

*Collaborate and Radiate Beyond All Boundaries
Aggregate and Innovate for the Future*

CB(1)1958/11-12(02)

跨界合作通四方
才智匯聚創新天

落馬洲河套地區發展規劃及工程研究
第二階段公眾參與活動
*Planning and Engineering Study on
Development of Lok Ma Chau Loop
Stage 2 Public Engagement*

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

22.5.2012

- 行政長官在**2007至08年《施政報告》**中，宣佈港深共同開發河套地區為十大基建項目之一。

In his 2007-2008 Policy Address, the Chief Executive announced HK-Shenzhen joint development of the Lok Ma Chau Loop as one of the Ten Major Infrastructure Projects.

- **2007年12月**，港深兩地政府成立了「港深邊界區發展聯合專責小組」，負責督導相關跨界事宜，包括河套地區規劃和發展的研究。

In December 2007, governments on both sides set up the HK-SZ Joint Task Force on Boundary District Development, to steer, among other cross-boundary matters, the work on studies in relation to the planning and development of the Loop.

- **2008年3月**，專責小組決定以共同研究、共同開發的原則，開展綜合研究，探討開發河套地區的可行性及有利於港深雙方的土地用途。

In March 2008, the Joint Task Force decided that on the principle of joint study and development, a comprehensive study should be undertaken to explore the feasibility of developing the Loop and its land uses on the basis of mutual benefits.

背景

Background

河套地區發展面對的主要限制：

Major Constraints for Development of the Loop :

- 港深的合作機制
Cooperation mechanism between HK & Shenzhen
- 生態環境的保育
Conservation of ecological environment
- 污染土問題
Problem of contaminated soil
- 缺乏基礎設施
Lack of infrastructure



背景

Background

- **2008年年中，港深雙方在兩地就河套地區未來發展收集意見**
In mid-2008, both sides collected views in HK and Shenzhen on future development of the Loop
- **《落馬洲河套地區發展規劃及工程研究》於2009年6月展開**
The Planning and Engineering Study on Development of the Loop commenced in June 2009
- **2010年12月，在第一階段公眾參與活動諮詢了發展事務委員會**
Consulted the Panel on Development during Stage 1 Public Engagement (PE) in December 2010



背景

Background

- 於**2011年11月25日**的「**深港合作會議**」上簽署**合作協議書**，作為**推進河套地區共同開發工作的基礎**。

A co-operation agreement, which provided a framework for the co-development of the Loop, was signed at the HK-SZ Cooperation Meeting held on 25.11.2011.

- 港深兩地政府同意把河套地區作為「**港深特別合作區域**」
HK and Shenzhen governments agreed to develop the Loop into a special cooperation zone



第二階段公眾參與活動

Stage 2 Public Engagement

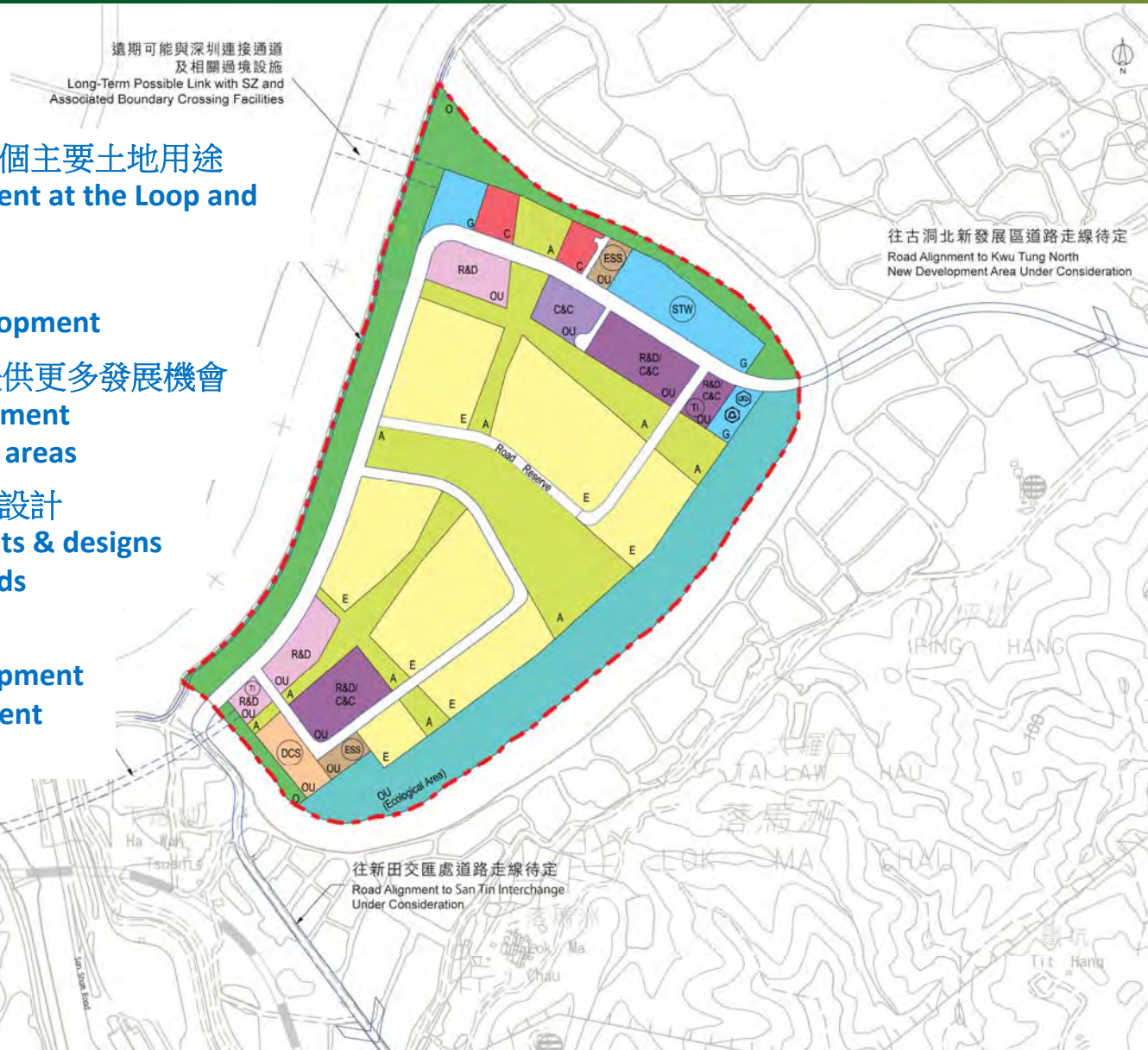


初步發展大綱圖

Preliminary Outline Development Plan

主要公眾意見 : Major Public Views

- 普遍支持河套地區發展及三個主要土地用途
Generally support development at the Loop and three main land uses
- 環保團體反對發展
Green groups object to development
- 地區人士要求在周邊地區提供更多發展機會
Locals urge for more development opportunities in surrounding areas
- 探討連接道路的其他走線和設計
Explore alternative alignments & designs for proposed connection roads
- 關注開發模式、開發時序
Concerns on mode of development & implementation arrangement



其他指定用途 (高新科技研發/
文化創意產業)
Other Specified Uses
(High-tech R&D / Cultural &
Creative Industries)

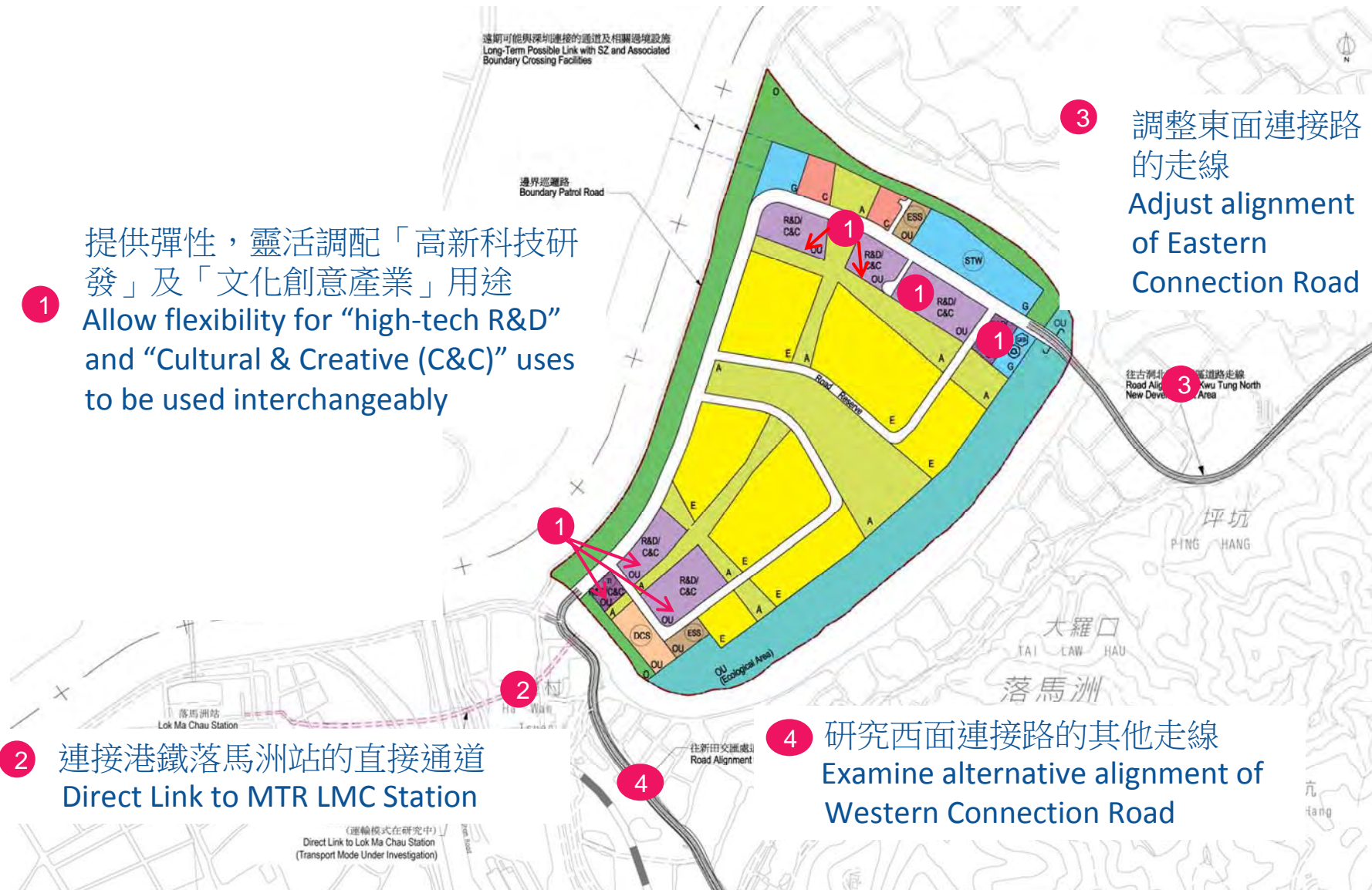
其他指定用途 (文化創意產業)
Other Specified Uses (Cultural
& Creative Industries)

DCS
其他指定用途 (區域供冷系統)
Other Specified Uses (District
Cooling System)

ESS
其他指定用途 (變電站)
Other Specified Uses
(Electricity Sub-Stations)

主要修改

Major Revisions



主要修改

Major Revisions

最高樓宇高度 - 15層
Max. Building Height
- 15 storeys

高新科技研發及
文化創意產業
High-tech R&D
and C&C uses

PODP

高等教育
Higher Education

最高樓宇高度12層
Max. Building Height – 12 storeys

商業
Commercial

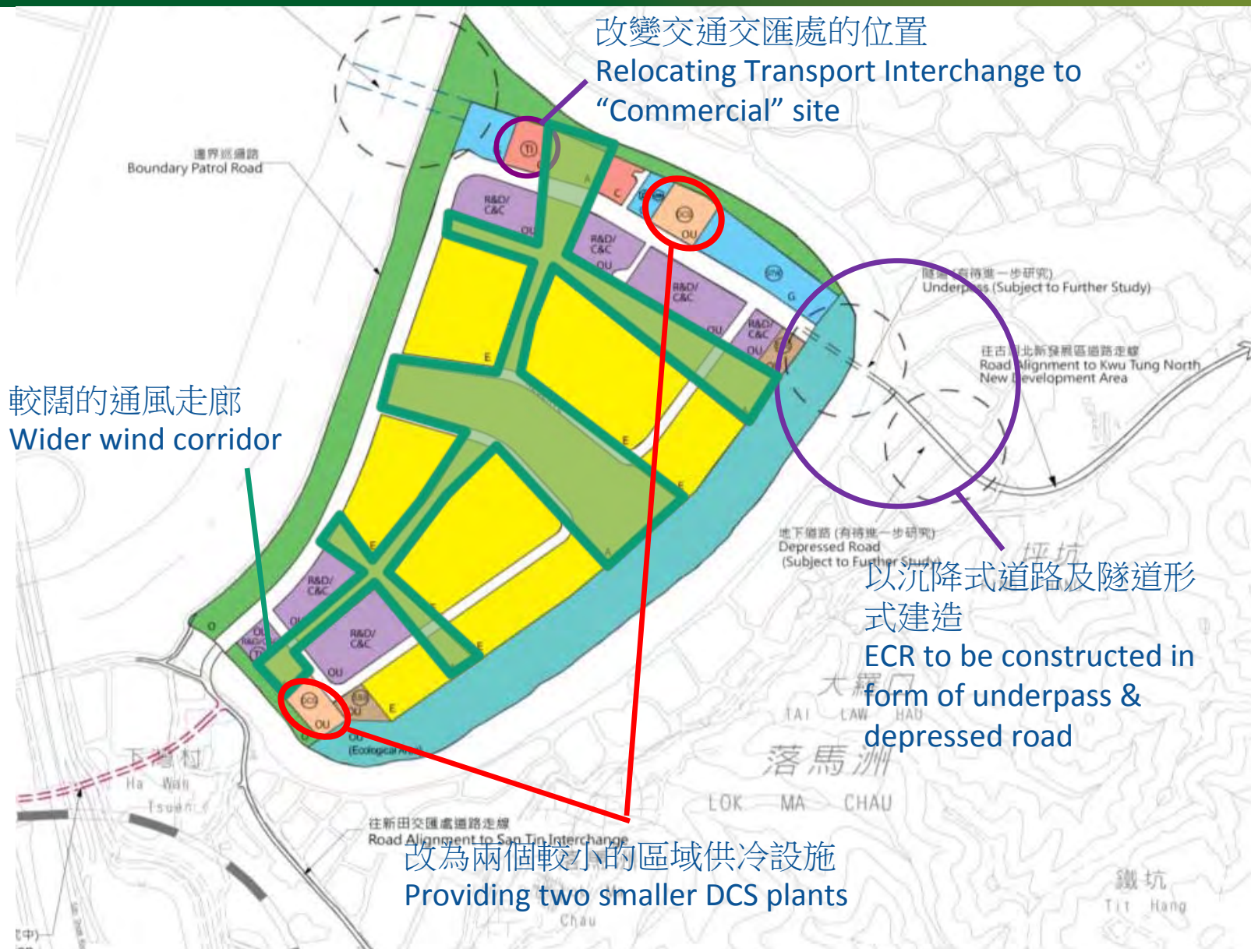
5 降低樓宇高度 (層) / Reducing BH (storeys) :

- 「其他指定用途 (高新科技研發及文化創意產業)」 : “OU(High-tech R&D & C&C)” : 15 → 12
- 「高等教育」 “Higher Education” : 15 → 10
- 「商業」 “Commercial” : 12 → 9

初步發展大綱圖 Preliminary Outline Development Plan

主要修改

Major Revisions



建議發展大綱圖

Recommended Outline Development Plan

主要發展參數

Major Development Parameters

最大總樓面面積 (平方米) Max. Gross Floor Area (sq.m.)	1,200,000
- 高等教育 Higher Education	720,000
- 新科技研發和文化創意產業 High-tech R&D & C&C	411,000
- 商業 Commercial	60,000
最高學生人數 Max. Number of Students	24,000
預計可提供就業機會 Anticipated Employment Opportunities	29,000

遠期可能與深圳連接的通道及相關過境設施 (有待進一步研究)
Long-Term Possible Link with SZ and Associated Boundary Crossing Facilities (Subject to Further Study)

邊界巡邏路
Boundary Patrol Road

隧道 (有待進一步研究)
Underpass (Subject to Further Study)

東面連接路
Eastern Connection Road
(往古洞北新發展區道路走線
Road Alignment to Kwu Tung North
New Development Area)

沉降式道路 (有待進一步研究)
Depressed Road
(Subject to Further Study)

Other Specified Uses (District Cooling System)

其他指定用途 (變電站)
Other Specified Uses (Electricity Sub-Stations)

道路等
Roads, etc.

落馬洲站
MTR Lok Ma Chau Station

連接落馬洲站的直接通道
(建議路面環保公共交通工具)
Direct Link to MTR Lok Ma Chau Station
(Recommended road-based
environmentally friendly public transport)

西面連接路
Western Connection Road
(往新田交匯處道路走線
Road Alignment to San Tin Interchange)



發展密度

Development Intensity

- 雖然總地積比率為1.37倍，但個別用途的發展密度並不低
Although the gross plot ratio is 1.37, the development intensity of individual use is not low
- 以高等教育用途為例：
Using Higher Education use as an example:
 - 樓面面積為72萬平方米，最多可容納24,000名學生
720,000 m² GFA, with a maximum capacity of 24,000 students
 - 大約相等於一所（如香港大學）至兩所（如城市大學）大學的規模
Roughly equivalent to the scale of one (e.g. HKU) to two (e.g. CityU) universities



發展時間表

Implementation Programme

	預計日期 Anticipated Date
完成規劃及工程研究 Completion of the Study	2013年年初 Early 2013
向立法會申請前期工程撥款 Seek LegCo approval of funding for advance works	2013
前期工程開展 Commencement of advance works	2014
部分高等教育設施投入服務 Operation of part of higher education facilities	2020

短片 Video





謝謝!

Thank you!