public rental unit under the general rehousing arrangements, eligible affected households may choose subsidised rental units or subsidised sale flats at Dedicated Rehousing Estate

- 香港房屋協會將發展特設安置屋邨

Hong Kong Housing Society will develop a special rehousing estate

- 將採用現行房協乙類屋邨出租單位的家庭最高入息限額及家庭總資產淨值最高限額，評估選擇特設安置屋邨出租單位的住戶的資格

Prevailing maximum income and asset limits for HKHS's Group B rental housing will be adopted for assessing the eligibility of households opting for rental units at Dedicated Rehousing Estate

- 選擇資助出售單位的住戶，不需通過入息及資產審查

No means test for those opting for subsidised sale flats

2. 特設特惠現金津貼 **Special Ex-gratia Cash Allowance (SEGCA)**

- 合資格受影響住戶可申請準則較寬鬆的特設特惠現金津貼
Eligible affected households may apply for SEGCA of which the criteria are less stringent
- 為合資格受影響住戶提供最高60萬的特設特惠現金津貼，惟須符合指定準則及條件，並會因應情況及發展局局長酌情決定而調整有關金額
Offer eligible affected households a SEGCA of maximum \$600,000, subject to specified eligibility criteria, restrictions, adjustment of amount payable according to specified circumstances and SDEV's discretion

3. 住戶搬遷津貼 **Domestic Removal Allowance**

- 將惠及所有已作凍結登記及受政府清拆影響的住戶
Applicable to all households covered by the freezing survey and vacated by the Government

加強版傳統新市鎮模式

Enhanced Conventional New Town Approach

- 以加強版傳統新市鎮模式實施洪水橋新發展區項目
Enhanced Conventional New Town Approach to implement the project
- 政府收回所有規劃作發展的私人土地，並在市場出售。在收回土地前，容許私人土地業權人就規劃作私人發展的地區提出原址換地申請，惟他們須符合指定準則及條件，以促使新發展早日落實，達到新發展區方案的要求，並確保佔用人（受影響的住戶 / 用戶）獲得與政府現金補償方案相若的金錢補償
The Government will resume all private land planned for developments, and dispose of the land in the market. Prior to the resumption, the Government may allow in-situ land exchange applications from private land owners within areas planned for private development, subject to their meeting specified criteria and conditions to facilitate early development, achieving planning scheme, and ensuring occupants with compensation comparable to Government's cash compensation package
- 根據發展大綱圖，在441公頃的發展土地中，約60公頃規劃作私人發展並可供申請原址換地，當中包括49公頃私人土地；餘下約381公頃不可申請原址換地，當中包括275公頃私人土地，將由政府收回作道路、基建及發展用途
According to Outline Development Plan (ODP), out of 441 ha of development land, about 60 ha planned for private development could be for land exchange application, including 49 ha of private land; the remaining 381 ha (including 275 ha of private land), which will not be accepted for land exchange application, will be resumed for road and infrastructure and development

換地申請的規劃準則

Planning Criteria for Land Exchange Application

參考古洞北及粉嶺北新發展區的規劃，修訂換地申請的規劃準則，以符合洪水橋新發展區的情況

Refine planning criteria for land exchange, with reference to those applied to Kwu Tung North/Fanling North NDAs, to cater for HSK NDA's circumstances

- 位於規劃作私人發展用地，並反映規劃意向，不會影響已規劃的發展潛力
Falling within sites planned for private development and reflecting planning intention without compromising planning development potential
- 符合實施時間表
Meeting the implementation timetable
- 為現有土地佔用人提供與政府現金補償方案相若的金錢補償
Providing compensation comparable to government's cash compensation package to current occupiers of the land
- 如發展用地內的私人土地毗連或夾雜的政府土地可合理地獨立轉讓或發展，一般將不會作原址換地
Government land adjoining or intervening the private land within the development site would not normally be made available if capable of reasonable separate alienation or development

對受影響棕地作業的安排

Arrangement for Affected Brownfield Operations

- 政府已開展在多層樓宇容納棕地作業的可行性研究，並已就相關的技術要求諮詢業界代表。我們計劃於明年初就多層樓宇的營運模式進一步諮詢相關持份者，並預計於 2018 年內完成研究。

The Government has commissioned feasibility studies on accommodating brownfield operations in multi-storey buildings (MSBs) and consulted trade representatives on the technical requirements. We plan to consult relevant stakeholders on the operating models of the MSBs in early 2018, and expect to complete the studies within 2018.

- 洪水橋新發展區已預留約24公頃土地以容納棕地作業

About 24 ha of land within HSK NDA have been reserved for accommodating brownfield operations

- 我們不排除為部分實際運作上未能遷入多層樓宇的棕地作業提供適合空地的可能性

We will not rule out the possibility of accommodating certain operations not practically feasible to move into MSBs on suitable open-air sites



對受影響農戶的安排

Arrangement for Affected Agricultural Operations

- 根據為農戶提出的特殊農地復耕計劃，將優先協助他們與願意出售/出租土地作農業用途的土地業權人進行配對

Under the special agricultural land rehabilitation arrangement proposed for the farmers, priority assistance will be given to match them with landowners who are willing to sell/lease land for agricultural use.

- 根據考察，於流浮山及白泥一帶有農地適合作復耕

Clusters of agricultural land in Lau Fau Shan and Pak Nai area found suitable for rehabilitation



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



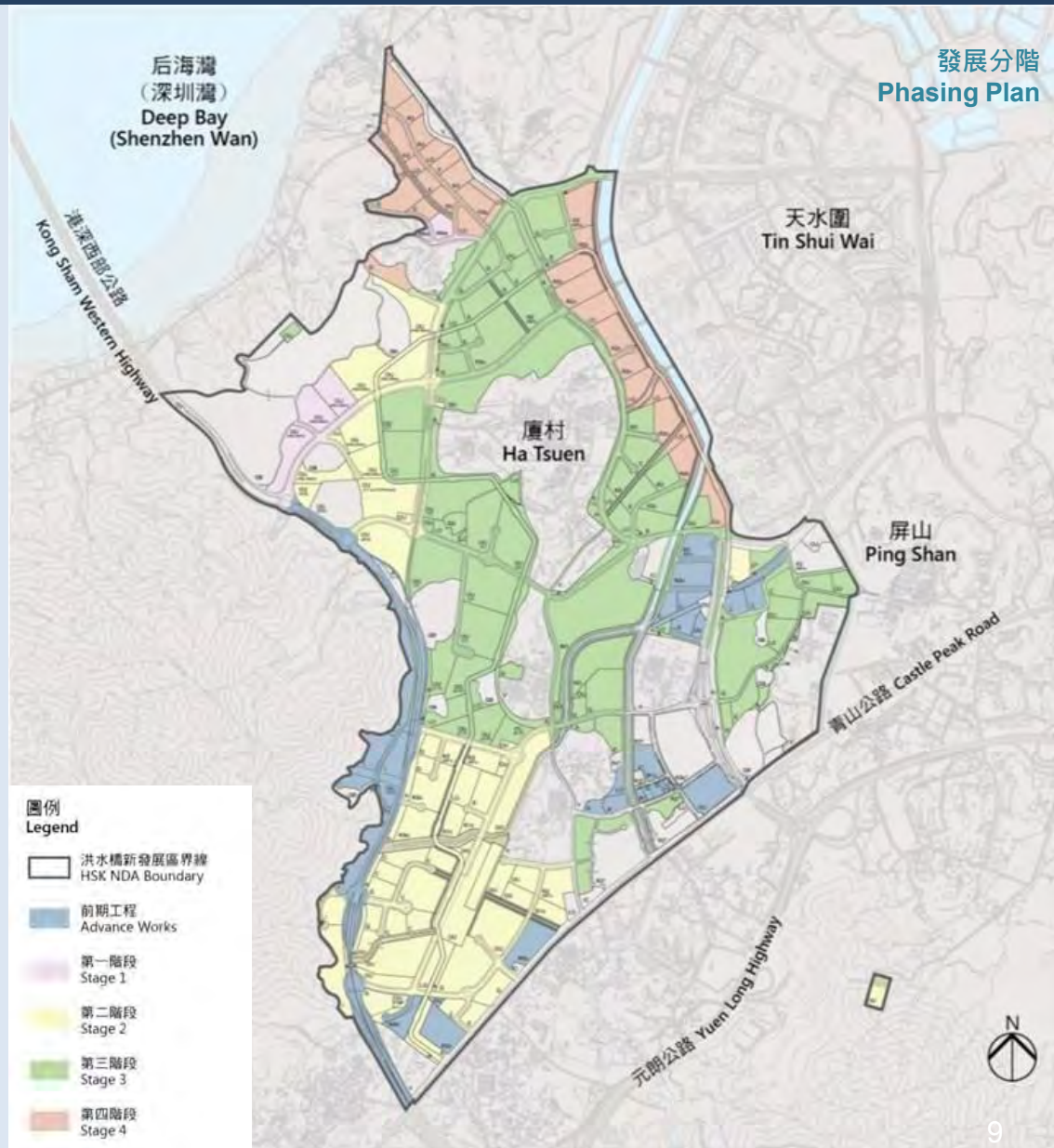
2024年：

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



謝謝

Thank you