



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

CB(1)109/12-13(01)

第三階段公眾參與的公眾意見

Public Comments from Stage 3 Public Engagement

30.10.2012



背景

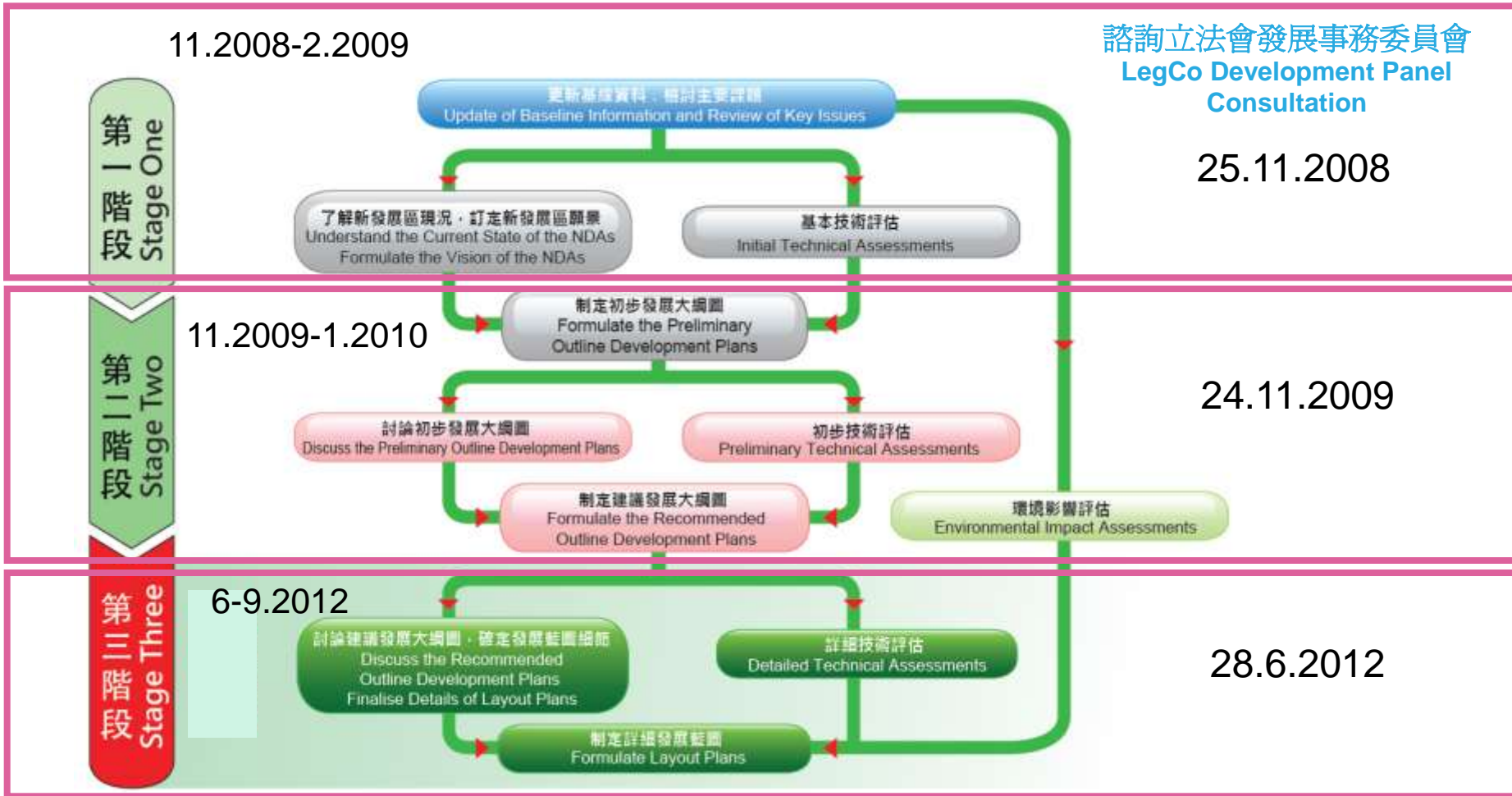
Background

- 1993-1998: 「全港發展策略檢討」
Territorial Development Strategy Review
- 1998-2003: 「新界東北規劃及發展研究」
Planning and Development Study on NENT
- 2001-2007: 「香港2030：規劃遠景與策略」
Study on Hong Kong 2030: Planning Vision and Strategy
- 6/2008: 「新界東北新發展區規劃及工程研究」展開
NENT NDAs Study commenced



三個階段公眾參與

3 Stages Public Engagement



提供房屋土地

Providing Housing Land

- 約150公頃房屋土地供應
About 150 ha housing land supply
- 約53,800個新住宅單位
About 53,800 new residential flats
- 容納約151,600人
Accommodate about 151,600 persons



提供當區就業機會

Provide Local Job Opportunities

- 52,000個新職位
Create 52,000 new job opportunities
- 來自古洞北及坪輦/打鼓嶺新發展區內的特殊工業、商業及研發用途
From commercial, research & development uses and special industries in KTN and PC/TKL NDAs
- 亦來自新發展區內服務業及社區設施
Also from retail and community facilities



均衡房屋組合和適時提供設施 Balanced Housing Mix and Timely Provision of Facilities

平衡的房屋組合 Balanced Housing Mix

- 約43% 為公共房屋，57% 為私人樓宇
About 43% for public rental housing and 57% for private housing



適時提供設施 Timely Provision of Facilities

- 適時提供不同的社區設施，配合新發展區陸續遷入的人口
Timely provision of various community facilities in tandem with population build-up



綠色生活空間和保育塋原

Green Living Environment and Conservation of Long Valley

- 着重「綠色設計」理念
“Green Design” concept
- 多方面節能及減碳策略
Multifaceted energy saving and carbon reduction strategies
- 塋原核心地帶劃為「自然生態公園」
Designate core area of Long Valley as “Nature Park”
- 保留54公頃「農業」地帶
Retain 54ha of “AGR” zone



發展模式和賠償及安置安排

Implementation Mechanism and Compensation and Rehousing

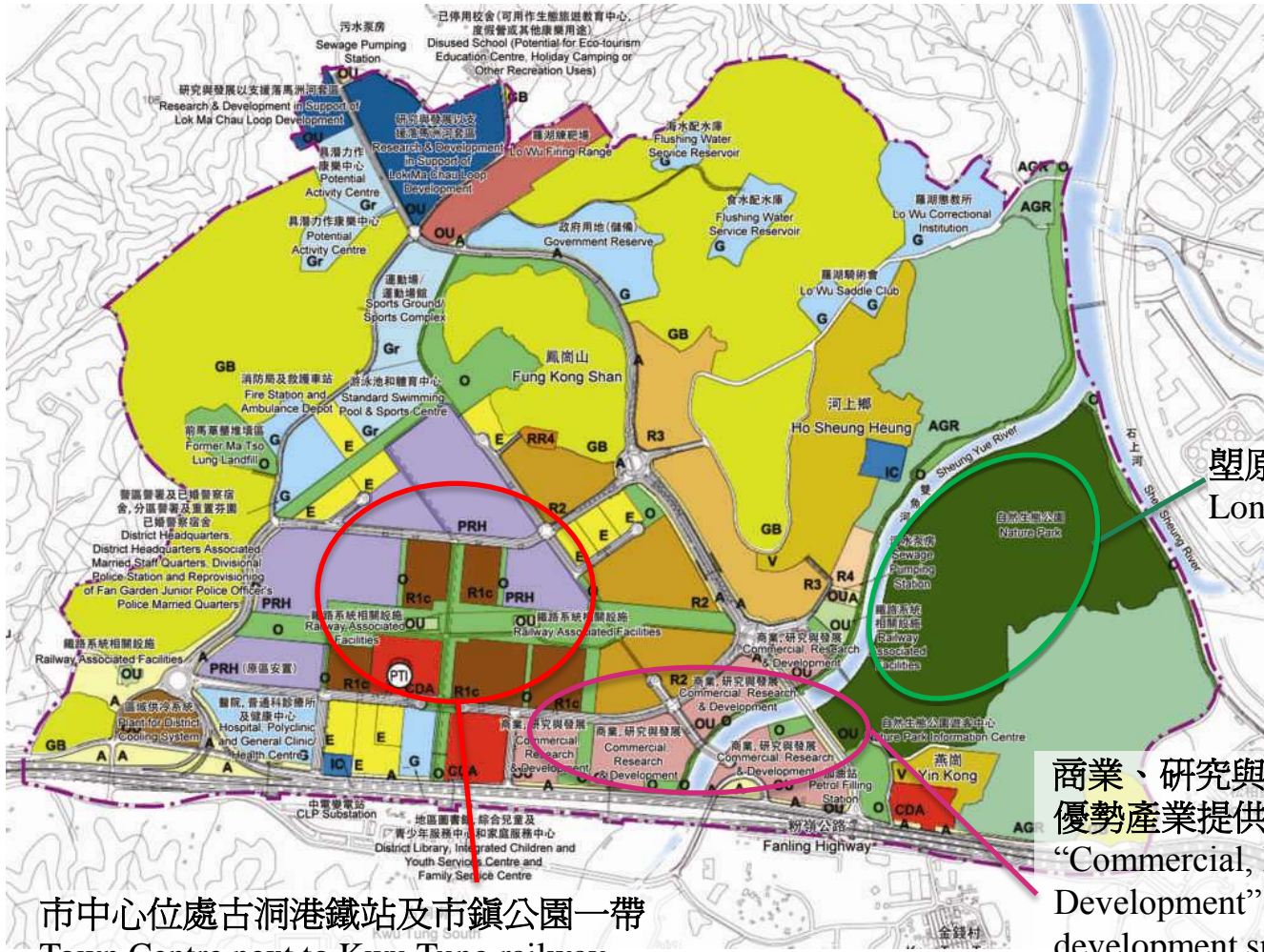
- 以「傳統新市鎮發展模式」推行
Adopt “Conventional New Town Approach”
- 能更平衡有序地提供房屋、基建及公共設施
Ensure balanced and timely development of housing, infrastructure and public facilities
- 原區安置用地
Local rehousing site
- 檢討現行的賠償及安置安排
Review existing compensation and rehousing arrangement



古洞北原區安置用地
Local Rehousing Site in KTN

「多元化發展中心 – 古洞北新發展區」

‘Mixed Development Node’ - Kwu Tung North NDA

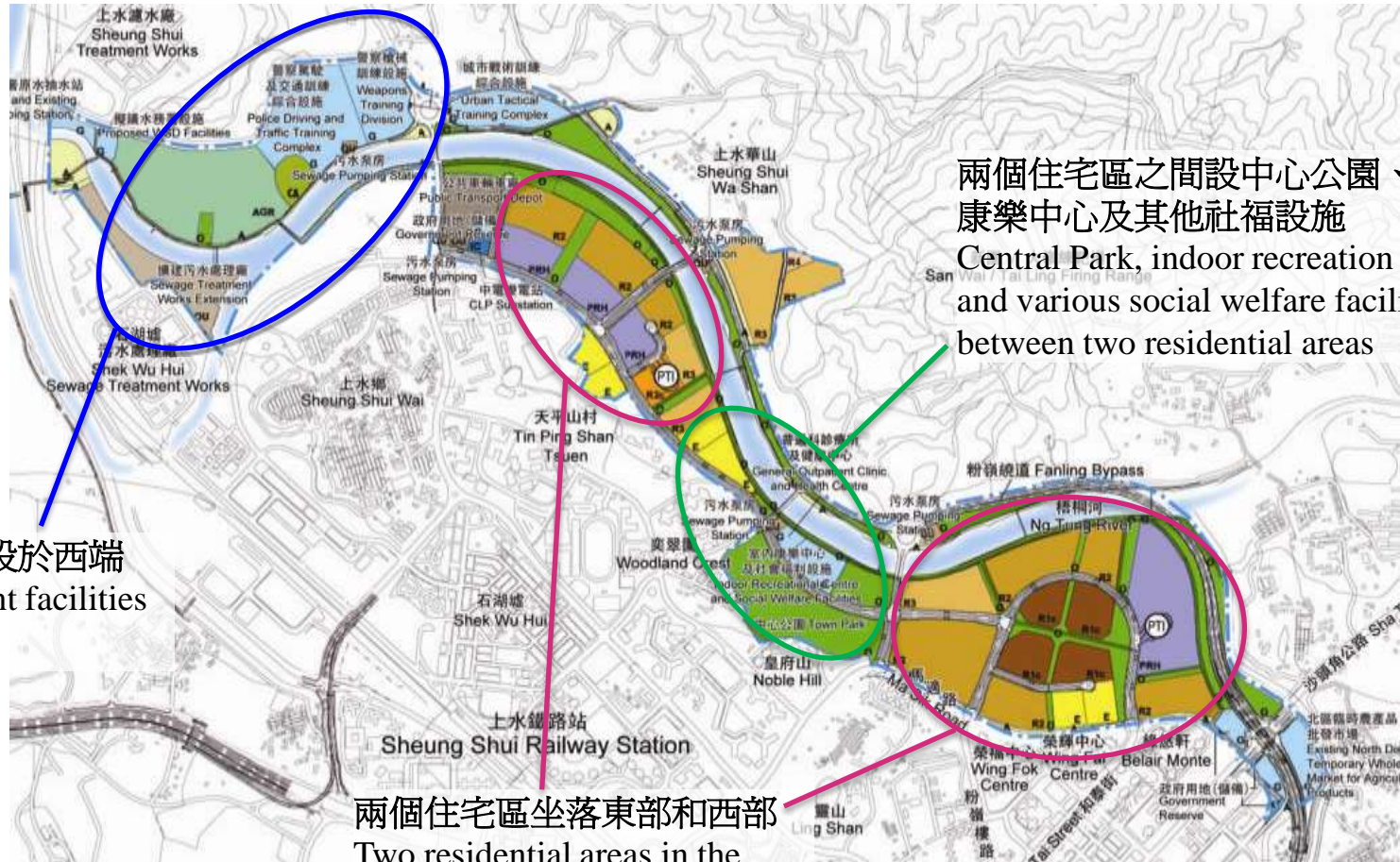


望原自然生態公園
Long Valley Nature Park

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

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

「河畔新市鎮 - 粉嶺北新發展區」 ‘Riverside Township’ - Fanling North NDA



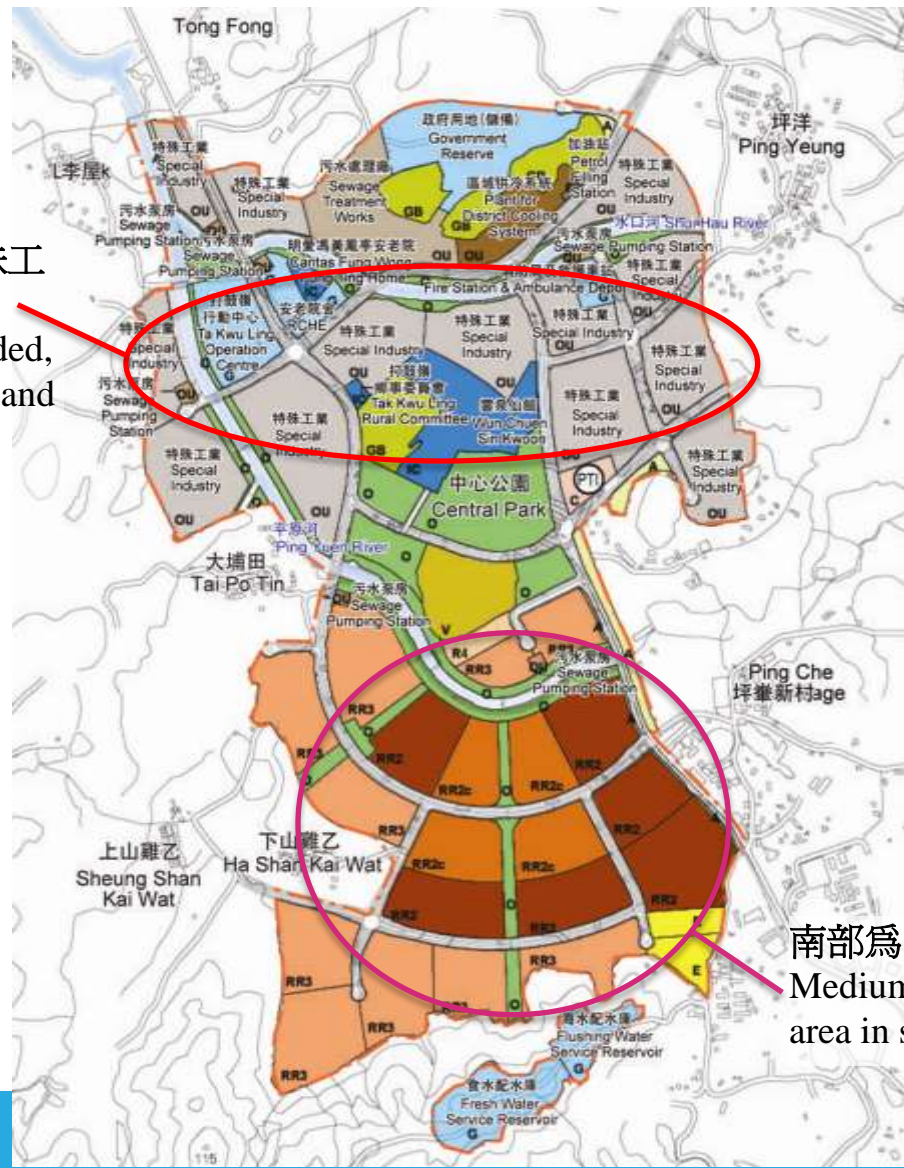
政府設施設於西端
Government facilities
in the west

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

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

優質產業區 - 坪輦/打鼓嶺新發展區 'Quality Business/Residential Areas' - 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



南部為中低密度住宅區
Medium to low density residential area in southern part

第三階段公眾參與

Stage 3 Public Engagement

- 35場簡介會和會議（包括立法會發展事務委員會、區議會、鄉事委員會、城規會、環諮會、鄉議局等）
35 briefings and meetings (including LegCo Development Panel, DC, RC, TPB, ACE, HYK, etc)
- 2個公眾論壇
2 Public Forums
- 報章廣告、信件和海報、巡迴展覽、研究網頁
Newspaper advertisements, letters and posters, roving exhibitions and website
- 約10,000份書面意見
About 10,000 written submissions



公眾關注 Public Concerns

- 「港深一體化」、「割地賣港」？
“Hong Kong-Shenzhen Unification” and “Selling Out Hong Kong”
- 新私人住宅主要迎合內地人士
New private residential flats mainly for Mainlanders



回應 Responses:

- 香港人的新市鎮
Hong Kong's new towns
- 應付香港的房屋需求
To meet Hong Kong's housing needs
- 預留土地推動香港經濟發展
Land reserved for promoting HK economic development



公眾關注 Public Concerns

- 新發展區的需要或迫切性

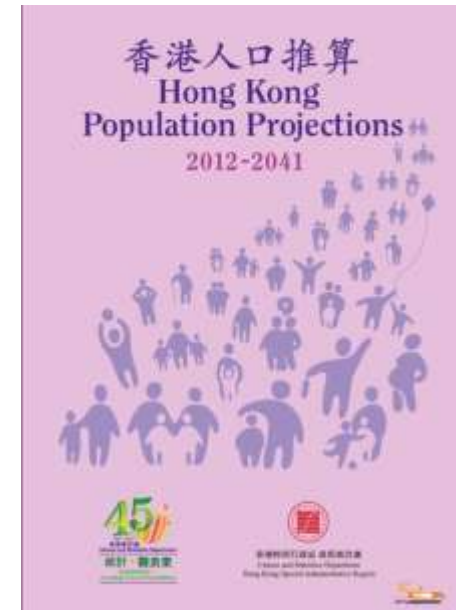
Need or Urgency for NDAs

- 人口增長放緩
Slower population growth
- 已有很多土地可供興建房屋
Already have a lot of land for housing



回應 Responses:

- 未來30年人口增加約140萬
Increase of about 1.4 million people in the coming 30 years
- 有必要開拓額外土地，增加供應
Necessary to develop additional land to increase land supply



公眾關注 Public Concerns

- 發展密度及公私營房屋比例

Development Intensity and Public-Private Housing Ratio

- 發展密度過低，公屋數量不足，沒有提供新居屋
Low development intensity, insufficient PRH, no new HOS



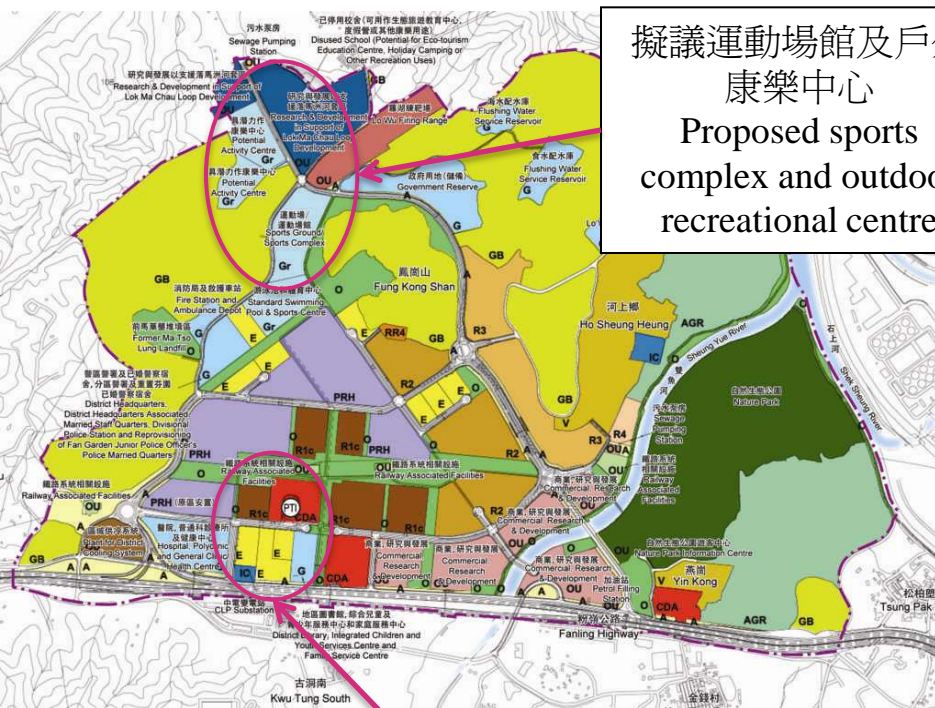
回應 Responses:

- 積極考慮增加發展密度和房屋供應
Vigorously consider further increase development intensity and housing supply
- 物色合適地點興建公屋及新居屋單位
Identify suitable sites for PRH and new HOS development
- 適度引入「港人港地」
Properly introduce “Hong Kong property for Hong Kong residents”
- 必需兼顧全局，平衡各種因素
Must consider in a holistic manner, balance different factors

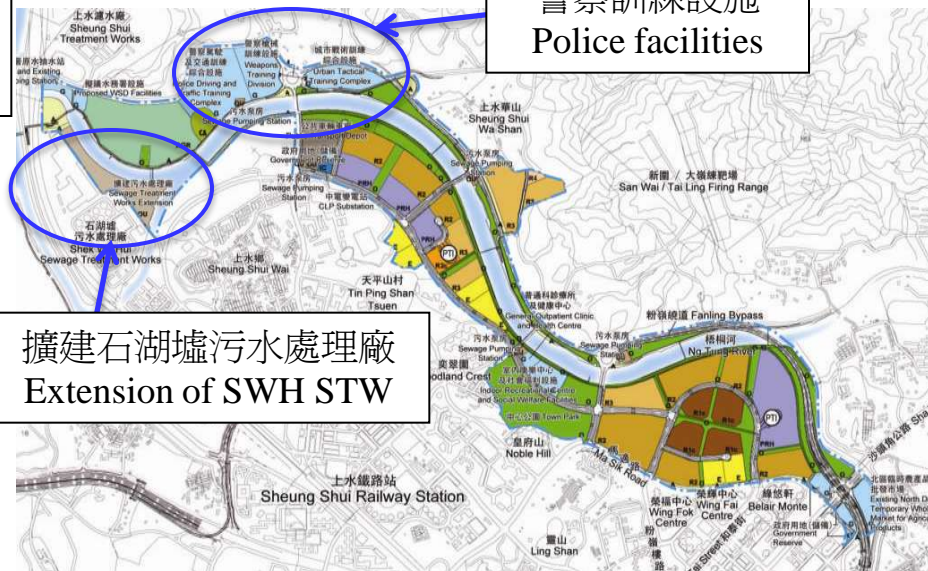


公眾關注 Public Concerns

- 對個別「建議發展大綱圖」的具體意見
Specific Comments on RODPs



擬議運動場館及戶外康樂中心
Proposed sports complex and outdoor recreational centre



警察訓練設施
Police facilities

擴建石湖墟污水處理廠
Extension of SWH STW

私營住宅發展計劃
Private residential development proposal

公眾關注 Public Concerns

- 落實推行模式及安排

Implementation Approach and Arrangement

- 「傳統新市鎮發展模式」有違發展商的合理期望
Conventional New Town Approach against developers' legitimate expectation
- 應容許換地或換地權利書
Should allow land exchange or land exchange entitlements

回應 Responses:

- 考慮公私營合作模式能否適時提供房屋土地及公眾的觀感
Consider whether Public-Private Partnership could timely provide housing land and public perception
- 考慮第三階段所收到的意見再作決定
Decide after consideration of PE3 comments

公眾關注 Public Concerns

- 對現有居民影響和補償及安置

Impacts on Existing Residents and Compensation and Rehousing

- 「不遷不拆」

“No removal and no clearance”

- 原區安置，豁免入息審查

Local rehousing, exemption from the Comprehensive Means Test

回應 Responses:

- 於古洞北預留3.2公頃土地作原區安置

About 3.2 ha of land reserved in KTN to provide local rehousing

- 補償及安置安排檢討

Compensation and rehousing arrangements under review

古洞北原區安置用地
Local Rehousing Site in KTN



公眾關注 Public Concerns

- 農地流失及協助農民

Loss of Agricultural Land and Assistance to Displaced Farmers

- 把現有農地連根拔起
Removing existing agricultural land
- 沒有農業政策
No agricultural policy



回應 Responses:

- 除擬議的塋原自然生態公園外，在粉嶺北及古洞北新發展區內三幅土地維持為「農業」地帶
Besides the proposed Long Valley Nature Park, three pieces of land in the FLN and KTN NDAs maintained as “AGR” zone
- 協助受影響農民覓地復耕
Assist affected farmers in finding land for agricultural rehabilitation

公眾關注 Public Concerns

- 諮詢不足

Inadequate Public Engagement

- 部分受影響人士最近才得悉發展計劃
Some affectees only aware of the project recently

回應 Responses:

- 已透過不同渠道宣傳計劃及諮詢意見
Already publicising the project and seeking comments through various channels
- 樂意繼續聽取意見和與持分者溝通
Willing to listen to comments and communicate with stakeholders



未來路向

Way Forward

- 調整「建議發展大綱圖」
Adjust the RODPs
- 2013年上半年公佈第三階段公眾參與報告
Publish PE3 Report in first half of 2013
- 展開法定規劃程序及其他相關準備工作
Commence statutory planning procedures and other preparation works

謝謝

Thank you