



新界東北新發展區計劃 North East New Territories New Development Areas



背景

Background

- 1990s : 「全港發展策略檢討」提出研究新界東北地區的策略性增長潛力

Potential for strategic growth in the North East New Territories (NENT) first raised in the 'Territorial Development Strategy Review'

- 1998 : 「新界東北規劃及發展研究」選定古洞北、粉嶺北及坪輦／打鼓嶺為新發展區

Kwu Tung North (KTN), Fanling North (FLN) and Ping Che/Ta Kwu Ling (PC/TKL) were identified as New Development Areas (NDAs) in the 'Planning and Development Study on NENT'



背景

Background

- 2007：「香港 2030：規劃遠景與策略」建議推展新發展區
'Hong Kong 2030: Planning Vision and Strategy'
recommended proceeding with NDAs

2007-08年度《施政報告》宣布新發展區計劃為
十大建設之一

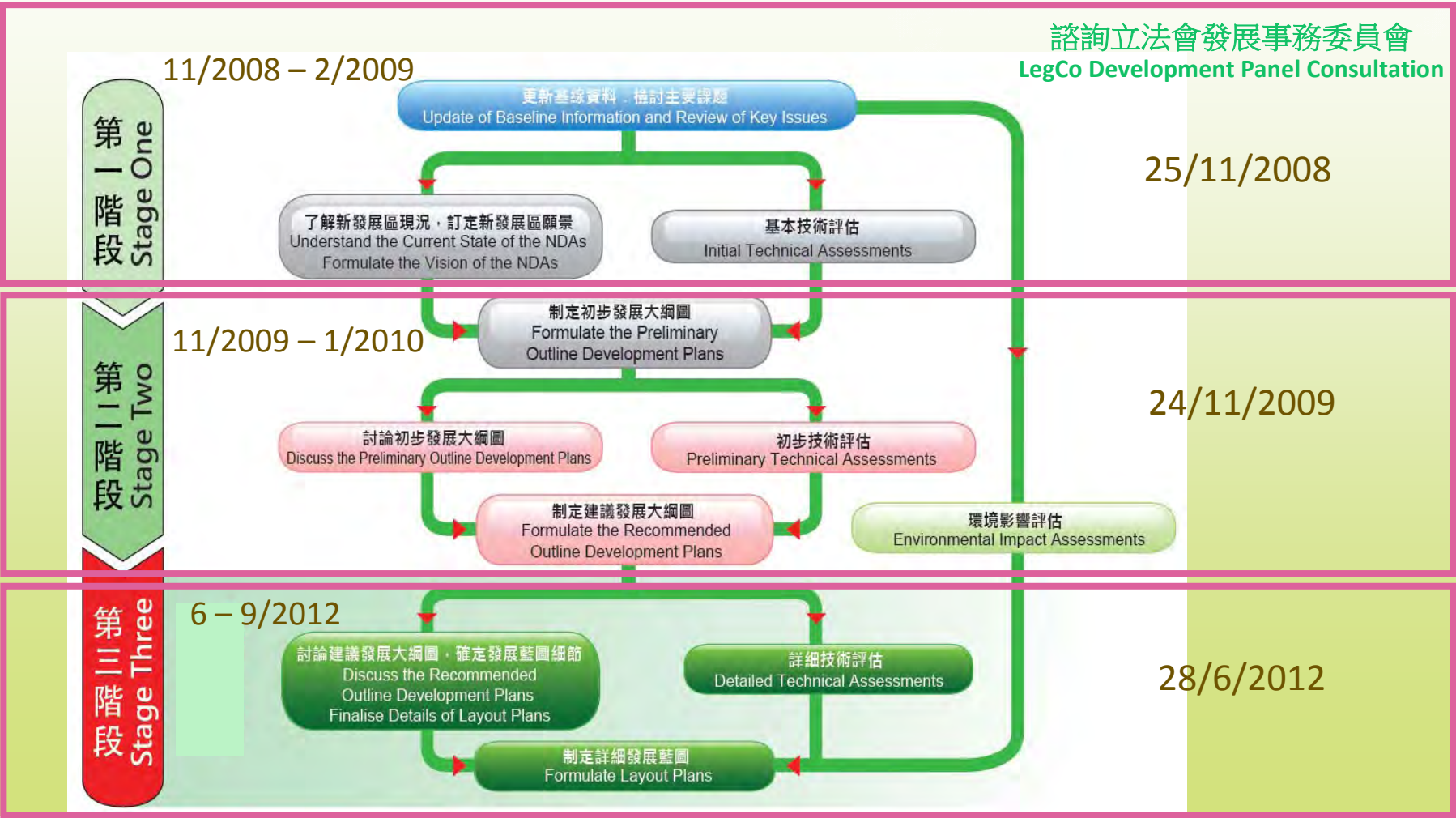
NDAs were included as one of the ten major infrastructure
projects in the 2007-08 'Policy Address'



新界東北新發展區研究

NENT NDAs Study

諮詢立法會發展事務委員會
LegCo Development Panel Consultation



新界東北新發展區研究

NENT NDAs Study

- 考慮公眾意見及技術評估結果後，作出多項重要調整
A number of key changes made having regard to public views and findings of technical assessments
 - (I) 規劃方面
Planning aspect
 - (II) 實施模式方面
Mode of implementation aspect
 - (III) 補償及安置方面
Compensation and rehousing aspect
 - (IV) 協助務農人士方面
Assistance to farmers aspect



新界東北新發展區研究主要調整

NENT NDAs Study - Key Changes

(I) 規劃方面 Planning Aspect

- (1) 古洞北和粉嶺北新發展區作為粉嶺／上水擴展部分
KTN and FLN NDAs as Fanling/Sheung Shui (FL/SS) extension
 - (a) 增加發展密度和住宅供應
Increase development intensity and housing supply
 - (b) 上調資助房屋比例
Raise subsidised housing proportion
 - (c) 實施「港人港地」措施
Apply “Hong Kong People for Hong Kong Property” measure
- (2) 重新規劃坪輦/打鼓嶺
Re-plan PC/TKL

**(1) 古洞北和粉嶺北新發展區
作為粉嶺/上水新市鎮擴展部分
KTN and FLN NDAs as FL/SS New Town Extension**



(a) 增加發展密度和住宅供應

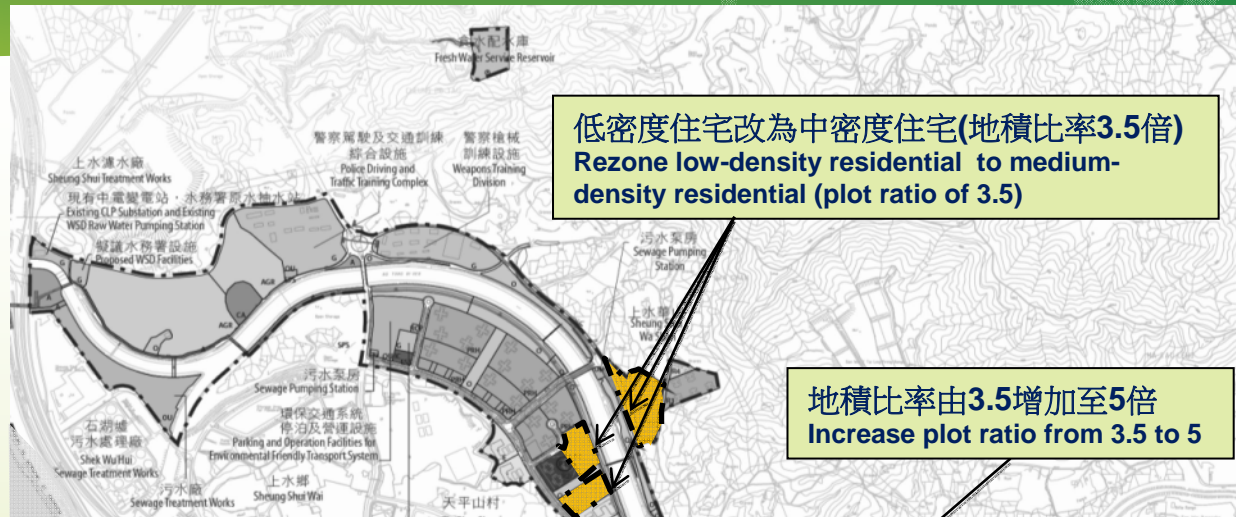
Increase Development Intensity and Housing Supply

- 在基建容量和環境限制許可下，盡量增加古洞北及粉嶺北的發展密度，以加大住宅供應，並多建中小型單位

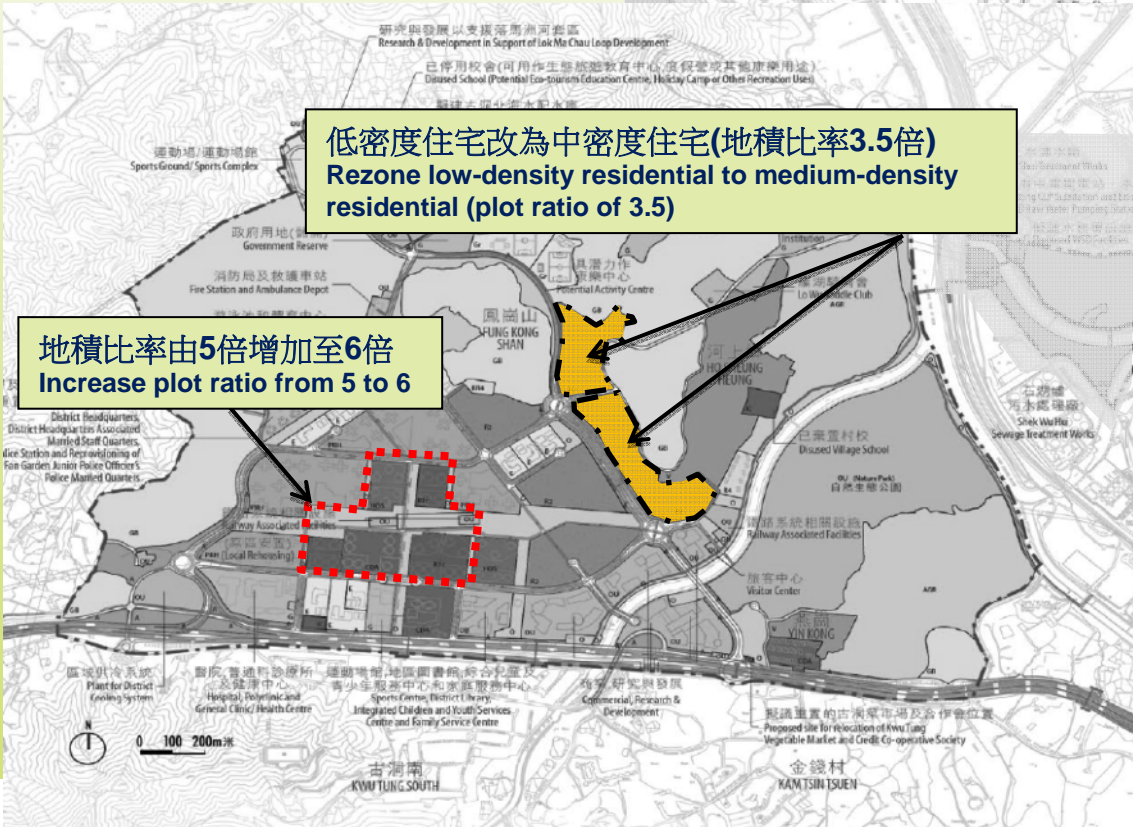
Having regard to the infrastructural capacity and environmental constraints, the development intensity of KTN and FLN has been increased to increase flat production and small and medium-size flats

古洞北+粉嶺北 KTN +FLN	原先建議 Original Proposal	修訂建議 Revised Proposal	增加 Increase
住宅單位 No. of Flats	47,300	60,700	+13,400 (+28%)
人口 Population	134,000	174,900	+41,000 (+31%)

- 較原來新界東北三個新發展區的住宅總量53,800個及151,600人口更多
Higher than the 53,800 flats and 151,600 population in the original three NENT NDAs



地積比率由3.5增加至5倍
Increase plot ratio from 3.5 to 5



地積比率由3.5及5倍
增加至6倍
Increase plot ratios
from 3.5 or 5 to 6



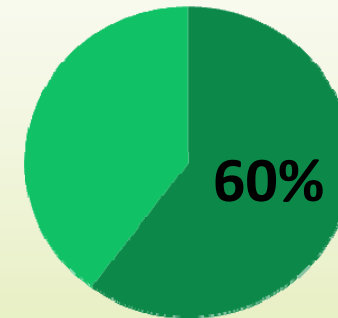
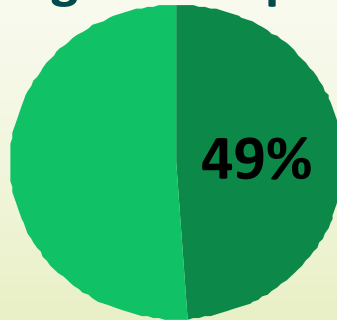
(b) 上調資助房屋比例 Raise Subsidised Housing Proportion

古洞北+粉嶺北
KTN +FLN

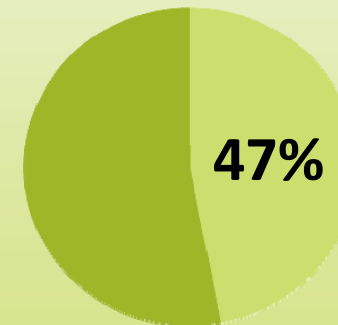
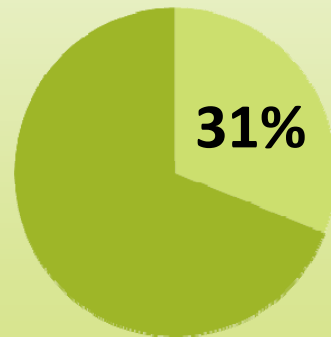
原先建議
Original Proposal

修訂建議
Revised Proposal

% 資助房屋單位
% Subsidised Housing
Units



% 資助房屋用地
% Subsidised Housing
Land Area



- 資助房屋比例較原先新界東北三個新發展區的43%單位及21%用地大為提升

Subsidised housing ratio much higher than the original proportion of 43% housing unit and land area for the original three NENT NDAs

(c) 實施「港人港地」措施

Apply “Hong Kong People for Hong Kong Property” Measure

- 視乎物業市場情況和其他相關考慮，政府準備在兩個新發展區將來出售私人住宅用地作發展時，實施「港人港地」措施

Subject to property market situation and other relevant considerations, the Government plans to apply the “Hong Kong Property for Hong Kong People” measure to private residential sites in the two NDAs when the sites are put up for sale in future

古洞北和粉嶺北新發展區主要土地用途分布

Distribution of Major Land Uses on KTN and FLN NDAs

	古洞北 (公頃) KTN NDA (ha)		粉嶺北 (公頃) FLN NDA (ha)		總計(公頃) Total (ha)	
	原來建議 Original RODP	修訂建議 Revised RODP	原來建議 Original RODP	修訂建議 Revised RODP	原來建議 Original RODP	修訂建議 Revised RODP
資助房屋(包括居屋) Subsidized Housing (including HOS)	21.6	25.5	9.7	22.1	31.3	47.6
私人住宅/綜合發展區 Private Housing	38.5	34.6	32.8	19.4	71.3	54.0
政府、機構或社區 Government, Institution or Community	37.9	32.8	22.9	21.3	60.8	54.1
休息用地 Open Space	32.6	32.8	27.0	25.0	59.6	57.8
農業 Agriculture	45.4	45.5	8.9	12.2	54.3	57.7
綠化地帶 Green Belt	111.3	119.1	0.0	0.0	111.3	119.1

(2) 重新規劃坪輦／打鼓嶺 Re-plan PC/TKL

- 將坪輦/打鼓嶺納入新界北部地區發展研究中作重新規劃
Re-plan PC/TKL in the New Territories North Study



整體規劃及設計 - 古洞北

Overall Planning & Design - Kwu Tong North

預留足夠的土地作不同的社區及康樂設施
Designating sufficient land for a comprehensive range of community and recreational facilities

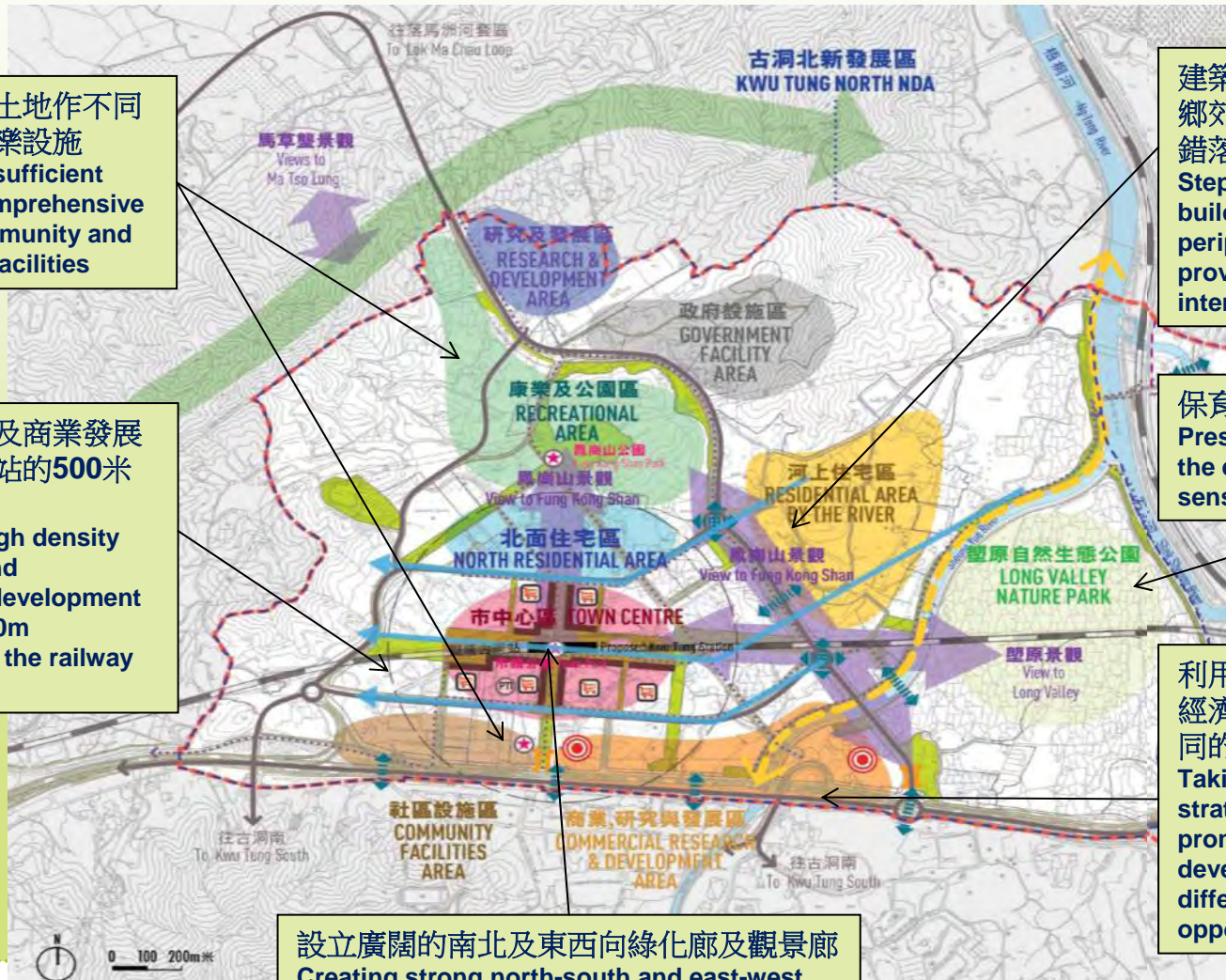
高密度住宅及商業發展集中於鐵路站的500米範圍內
Clustering high density residential and commercial development within the 500m catchment of the railway station

設立廣闊的南北及東西向綠化廊及觀景廊
Creating strong north-south and east-west green spine and view corridors

建築物高度向外圍的鄉郊地區遞減，達至錯落有緻的城市景觀
Stepping down of building height towards periphery rural areas to provide a more interesting townscape

保育及提升生態敏感地區
Preserving and enhancing the ecologically sensitive areas

利用策略性位置優勢加強經濟發展，提供不同的就業機會
Taking advantage of the strategic location to promote economic development and to provide different employment opportunities





古洞北新發展區

KTN NDA



商業、研究與發展區

Commercial, Research and
Development Area



市中心及市鎮公園

Town Centre and Town Park

整體規劃及設計 – 粉嶺北

Overall Planning & Design – Fanling North

提供綜合的休憩用地、行人及單車徑系統，
連接住宅用地及主要活動中心
Providing comprehensive open space, pedestrian
and cycle track systems to link up residential areas
with major activity nodes

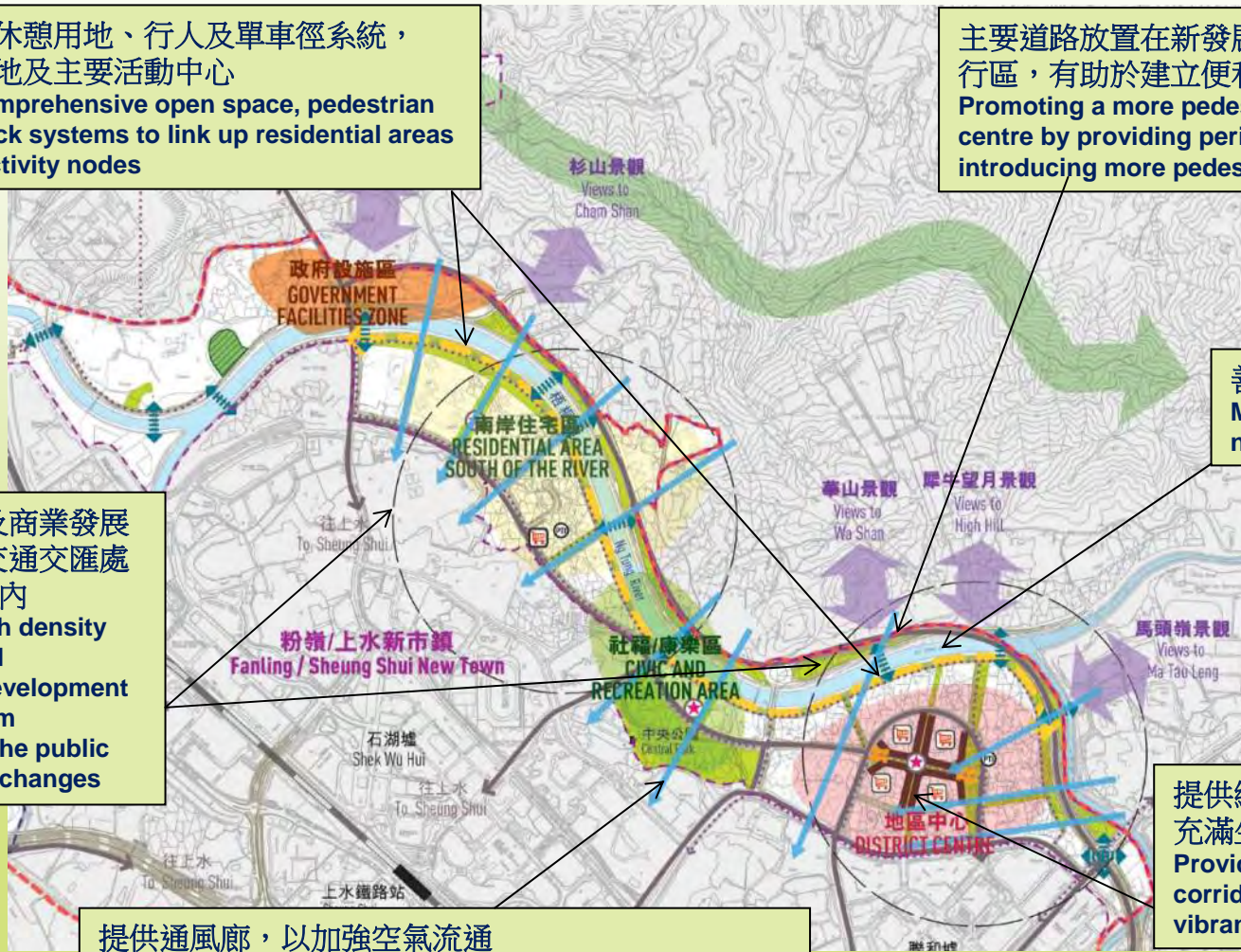
主要道路放置在新發展區外圍，並增加步
行區，有助於建立便利行人的地區中心
Promoting a more pedestrian friendly district
centre by providing periphery roads, and
introducing more pedestrianised areas

善用自然景致
Making the best use of
natural features

高密度住宅及商業發展
集中於公共交通交匯處
的500米範圍內
Clustering high density
residential and
commercial development
within the 500m
catchment of the public
transport interchanges

提供通風廊，以加強空氣流通
Providing breezeways to promote better air ventilation

提供綠化零售走廊，營造
充滿生氣的行人環境
Providing landscaped retail
corridors to enhance street
vibrancy



粉嶺北新發展區

FLN NDA



地區中心

District Centre



河畔長廊

Riverside Promenade

塋原自然生態公園

Long Valley Nature Park



塋原濕地及毗連的「農業」地帶
Wetland in Long Valley and its
adjoining "Agriculture" zone

(II) 實施模式

Implementation Approach

- 採取「加強版」「傳統新市鎮發展模式」，由政府主導推行
Adopt enhanced Conventional New Town Approach with Government taking the lead in implementation
- 根據規劃用途徵用私人土地進行發展
Resume private land for development according to planned use
- 但容許在符合準則及特定條件下提交契約修訂申請(包括原址換地)
But allow modification of lease (including in-situ land exchange) in cases meeting specified criteria and conditions
- 過往新市鎮發展亦容許以契約修訂形式(包括原址換地)發展個別私人項目(包括荃灣、沙田、屯門、粉嶺／上水、元朗和將軍澳)
Individual private development projects had been carried out through modification of lease in development of new towns in the past (including Tsuen Wan, Sha Tin, Tuen Mun, Fanling/Sheung Shui, Yuen Long and Tseung Kwan O)

實施模式

Implementation Approach

- 「有條件契約修訂申請」的特定要求主要包括：
Specified criteria for application under modification of lease mainly include:
 - (1) 只有座落在規劃作私人發展的土地方可提出申請
Only for land within areas planned for private development
 - (2) 必須符合特定準則和條件以確保規劃完整 (例如不少於4,000平方米及統一業權)
Compliance with specific guidelines and conditions to ensure comprehensive planning (e.g. site area not less than 4000 sq.m and consolidated ownership)
 - (3) 有完成申請時限確保能適時供應房屋和其他設施
Specified time limit for completion of application to ensure timely provision of housing and other facilities
 - (4) 業權人須對佔用人提供與政府補償安排相若的現金補償
Landowner is required to provide a monetary compensation comparable to Government's arrangement to occupants

(III) 補償及安置安排

Compensation and Rehousing Arrangement

- 古洞北及粉嶺北新發展區的特設特惠補償方案
Special ex-gratia compensation package for KTN and FLN
New Development Areas



特設特惠補償方案

Special Ex-gratia Compensation Package

- 向持牌或已登記住用構築物的合資格住戶發放60萬元特設現金津貼
Offer an special ex-gratia cash allowance (SEGCA) of \$600,000 to an **eligible household** occupying a licensed / surveyed **domestic structure**
- 發展局局長可行使酌情權，向持牌或已登記住用或非住用構築物，但未完全符合資格的住戶發放特設現金津貼
Offer SEGCA to a household occupying a licensed/surveyed **domestic/non-domestic structure** but not fully meeting eligibility criteria at SDEV's discretion
- 特設特惠補償方案與高鐵和蓮塘/香園圍口岸兩個項目相若
Special ex-gratia compensation package are comparable to that under XRL and Liantang/Heung Yuen Wai BCP projects

原區安置 Local Rehousing

- 除原先在古洞北已預留的用地，在粉嶺北另加一幅用地撥作原區安置用途
Apart from the already reserved site in KTN, an additional site in FLN is reserved for local rehousing

- 亦考慮利用粉嶺／上水的公屋單位作安置用途
Also consider using the PRH units in FL/SS for rehousing

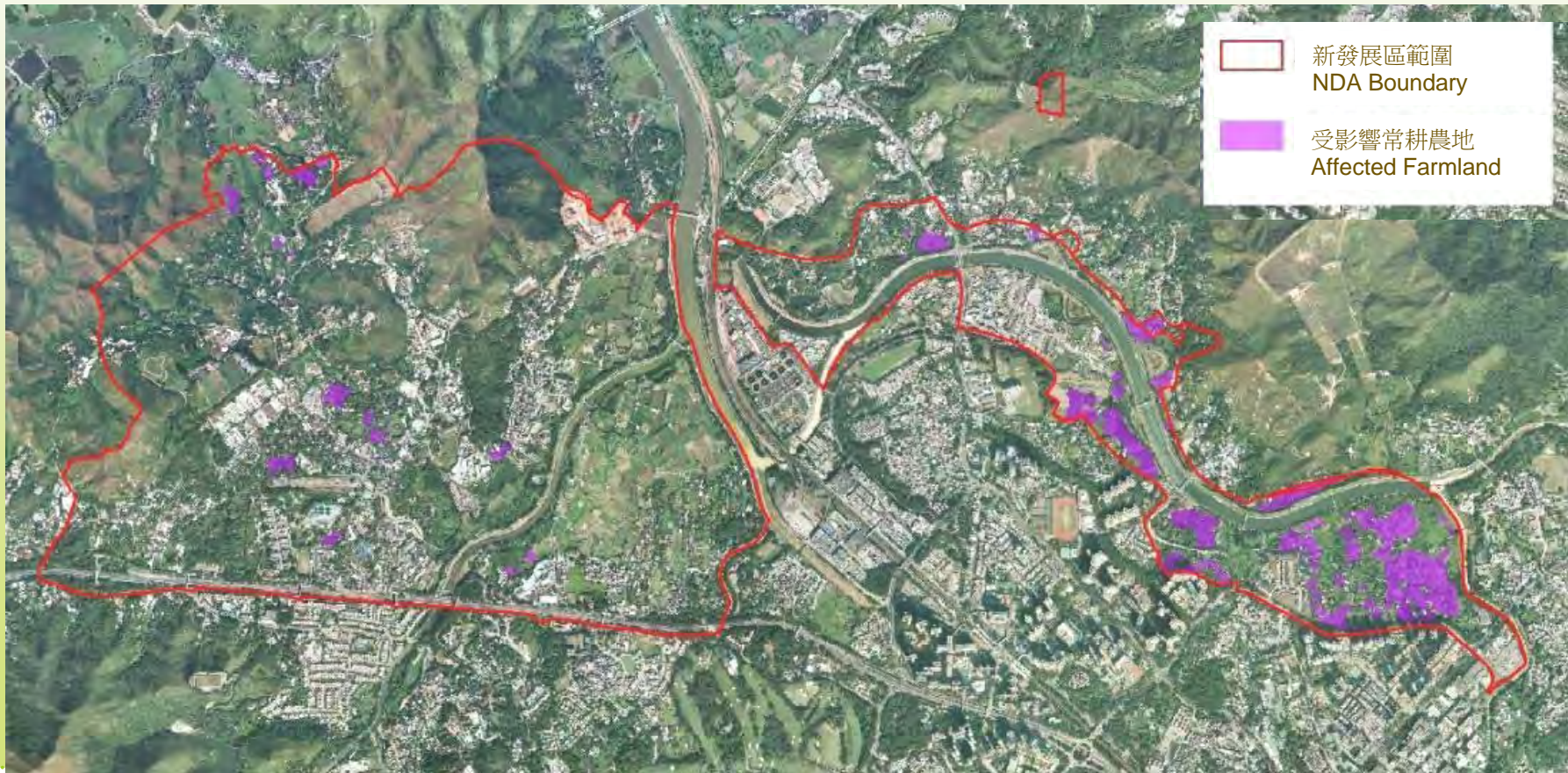


(IV) 協助受影響務農人士

Assistance to Affected Farmers

約有28公頃常耕農地會受影響

About 28 ha of active agricultural land will be affected



協助受影響務農人士

Assistance to Affected Farmers

- 在古洞南勘察了約103公頃適合耕作的土地，其中約34公頃現為休耕農地可供復耕／農業遷置之用

Surveyed about 103 ha of land suitable for cultivation in Kwu Tung South, of which about 34 ha fallow agricultural land that can be used for agricultural rehabilitation/resite



- 特殊農地復耕計劃協助受影響的真正務農人士
Special agricultural land rehabilitation scheme to assist affected genuine farmers

實施時間表

Implementation Programme

- 新發展區是中長期土地供應的主要來源
NDAs are a major source of medium to long-term land supply
- 2022/23年起將提供共60,700個新增單位 (包括36,600個租住公屋及居屋單位)
Provision of 60,700 new flats (including 36,600 flats for PRH and HOS) from 2022/23 onwards
- 提供土地作各類經濟及就業用途，帶來37,700個新就業機會，交通基建亦方便跨區就業
Provide land for economic and employment uses, create 37,700 new job opportunities



實施時間表

Implementation Programme

2013年第3季 Third Quarter 2013	展開法定規劃程序 Commence statutory planning procedures
2014年第3季 Third Quarter 2014	分區計劃大綱圖提交行政會議審批 Submit Outline Zoning Plans to ExCo for approval
2014 – 2018	就前期和第一階段工程進行收回土地程序和補償及安置安排 Carry out land resumption procedures and compensation and rehousing arrangements for advance works and first stage works
2018 – 2024	進行土地平整、前期和第一階段基礎建設及發展 Carry out site formation, infrastructure and development of advance works and first stage works
2022/23	第一批人口遷入新發展區 First population intake in NDAs
2024 – 2031	進行土地平整、餘下工程計劃的基礎建設及發展 Carry out site formation, infrastructure and development of remaining works
2031	完成古洞北及粉嶺北新發展區的整體發展 Complete overall development of KTN and FLN NDAs