

**For discussion
on 22 July 2013**

**LEGISLATIVE COUNCIL
PANEL ON DEVELOPMENT**

**Hung Shui Kiu New Development Area
Planning and Engineering Study
Preliminary Outline Development Plan and
Stage Two Community Engagement**

Purpose

This paper seeks Members' views on the Preliminary Outline Development Plan (PODP) formulated for the Hung Shui Kiu (HSK) New Development Area (NDA), as part of the Stage Two Community Engagement (CE2) under the HSK NDA Planning and Engineering Study (the Study).

Background

2. The Study commenced in November 2010. The HSK NDA is one of the ten major infrastructure projects announced in the 2007-08 Policy Address. It aims to meet the long-term development needs of Hong Kong, including provision of housing land and employment opportunities. At its meeting on 25 January 2011, the Panel agreed to support the upgrading of the Study to Category A. At that meeting, Members were briefed on the key issues that would be addressed in the Study including the strategic role of the project, the provision of a quality living environment, a low carbon eco-city, job opportunities, efficient and environmentally-friendly transport link, a review of port back-up and open storage (PBU/OS) uses, and implementation strategies (LC Paper No. CB(1)1100/10-11(05)). Members provided comments mainly on the issues of land resumption, implementation and public engagement.

3. The CE programme of the Study is divided into three stages, with CE1 carried out in two rounds. The first round was held in November 2010, prior to the commencement of the Study, to initiate early public discussion on the key issues. The second round took place between 9 December 2011 and 9 February

2012 to facilitate further discussion on the major topics relating to the strategic roles of the HSK NDA, building people-oriented communities and promoting a green living and working environment. A series of briefings and presentations were given to different stakeholders including the Planning Sub-committee of the Land and Development Advisory Committee, Town Planning Board, Heung Yee Kuk, District Councils, Rural Committees, local residents and professional institutions. A public forum cum community workshop attended by about 280 participants was also held on 7 January 2012 to gauge public views. A total of about 1,000 written comments were received.

Major Public Views

4. The public views collected in CE1 are set out in the CE1 Report at **Enclosure 1** and can be viewed at the Study website www.hsknda.gov.hk. The major public comments are summarised below:

(a) Strategic Roles of the HSK NDA

Some considered that the NDA should play a strategic role by capitalising on the transport connections with the Hong Kong International Airport, the North West New Territories (NWNT) and Shenzhen, including Qianhai and the wider Pearl River Delta Region. The NDA should tie in with the developments in Tuen Mun, Yuen Long and Tin Shui Wai New Towns. Other than housing developments to meet the long-term housing demand, job opportunities for different skill levels to match with the population profile of residents should be provided in the NDA.

(b) People-oriented Communities

It was generally considered that adequate Government, Institution and Community (GIC) facilities, shopping streets and employment opportunities should be provided to create a self-sufficient community with a more balanced public and private housing mix. The Government should avoid creating a homogenous residential area with a high proportion of public housing. The social problems experienced in Tin Shui Wai should not be repeated in the NDA. The existing villages and the surrounding natural environment should integrate well with the new developments. The historic buildings and sites of archaeological interest should be preserved and tourist routes should be established.

(c) *Sustainable Development*

Some remarked that plot ratios for public and private housing should not be too high and should be compatible with the environment. The NDA should have railway services to enhance connection of HSK with the urban areas by a West Rail (WR) HSK Station. Sewerage to villages in HSK and drainage systems to alleviate flooding should be provided. The existing rural environment and sites with significant ecological values should be preserved, and buffer zones should be provided to minimise disturbance to ecological sensitive habitats. The heritage features within the NDA should be protected. The PBU/OS uses within the NDA should be carefully considered and a flexible approach should be adopted to sustain the livelihood of PBU/OS operators/workers.

(d) *Implementation Mechanism, Compensation and Rehousing*

In view of the scale of development, there were comments indicating that the NDA development should be implemented in phases and the supporting infrastructure should be provided in a timely manner. Some suggested that the prevailing compensation rates under land resumption by the Government should be reviewed. On the mode of implementation, while some considered that land resumption should only be carried out for public housing and infrastructure, others objected to private sector participation in the development of the NDA.

5. We have taken into account the public views in formulating the PODP for the NDA. The PODP proposals are described in the ensuing paragraphs. As regards the public comments on the implementation mechanism, compensation and rehousing, as well as arrangements for PBU/OS uses, we have noted the concerns expressed. While the current stage of the Study focuses on the PODP, we will continue to examine how those concerns could be addressed and listen to the views of the community before finalising the implementation approaches at a later stage.

Vision and Role of the HSK NDA

6. In response to the public views collected, the suggestions to strengthen the strategic roles of the HSK NDA, the need to address the different housing needs of the community and to achieve a better quality living environment as well as a

balanced and well integrated community, the PODP for the NDA has accorded high priorities to:

- (i) capitalising on nearby infrastructure and natural features to provide for green design, social integration, and sustainable development including land uses for economic development; and
- (ii) maximising the development potential while taking due account of urban design and infrastructure capacity considerations.

7. The HSK NDA commands a strategic location in the NWNT, with existing and planned railways and highways linking it to the Hong Kong International Airport, different districts of Hong Kong and Shenzhen. This geographically favourable location will help promote economic activities which build upon interaction with the Mainland. These include support to port services and, in turn, the logistics industry of Hong Kong which accounts for a significant share of Hong Kong's economy.

8. As a major source of land supply to meet the housing needs of Hong Kong in the medium- to long- term, the NDA should integrate well with the existing neighbouring urban clusters including Tin Shui Wai, Yuen Long and Tuen Mun to enable effective sharing of infrastructure, GIC facilities and job opportunities, and to improve the existing housing mix.

9. In line with sustainable development principles, the development potential of the NDA should be maximised within the infrastructure capacity limits without compromising urban design principles, while minimising impacts on existing communities, cultural heritage resources as well as the natural environment.

10. The overall vision of the NDA is to build a sustainable, people-oriented and balanced living and working community for Hong Kong. The NDA will not be just a localised residential and employment hub, but a regional centre that will serve to foster future economic development and growth of Hong Kong.

Economic Uses and Employment Generation

11. With good connections to the existing and planned railways and strategic highways to the airport, other districts and Shenzhen, an area located in the

north-western part of the NDA is reserved for a Logistics and Technology Quarter designated for “Special Industry” to accommodate logistics facilities (62 ha) as well as providing flexible space for Information Technology and Telecommunications industries including data centre uses, testing and certification facilities and business uses (10 ha). These uses will be major sources of employment generation within the NDA.

12. Two urban nodes are proposed at the existing WR TSW Station and around the proposed WR HSK Station. It is envisaged that the major town centre with a regional shopping centre cum hotels and offices will take shape in the vicinity of the proposed WR HSK Station serving not just the NDA but the wider NWNT region. To create a secondary focal point, a wide range of retail and commercial uses will be clustered around the existing WR TSW Station to also serve the needs of Tin Shui Wai residents for additional commercial facilities. These two urban nodes will provide significant employment opportunities for a wide range of skill sets.

Preliminary Outline Development Plan

13. The NDA has an area of approximately 826 hectares (ha). It will be developed into a multi-functioned development node with a variety of housing types, business and employment opportunities.

14. The proposals under the PODP will accommodate a new town of a population of about 218,000 (including a new population of about 175,000), about 60,000 additional flats and 100,000 job opportunities. We aim to expedite the implementation of the NDA with the target of first population intake by 2024 and full development of the NDA by 2034. The planning and design proposals contained in the PODP are summarised in the CE2 Digest at **Enclosure 2**. The key development parameters and development timeline of the PODP are as follows:

Total Area (ha)	826
Developable Area⁽¹⁾(ha) (% Total)	446 (54%)
Total Population	218,000 (including existing population and base growth of 43,000)

No. of Flats	60,000
Housing Mix	Public ⁽²⁾ 51% : Private 49% ⁽³⁾
Employment	100,000
Plot Ratio	3.5 - 8
Maximum Building Height (Storeys)	40
Commencement of Site Formation and Infrastructure Works	2019
First Population Intake	2024
Project Completion	2034

Notes:

- (1) Developable Area refers to the area with planned new developments on the PODP. This excludes areas zoned “Village Type Development”, “Green Belt” and areas occupied by existing developments which will be retained.
- (2) This includes Public Rental Housing (PRH) and Home Ownership Scheme (HOS).
- (3) Taking Tin Shui Wai New Town together, the overall housing mix is about 69% : 31%

15. Initial technical assessments for the PODP conclude that the proposals are technically feasible. Further detailed assessments, including Environmental Impact Assessment on the Recommended Outline Development Plan, will be conducted at the next stage of the Study.

Overall Planning and Design Framework

16. The main features of the overall planning and design framework are set out below:

(a) Development Intensity

For most of the development sites, the NDA will adopt maximum plot ratios of between 3.5 to 6.5, which will be similar to those of the nearby Tin Shui Wai and Tuen Mun New Towns, and also the proposed Kwu Tung North and Fanling North NDAs. The mixed developments at the proposed town centres near the existing and planned WR stations in the NDA will have a higher plot ratio of 8 to capitalise on the accessibility of the WR stations.

(b) Urban Design

- (i) The major town centre with a mega shopping facility and other shops and services, office and hotel uses as well as high density residential developments is planned around the proposed WR HSK Station. This area is intended to be a regional commercial and business hub in the NWNT.
- (ii) A secondary hub will be located near the existing WR TSW Station which will also serve the residents of Tin Shui Wai.
- (iii) The Logistics and Technology Quarter is proposed to be located in the north-western part of the NDA with direct access onto Kong Sham Western Highway (KSWH) to avoid intrusion of heavy vehicles into the residential areas.
- (iv) Visual corridors, appropriate building setbacks and varied building heights will allow for visual relationships between existing and future developments, visual linkage with surrounding natural features and ensure air ventilation.
- (v) Regeneration of the areas alongside the Tin Shui Wai Channel and enhancement of the integration with Tin Shui Wai will be achieved by upgrading the environment of the river channels and provision of low-rise retail to create a distinct character and to enhance vibrancy, facilitated by the removal of Tin Ying Road abutting the channel. The removal of Tin Ying Road will also improve the air quality of the surrounding areas and reduce traffic noise nuisance to the residents, in particular the Tin Shui Wai residents living on the eastern side of the channel.
- (vi) A well integrated open space network including a wide variety of passive and active recreational facilities will be planned, with the existing river channels as the main vertebrae. A Town Park is proposed at a central location in the NDA, which will be well connected with the other smaller open spaces and the riverside promenades.

- (vii) A comprehensive cycle track and pedestrian network to connect all residential developments with employment/commercial nodes, community facilities, open spaces, transport nodes as well as Tin Shui Wai New Town will be provided.

(c) *Planning for a Balanced and Socially Integrated Community*

Learning from the past experiences of new town developments and public comments received, the socio-economic factor has been carefully taken into account in planning for the NDA. The relevant attributes are:

- (i) To achieve a balanced community and to avoid creating a homogenous residential area with a high proportion of public housing, about 51% of the residential flats will be allocated for public housing (including PRH and HOS) and the remaining 49% for various types of private housing to provide a wide choice of housing types. Taking Tin Shui Wai New Town together, about 69% of the overall number of residential flats will be for public housing and the remaining 31% for private housing.
- (ii) Existing villages and other local settlements within the NDA will be retained whenever possible, and sites of historic and cultural significance will be preserved. A network of heritage trails has been proposed to link up the historic and cultural sites including the Ping Shan Heritage Trail to the immediate east of the NDA.
- (iii) The southern part of the NDA is characterised by existing clustered villages and private developments. A number of education and Government facilities are also present. Given the well established communities and limited available land for further major developments, substantial intensification of development in this area is not proposed. Appropriate local environmental and infrastructural improvements will be examined in the next stage of the Study. Further development of the area will follow the land use and development intensity provisions under the current outline zoning plans.

- (iv) Currently there are over 190 ha of land within the HSK NDA used as PBU/OS activities. Many of these activities abut existing residential areas creating industrial/residential interface problems. On the other hand, these uses are vital in supporting port services and in turn the logistics industry which accounts for a significant share in Hong Kong's economy. The PBU/OS uses within the NDA should be carefully considered, and an appropriate approach should be adopted in implementing the NDA.
- (v) Sufficient land has been designated on the PODP for public open spaces and various GIC uses. The NDA would be self-sufficient in terms of local community and recreational facilities.

(d) *Transport Facilities*

- (i) The HSK NDA will make use of the existing WR as backbone of public transport with the existing WR TSW Station in the east and the proposed WR HSK Station in the future town centre in the west. About 45% of the population in the NDA will reside within 500m of the WR TSW Station and proposed WR HSK Station. Apart from the existing WR, the Light Rail Transit also operates at the south of the NDA along Castle Peak Road. Feeder services are proposed to serve the population and workers of the NDA to and from the WR stations. Environmentally-friendly transport system for feeder services such as buses using cleaner Euro models, electric and hybrid buses will be considered in the next stage of the Study.
- (ii) As for road-based transport, the HSK NDA is already well served by existing strategic highways including Yuen Long Highway, Castle Peak Road and KSWH. It will be further provided with a comprehensive district and local road network to cater for the traffic growth within the NDA. A primary distributor is proposed underneath KSWH connecting the traffic from the Logistics and Technology Quarter to KSWH avoiding heavy vehicles to use the roads within the residential neighbourhood. Another main district distributor is proposed in the northern part of the NDA to facilitate east-west traffic movements. Other district distributors will also

be provided serving the Special Industry uses, the proposed WR HSK Station and the commercial/residential hubs.

- (iii) Even with the removal of Tin Ying Road at the north-eastern edge of the NDA and some traffic redistributed, the accessibility within the NDA and surrounding areas will not be compromised.

(e) Environment and Conservation

- (i) With a view to creating a sustainable living environment, various energy efficient designs and technologies for building development, such as the use of energy efficient building materials, installation of building energy management system, energy saving devices by means of sun sensor, motion sensing, green roof/vertical wall planter, etc. are encouraged. Opportunities of using renewable energy, e.g. solar and wind energy, reuse of sewage effluent and use of green and water retention materials for paving in the NDA are being explored. In the next stage, we will further examine the feasibility of these proposals.
- (ii) There is only a limited amount of ecological resources within the NDA. The existing areas of wetland compensation installed under the KSWH project are to be retained and protected. An active egretty at San Sang San Tsuen will be protected from direct impacts through the “Green Belt” zoning.

Stage Two Community Engagement Programme

17. CE2 which started on 15 July 2013 will be conducted for three months until 15 October 2013 to seek comments from the public on the proposed PODP. Apart from the Panel, we will also consult relevant Boards/Committees, including the Town Planning Board, Tuen Mun and Yuen Long District Councils and the relevant Rural Committees, Heung Yee Kuk, and major local concern groups during the engagement period. Briefing sessions will also be arranged for interested professional bodies and other organisations. A public forum with focus group discussions on the PODP will be held on 7 September 2013.

18. We will widely publicise the CE2 through various channels including the Study website, a roving exhibition, erection of posters and banners at roadsides, village entrances and on mini-buses serving the Yuen Long, Tin Shui Wai and Tuen Mun areas. In addition, a copy of the CE2 Digest will be mailed to all addressees within the HSK NDA through the Hongkong Post Circular Service.

19. The public views received during the CE2 will be taken into account in refining the planning proposals at the next stage of the Study. Further engineering and technical assessments including the Environmental Impact Assessment will be conducted and the Recommended Outline Development Plan will be formulated for the final stage of community engagement.

Advice Sought

20. Members are invited to note the CE1 Report at **Enclosure 1**, provide comments on the PODP included in the CE2 Digest at **Enclosure 2** and note the CE2 programme as described in paragraphs 17 to 19.

Attachments

Enclosure 1	Stage One Community Engagement Report
Enclosure 2	Stage Two Community Engagement Digest

Development Bureau
Civil Engineering and Development Department
Planning Department
July 2013



Agreement No. CE 2/2011 (CE)

Hung Shui Kiu New Development Area Planning and Engineering Study – Investigation





土木工程拓展署

New Territories North and West Development Office
Civil Engineering and Development Department

Agreement No. CE 2/2011 (CE)

Hung Shui Kiu New Development Area Planning and Engineering Study - Investigation

Revised Final Stage 1 Community Engagement Report (Ref. 011-04)

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Reviewed:



Igor Ho

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Approved for Issue:



Y W Yeung

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AECOM ASIA COMPANY LIMITED

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附表 1	第一階段社區參與簡報會/諮詢會概要
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1 引言

1.1 背景

- 1.1.1 始於一九九七年十月並於二零零三年完成的「新界西北規劃及發展研究」(下稱「新界西北研究」- 合約編號 CE66/96)已鑑定佔地約 450 公頃的洪水橋策略性增長地區為合適的新發展區，以應付在全港發展策略檢討中推斷的本港長遠房屋需求。在「新界西北研究」中，洪水橋新發展區位處於屯門 - 元朗走廊。部分的新發展區被策略性公路包圍，分別是東南面的元朗公路以及西面的港深西部公路，而西北面則為圓頭山山麓，東面則有一些傳統村落包括新圍、錫降圍、廈村市、新屋村及石埗村。當時預期全面發展後可容納人口約為 16 萬(當中 10 萬人為策略性人口)和提供約 4 萬 8 千個就業機會。
- 1.1.2 在「新界西北研究」中，透過多個諮詢活動收集到市民對發展項目的意見，繼而制訂建議發展大綱圖，並於二零零二年制訂了建議發展藍圖。根據多項技術評估顯示，確定擬建發展是可行和可接受的。其後由於人口增長和住屋需求放緩，洪水橋新發展區計劃被暫時擱置。
- 1.1.3 二零零七年完成的「香港 2030：規劃遠景與策略」研究(下稱「香港 2030 研究」)建議落實新發展區的發展，發展區包括粉嶺北、古洞北、及坪輦/ 打鼓嶺(總稱新界東北新發展區)和洪水橋。報告指出新發展區應有多功能性發展及創造就業機會，當中包括提供土地以作興建房屋、教育及社區設施、改善舊村落環境、保育、發展高等教育、特殊工業和港口後勤 / 露天貯物用途。新發展區並被視為將來主要房屋土地來源以解決香港中期至長遠(即 2020 年以後)的房屋短缺問題。
- 1.1.4 新發展區的土地用途規劃應該成為全港發展的一個重要部份，以滿足長遠需要，同時亦應考慮其策略性位置的優勢，以及深圳的長遠綜合規劃及跨界安排，從而推進香港與深圳的跨界經濟合作。
- 1.1.5 行政長官在《二零零七至零八年施政報告》中，宣布恢復新發展區的規劃及工程研究並制訂實施策略。透過全面的土地規劃，新發展區將為居民及使用者提供優質生活及帶來方便。

1.2 社區參與活動範圍

- 1.2.1 為了重新啟動新發展區計劃，香港特別行政區土木工程拓展署聯同規劃署在二零一一年八月委託艾奕康有限公司(AECOM Asia Co. Ltd.) 展開「洪水橋新發展區規劃及工程研究」(下稱「洪水橋研究」)，為洪水橋制訂新的發展計劃。暫定研究界線可參考附圖 1.1。
- 1.2.2 為了促進社會的支持和在主要議題上的普遍共識，一系列的社區參與活動是必需的。社區參與活動主要分為三個階段進行。
- 第一階段社區參與－首輪(2010 年 11 月 - 2011 年 1 月)：向各法定及諮詢組織展示新發展區的主要議題，包括它的願景、策略角色和規劃原則。
 - 第一階段社區參與－次輪(2011 年 12 月 9 日 - 2012 年 2 月 9 日)：與主要持份者及市民討論和交換意見。
 - 第二階段社區參與－諮詢市民對初步發展大綱圖的意見，並按照已議定的社區參與策略和時間表，以制訂建議發展大綱圖。

- 第三階段社區參與－向市民簡述政府在制訂建議發展大綱圖及初步發展藍圖時如何適切考慮到於第二階段社區參與收到的意見，並向市民收集意見以對發展藍圖及發展計劃作的最後修訂。

1.2.3 「洪水橋研究」第一階段社區參與包括以下的活動：

- 公眾論壇－邀請所有有關持份者出席；
- 工作坊－讓公眾通過小組討論，表達他們對特定議題的意見；
- 摘要－刊物闡明研究背景及新發展區的規劃原則；
- 網站－提供一個平台以發佈社區參與過程的情況、提供訊息及邀請公眾發表意見；
- 向法定及諮詢委員會和地區代表作出簡報，當中包括立法會發展事務委員會、城市規劃委員會、元朗和屯門區議會、鄉議局及一些相關的鄉事委員會；
- 向持份者如專業團體、關注組織、港口後勤及露天貯物經營者等作簡報。

1.3 第一階段社區參與

1.3.1 土木工程拓展署及規劃署於 2010 年 11 月（即此研究開始前）展開第一階段社區參與首輪活動，而第一階段社區參與次輪亦於 2011 年 12 月 9 日正式啟動。第一階段社區參與旨在讓公眾於研究開始的階段參與其中，以有助建立新發展區的發展願景和發展概念。

1.3.2 透過社區參與，向公眾在研究目的、土地使用、土地擁有狀況、交通運輸、基礎設施、文化遺產及生態等重要課題作出簡介。為了讓公眾作出深入討論，議題已歸納為以下四個規劃原則：

- 新發展區的策略性角色
- 可持續發展
- 露天貯物及港口後勤用途
- 落實發展機制

1.3.3 我們通知了約 300 個地區團體有關此研究項目，並邀請他們參與相關的公眾活動，希望藉此提升市民對新發展區規劃的興趣，並鼓勵他們提供意見。

1.3.4 研究團隊已組成專家小組並就城市規劃、環境保護、社會科學等相關研究問題提出建議。在公眾論壇和社區工作坊舉行前，我們已於 2011 年 11 月 29 日向專家小組簡述了研究範圍和研究的進展。研究團隊非常感謝專家小組成員抽空出席是次公眾論壇及他們所作出的貢獻。專家小組成員包括：

- 許智文教授
- 賴錦璋太平紳士
- 梁士倫博士
- 伍灼宜教授
- 王緝憲教授

此報告的目的

1.4.1 我們一直致力在研究過程中考慮所有收集到的意見和建議。此報告的主要目的是總結在第一階段社區參與（包括首輪和次輪）及於公眾論壇所收到的公眾意見，以及第一階段社區參與結束後繼續收到的公眾意見，並提供回應，並作出適切的考慮。

2 第一階段社區參與活動

2.1 概要

2.1.1 在第一階段社區參與（包括首輪和次輪）中，舉行了多項活動，當中包括：

- 派發諮詢摘要
- 以書信及海報形式，向公眾收集意見和邀請他們出席公眾論壇
- 成立研究網站
- 舉行諮詢會和簡報會
- 舉辦公眾論壇及社區工作坊

2.1.2 為了有更深入的討論，我們已由第一階段社區參與首輪活動開始向不同的法定及諮詢機構、專業團體及持份者作諮詢／簡報。簡報會／諮詢會的詳情可參考**附表 1**。

2.1.3 公眾論壇和社區工作坊已於 2012 年 1 月 7 日於聖公會天水圍靈愛小學進行。當天有超過 200 人參加，而是次活動的視頻錄像亦已上傳到研究網站。

2.1.4 為期兩個月的第一階段社區參與次輪活動得到市民的積極回應。我們於次輪活動中收到多方面的書面意見，所有收到的意見，除了那些不願披露內容的意見書，已上傳到研究網站 (<http://www.hsknda.gov.hk>)，詳情可參閱**附錄甲**。

2.1.5 書面意見的概要已載於**附錄乙**。我們亦把在 2012 年 1 月 7 日舉行的公眾論壇和社區工作坊收到的意見載於**附錄丙**，而當天的活動照片亦輯錄於**附錄丁**。

2.1.6 以下段落總結在第一階段社區參與的諮詢會和簡報會收到的意見和建議。

附表 1—第一階段社區參與簡報會/諮詢會概要

	日期	團體/機構組織	簡稱
1	2010 年 11 月 19 日	城市規劃委員會	TPB
2	2010 年 11 月 23 日	屏山鄉鄉事委員會	PSRC
3	2010 年 12 月 8 日	廈村鄉鄉事委員會	HTRC
4	2010 年 12 月 9 日	元朗區議會	YLDC
5	2010 年 12 月 21 日	鄉議局	HYK
6	2010 年 12 月 30 日	屯門鄉事委員會	TMRC
7	2011 年 1 月 4 日	屯門區議會	TMDC
8	2011 年 1 月 24 日	土地及建設諮詢委員會轄下規劃小組委員會	PSC
9	2011 年 1 月 25 日	立法會發展事務委員會	DevPanel
10	2011 年 2 月 9 日	立法會財務委員會轄下工務小組委員會	PWSC
11	2011 年 11 月 12 日	丹桂村/和平新村寮屋居民關注組 (應邀請)	TKT/ WPST
12	2011 年 12 月 29 日	田心新村關注組	TSST
13	2012 年 1 月 4 日	屯門區議會議員	TMDC
14	2012 年 1 月 6 日	元朗區議會議員	YLDC
15	2012 年 1 月 13 日	廈村村代表	HTVR
16	2012 年 2 月 1 日	港口後勤及露天貯物經營者	OS/ PBU
17	2012 年 2 月 2 日	群策學社 (應邀請)	HKS
18	2012 年 2 月 10 日	香港建築師學會 (應邀請)	HKIA

註： 以上團體/機構組織所題出的意見已載於附錄甲及附錄乙。

2.2 城市規劃委員會

- 2.2.1 於 2010 年 11 月 19 日，我們在第九百七十次城市規劃委員會會議中進行諮詢。委員普遍支持此項研究，並建議我們積極考慮洪水橋應擔當的策略角色和如何將新發展區及新界西北地區作一個整體的規劃和發展，並促進香港與深圳的合作和聯繫。
- 2.2.2 委員也表示關注在新發展區提供的就業機會能否與其周邊地區（如天水圍新市鎮）的人口結構融合。部分委員建議檢討現有的港口後勤及露天貯物用地搬遷的可行性，並採用“綠色設計”，以提供優質的生活環境。亦有部分委員要求，加強現有的鄉村和新住宅發展的聯繫，從而締造一個和諧的社會。委員認為我們為新發展區準備計劃的同時，應關注實施細節和相關問題。

2.3 屏山鄉鄉事委員會

- 2.3.1 我們於 2010 年 11 月 23 日向屏山鄉鄉事委員會作出介紹。委員希望能配合政府地區的發展，但他們指出政府應致力維護在屏山、廈村及屯門受影響村落的村民權益，包括擴展村落和興建村屋。他們亦建議政府在制訂發展大綱圖時，不應凍結他們小型屋宇的申請。
- 2.3.2 部分委員建議政府如考慮把現有的港口後勤及露天貯物用地從新發展區剔除，應顧及現有經營者的生計。

2.4 廈村鄉鄉事委員會

- 2.4.1 我們於 2010 年 12 月 8 日的第一階段第一輪社區活動向廈村鄉鄉事委員會作出介紹。我們亦於 2012 年 1 月 13 日與廈村村代表再會面。我們在會議中向委員介紹研究範圍、現時發展區內的情況和限制，並邀請他們提供意見。
- 2.4.2 村代表認為洪水橋新發展區應作綜合用途發展。他們要求政府於發展前，應先發展交通運輸網絡和防洪減災措施。他們還要求建設一條支路將廈村與港深西部公路連接，並釋放沿港深西部公路旁的土地作多用途發展。村代表還建議，研究可探討發展白泥附近的沿海地區，以及搬遷港口後勤及露天貯物用地的可能性。
- 2.4.3 然而，他們對收回土地的補償、未來的鄉村擴展和建設村屋的配額表達了關注。他們亦關注以往政府在實施基礎設施和發展計劃時，會凍結他們鄉村發展和小型屋宇申請的安排。

2.5 元朗區議會

- 2.5.1 我們於 2010 年 12 月 9 日諮詢了元朗區議會。此研究開始後，我們於 2012 年 1 月 6 日再次向元朗區議會議員作出簡介。會議期間，我們邀請議員對研究範圍及洪水橋新發展區提供意見。
- 2.5.2 議員普遍支持本研究，並建議我們積極研究洪水橋的策略角色，以及如何將新發展區及新界西北地區作一個整體的規劃和發展並加強香港、深圳和珠江三角洲之間的合作與協調。
- 2.5.3 部分議員建議發展洪水橋新發展區成為珠江三角洲的交通樞紐，以提供就業機會。他們認為，洪水橋是有發展潛力成為優質生活區，並提供綠化和低碳排放設計的建築物，而不是高密度住宅樓宇。許多議員建議研究應改善交通運輸網絡及加強洪水橋至其他地區的連接，並提供社區設施，包括醫療和休憩設施，以應付在該地區的人口增加。議員還建議，研究應考慮能否為當地居民提供就業機會。
- 2.5.4 部分議員反對將新發展區的私人土地重新劃分為「自然保育區」，而有些議員認為實施新發展區前，鄉村擴展和小型屋宇申請不應該被凍結。當中亦有議員要求擴大研究範圍涵蓋至天水圍新市鎮。

2.6 鄉議局

2.6.1 我們於 2010 年 12 月 21 日諮詢鄉議局，議員普遍支持本研究。但他們要求在發展新發展區前，鄉村擴展及小型屋宇申請不應該被凍結。

2.6.2 他們還要求發展洪水橋新發展區前，應該改善道路網絡和鐵路設施。部分議員反對將鄉村土地劃分為休憩，停車場和保育用途，並要求政府檢討現行的土地徵收和補償準則。

2.7 屯門鄉事委員會

2.7.1 土木工程拓展署於 2010 年 12 月 30 日向屯門鄉事委員會提及此研究。由於當時研究資料正在準備中，因此未能於該會議諮詢委員。土木工程拓展署並表示稍後會聯同規劃署再行諮詢屯門鄉事委員會。

2.8 屯門區議會

2.8.1 我們於 2011 年 1 月 4 日諮詢屯門區議會。此研究展開後，我們再於 2012 年 1 月 4 日向屯門區議會議員展示本研究範圍，並邀請他們對發展研究提供意見。部分議員表示關注土地徵收、補償安排和發展對環境的影響。部分議員建議政府對自然及文化遺產作保育，加強洪水橋的交通配套如把港深西部公路連接到地面及開通洪水橋西鐵站以改善現況和配合發展。

2.8.2 我們於 2012 年 1 月 4 日在此向屯門區議會諮詢，介紹洪水橋新發展區的規劃原則。部分議員支援洪水橋新發展區的重要地理位置，要配合前還的發展。有些議員表示關注區內交通配套，有些則對收地、鄉村發展等問題提出意見，並希望政府能早日與受影響人士諮詢和討論相關的安排事項。

2.9 土地及建設諮詢委員會轄下規劃小組委員會

2.9.1 我們於 2011 年 1 月 24 日，在土地及建設諮詢委員會的第 76 次規劃小組委員會舉行會議上介紹了此項研究。在該次會議上，委員支持這項研究。但有委員認為實施時間太長，難以配合珠江三角洲的發展步伐。

2.9.2 有些委員建議，除了那些有可能發展的鐵路線連接到洪水橋新發展區外，研究應探索與內地城市的水路運輸機會。有委員建議保留一定的農業用地，用作綠化地區以作為與屯門新市鎮的分隔。還有意見指出研究應審查是否有必要保留現有的港口後勤用地。

2.10 立法會發展事務委員會

2.10.1 於 2011 年 1 月 25 日，立法會發展事務委員會中曾討論這項研究。該委員會支持把研究提升至甲類工務項目，一些議員關注在徵收土地作為發展用地時會上困難，因為影響範圍涵蓋 20 個村落，而其中只有 9 個不為現有的認可鄉村。

2.10.2 委員會議員指出，在土地規劃和發展時，徵收土地相關的問題不應該被忽視，再者，研究應仔細審視因徵收任何土地或清拆工作而產生的社會和經濟影響。

2.11 立法會財務委員會轄下工務小組委員會

2.11.1 在 2011 年 2 月 9 日，立法會工務小組委員會通過本研究。委員要求政府要特別注意對當地經濟和社區設施的發展，以及在該地區的居民的需求。

2.11.2 部分委員認為，該處沒有許多土地可供發展，並敦促政府加快研究，令第一批土地可盡快供洪水橋新發展區之用。

2.11.3 委員亦要求政府使用鐵路系統以改善洪水橋的對外交通，以及使用環保的交通運輸設施來減少碳排放。

2.12 丹桂村/和平新村寮屋居民關注組

2.12.1 因應丹桂村/和平新村寮屋居民關注組的要求，我們在 2011 年 11 月 12 日於寶覺分校（丹桂村路）與關注組進行諮詢。在會上，居民表示強烈反對任何清拆或遷移其處所。他們要求政府把在這兩條鄉村剔出研究範圍外，他們亦不支持由私人發展商開發土地。

2.13 田心新村關注組

2.13.1 我們在 2011 年 12 月 29 日於元朗劇院與田心新村居民進行諮詢。居民不反對發展洪水橋，但要求政府採取適切的措施照顧當地居民的利益，如遷拆補償和保存文化遺產。

2.13.2 有居民認為政府不應因全港住屋需求增加而擾亂該區現有的安靜環境。他們反對由私人發展商發展洪水橋。

2.14 港口後勤及露天貯物經營者

2.14.1 我們於 2012 年 2 月 1 日與港口後勤及露天貯物經營者作簡報。為了改善當地環境，港口後勤及露天貯物經營者並沒有反對洪水橋的發展和整合現有的港口後勤及露天貯物用地。然而，他們認為政府應該為他們提供土地，讓他們在新界西北區繼續經營，因為大多數貨車（包括貨櫃車）現正使用落馬洲和西部邊界過境到珠江三角洲地區。

2.15 香港建築師學會

2.15.1 在 2012 年 2 月 10 日，我們向香港建築師學會作出諮詢。學會會員建議在洪水橋新發展區發展更多的商業用途，並向當地居民提供更多就業機會。由於洪水橋新發展區位於元朗及天水圍新市鎮附近，因此建議應多利用新發展區來解決現存問題，如天水圍人口的低就業率等，從而提高市民生活質數和新界西北區的形象。會員還認為，洪水橋新發展區的規劃應該採納開放的態度。

2.16 群策學社

2.16.1 一些由群策學社資助，現就讀城市規劃的學生對洪水橋新發展區作出了一個獨立研究。學生於 2012 年 2 月 2 日在規劃署的辦公室向我們展示了他們的建議。他們建議把新發展區發展成一個自給自足的地區，而當中包括住宅、本土商業、醫療設施以及骨灰龕場。他們還建議使用環保運輸系統，連接洪水橋新發展區至天水圍及香港其他地區。

2.17 公眾論壇及社區工作坊

2.17.1 我們於 2012 年 1 月 7 日於聖公會天水圍靈愛小學舉行了第一階段公眾論壇和社區工作坊。當時有 200 多名與會者出席了是次論壇及工作坊。在論壇上，一些與會者認為應提升洪水橋新發展區與深圳和珠江三角洲的聯繫與協調。

2.17.2 部分與會者認為，把新發展區發展成為一個服務六大產業的經濟中心。洪水橋新發展區的發展也應為當地居民提供就業機會。亦有意見指出，政府可以利用的是次發展機會，整合現有港口後勤及露天貯物用地，藉此改善居住環境。

2.17.3 有港口後勤及露天貯物經營者表示希望政府為他們提供土地讓他們繼續經營以維持生計。

2.17.4 部分與會者表示，在洪水橋新發展區內有許多認可鄉村和圍村，增加了政府收地困難。當地居民強烈表示，發展不應損害到他們的本身權利。

- 2.17.5 部分與會者表示應檢討及更新現時土地徵收和拆遷補償制度，政府作出的賠償，應該基於預測 20 年後洪水橋新發展區的發展及經濟形勢。丹桂村 / 和平新村的居民於當天向署方遞交收集得到的簽名，以表達他們希望不遷不拆的意願。

2.18 公眾提出書面意見

對洪水橋新發展區整體計劃的意見

- 2.18.1 我們一共收到 2,119 份公眾書面意見，分別於 2012 年 2 月 9 日第一階段公眾參與結束時與結束後，收到 1,141 份和 978 份公眾書面意見。除了來自丹桂村和和平新村、亦園村、田心新村和石埔路尾村的反對意見外，其他意見書對洪水橋新發展區的規劃原則，尤其是對新發展區的策略性角色、增加就業機會、公私營房屋的比例降低、可持續發展理念、露天儲存倉及港口後勤用途、落實發展機制等提出寶貴意見，其中超過 430 份意見書表明「支持洪水橋新發展區規劃」。

對洪水橋新發展區實施方法的意見

- 2.18.2 另外有 127 份意見認為需要補償因新發展區發展受到影響的「鄉村」用地，有 126 份意見反對由私人發展商發展。在第一階段公眾參與結束後，我們收到 960 份意見「反對政府收取私人土地，平整後拍賣給私人發展商」，這些意見都是在「新界東北新發展區規劃及工程研究」第三階段公眾諮詢期間，同時間對「洪水橋研究」表達的書面意見。

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3 公眾意見概覽及回應

3.1 概要

3.1.1 透過第一階段社區參與包括公眾論壇、社區工作坊及會議，我們得到社會熱烈的回應。在第一階段次輪社區參與期間，我們通過傳真和電子郵件方式，收到許多書面意見。除了市民外，下列組織和機構也對研究提供了意見：

- 城市規劃委員會
- 土地及建設諮詢委員會轄下規劃小組委員會
- 立法會發展事務委員會
- 立法會財務委員會轄下工務小組委員會
- 廈村鄉鄉事委員會
- 屏山鄉鄉事委員會
- 屯門鄉事委員會
- 鄉議局
- 元朗區議會
- 屯門區議會
- 丹桂村/和平新村寮屋居民關注組
- 田心新村關注組
- 港口後勤及露天貯物經營者代表
- 群策學社
- 香港建築師學會

3.1.2 意見內容主要著重尋求新發展區的發展策略角色和功能；理順土地用途以應付日益增加的人口和為當地居民提供就業；保護環境和保育及採取適當的實施方案和機制，包括加強公眾參與。

3.1.3 根據意見和現時主要環境限制因素，洪水橋新發展區的規劃將建基於以下四個規劃原則：

- **新發展區的策略性角色** – 充分利用新發展區優越的地理位置，通過適當的土地運用及運輸規劃，開拓經濟發展機遇，推進香港與深圳的跨界基建合作，促進港深兩地經濟融合。
- **可持續發展** – 採用可持續發展原則進行規劃，建立符合環保原則、以人為本和均衡的社區發展。
- **港口後勤及露天貯物用途** – 透過綜合規劃，整合港口後勤及露天貯物和厭惡性的工業用途，解決與不協調的用途相鄰而產生的問題。
- **落實發展機制** – 採用合適的機制落實發展區項目。任何落實發展的模式必須公平、公正、切合公眾利益、合法，以及配合新發展區整體的規劃概念。

3.1.4 這些規劃原則已包括在第一階段社區參與諮詢摘要，並已在公眾論壇、社區工作坊和諮詢會中作出討論。我們會進一步分析收到的意見，並在下文中簡介及會在制訂發展大綱圖時一併考慮。

3.2 新發展區的策略性角色

- 3.2.1 洪水橋新發展區位於香港新界西北部，以鐵路和高速公路連接至元朗、屯門和九龍市區。現時亦有計劃興建鐵路和公路網絡，以改善洪水橋與元朗、屯門、赤鱗角和深圳內地的連接。市民認為洪水橋發展應配合深圳和珠江三角洲快速增長的發展。
- 3.2.2 洪水橋新發展區可以作為新界西北和深圳前海的門廊，和發展商業及休閒中心住宅用地。新發展區可以配合屯門、元朗及天水圍的發展和推動優勢產業發展，當中包括專業、醫療、教育、物流服務和創新科技等。研究亦可考慮把部份政府決策局/部門移至洪水橋，從而將洪水橋新發展區發展成一個獨立可持續發展區。
- 3.2.3 部份市民認為長久以來，天水圍已被公認為一個被忽略的城市。由於洪水橋與天水圍位置相近，洪水橋的發展可給天水圍帶來補給作用，並藉以慢慢改造天水圍為一良好的中產階級住宅區。
- 3.2.4 部分市民建議，在洪水橋新發展區提供的就業機會應與人口分佈和結構相匹配。
- 3.2.5 部分市民建議，將洪水橋新發展區發展成為香港的第二個市中心、國際娛樂城或新界西北的一個新商務區。另一方面，有部份市民建議，政府應作主導，發展洪水橋成為另一商業中心區，利用其接近跨境優勢，吸引國內遊客/ 商家來港。發展同時，應該以可持續發展為大原則，盡量利用其地理位置和與自然環境相融合。
- 3.2.6 部分市民還建議洪水橋應運用新的方法來作車輛規劃如分隔跨境乘客和本地乘客。同時，鐵路和道路設計應好好配合，從而釋放更多空間以提升環境質素。

我們的回應

- 3.2.7 我們感謝廣大市民對新發展區的策略性角色和功能發表意見，建議充分考慮到洪水橋地理位置和特點。我們同意進一步加強香港和珠江三角洲之間的經濟合作，尤其是快速增長的前海。我們從區域和地方的角度考慮洪水橋新發展區的策略用途。
- 3.2.8 我們建議興建西鐵洪水橋站，充分利用現有和計劃中連接香港國際機場、新界西北地方和香港其他地區，以及深圳的交通運輸網路，加強與鄰近地區包括前海和大珠江三角洲發展的策略性角色。
- 3.2.9 在建議的西鐵洪水橋站旁及上蓋和現有西鐵天水圍站附近規劃為商業發展、酒店、辦公室、零售和住宅等用地，另外在港深西部通道旁設特殊工業用地。我們預計洪水橋新發展區內的特殊工業區和商業區，將會帶來 10 萬個就業機會，以滿足新界西北區的就業需求。
- 3.2.10 我們小心規劃洪水橋新發展區內的交通網絡，從而便利來往天水圍與發展區的特殊工業區和商業區，以及往返市區各地，我們將藉著洪水橋的發展逐步改善現時天水圍就業機會不足的問題。

3.3 港口後勤及露天貯物用途

- 3.3.1 洪水橋新發展區覆蓋面積約 790 公頃，現有城鄉混合人口約 25,000 人。位於新發展區北面位置主要由港口後勤及露天貯物用途及一些鄉村發展使用土地，而位於南部的土地主要是由低密度住宅/村落與分散的工業用途發展使用。在洪水橋新發展區內約有 64%的土地是私人擁有，而其餘 36%是政府土地。在政府擁有的土地(約有 280 公頃)中，約 72%的土地是山丘地帶、墓地、水渠、道路和鐵路。其餘的政府土地主要用於政府機構或社區用途及一些臨時用地。因此，可供新開發的空置政府土地是有限的。

- 3.3.2 為了達致策略性、區域和地方的需要，有意見指出應整合和搬遷現有的港口後勤及露天貯物用地到較偏遠的地區如洪水橋新發展區的周邊，從而騰出土地用作房屋發展。整合和搬遷這些港口後勤及露天貯物用地，可提高洪水橋新發展區的社區兼容性。為了更有效使用土地，有建議認為應研究考慮把現有貨櫃貯物於多層貯放。
- 3.3.3 一些市民還建議在洪水橋新發展區發展高增值物流中心，同時一些市民建議把所有的港口後勤及露天貯物業務遷往內地。有些市民更建議此研究應考慮規劃署的「香港 2030:規劃遠景與策略」研究裡「物流港口」的概念。
- 3.3.4 一些市民表示，自 80 年代以來，現有的港口後勤及露天貯物用地正服務市民的需要，而其用途主要用於存放建築材料 / 貨櫃，停放車輛等，他們建議，應該體恤那些因徵收土地而受影響的現有的港口後勤及露天貯物經營者。最後，他們還建議為了社會穩定，政府應採取靈活的政策好讓經營者繼續維持生活。

我們的回應

- 3.3.5 新界西北部的港口後勤及露天貯物用地使用方式十分普遍，為香港的港口活動提供了重要的支援。我們理解當地居民對保留港口後勤及露天貯物用地的意見，因這是居民謀生途徑之一。同時，我們建議整合區內的港口後勤及露天貯物用地的可能性，從而促進社區和諧共融。
- 3.3.6 我們建議將港口後勤用地整合在洪水橋新發展區西北部的特殊工業區，該區直接連接港深西部公路，為物流及特殊工業用途提供快速的接駁到機場和內地，而相關車輛不需要穿越新發展區的住宅區，盡量減低港口後勤及露天貯物用地對附近居民和環境的影響，期望發展能在環境保護和經濟活動需求之間取得合理的平衡。在洪水橋新發展區西北部分地方整合及平整之後的土地，短期用作港口後勤及露天貯物用途，但是港口後勤及露天貯物用途在新發展區內並不是一種相容的土地用途，該用途會逐步轉型為高增值及現代化的物流用途。

3.4 可持續發展

- 3.4.1 市民認為新發展區發展同時應以可持續發展的原則，如環保、以人為本和平衡社會，從而建設優質的生活環境及和諧社區。他們還對建築物高度、發展密度、低碳生活、使用可再生能源、廢物管理設施、廢水循環再用、綠化等作出建議。他們建議為現有的排水渠道進行美化，以提高景觀和可持續發展的生態價值。
- 3.4.2 部分市民認為應把公私營房屋的比例降低。亦有部分意見指出新發展區應提供零售店、醫院、青年中心、社區會堂、學校、宿舍、室內體育場館、休憩空間、圖書館、街市、骨灰龕場、商業中心和辦公樓，藉以建立一個包含居住、商業和休閒活動的和諧社區。
- 3.4.3 有建議認為，在制訂新發展區的土地用途建議時，應該努力加強現有的村莊和新的住宅發展的融合，以創造一個和諧的社會。
- 3.4.4 有建議認為洪水橋新發展區的經濟作業模式應是創新、環保，而非集中商業/酒店/金融，而且應創造更多適合基層人仕的就業機會。
- 3.4.5 在基礎設施方面，有市民建議使用環保交通工具，延長鐵路服務至洪水橋，改善道路網絡及鼓勵步行及踏單車，並且改善洪水橋連接至九龍和港島的交通。同時亦有人指出，應該提供更多的停車設施，尤其是在景點區。
- 3.4.6 除了交通基礎設施外，部分市民建議改善洪水橋村落的污水處理和改善現有的排水系統，以避免在發展中造成水浸情況。

3.4.7 有些市民認為應該保留現有的農村環境和有生態價值的地方並提供緩衝地帶以盡量減少干擾生態敏感的棲息地，如鷺鳥林、魚塘和其他濕地地區。此外，還有人建議保留歷史建築、文化遺產和具考古研究價值的地點，並制訂旅遊路線，藉以向遊客介紹該地區的歷史和昔日的圍村生活。

3.4.8 有些市民還建議採用地區性的智能系統來優化及減少資源使用，體現綠色生活如市區耕種、社區堆肥等。同時，有建議認為新發展區應鼓勵中小型企業發展。

我們的回應

3.4.9 我們致力把洪水橋新發展區發展成一個可持續發展的社區。我們已參考了政府的記錄，如法定古蹟、已評級的歷史建築物和具考古研究價值的地點。我們還查看了以往的其他基礎設施項目的環境影響評估研究報告，並已確定了在研究範圍附近所有具顯著生態價值的地點。我們已經對這些現有的文化遺產和「綠化地帶」保留，並盡量不影響富有生態價值的地方。

3.4.10 在制訂土地用途的建議時，我們保留新發展區範圍內的 20 條原居民鄉村，同時令新的發展與現有的村落和周邊的自然環境更為融合，藉以維持洪水橋新發展區內的和諧。我們將謹慎地設計洪水橋新發展區的建築物高度及變化以達致與現有低矮低密度的村落和天水圍高層高密度住宅樓宇的融合。

3.4.11 參考過去發展新市鎮的經驗和接獲的公眾意見，我們在規劃新發展區時已審慎考慮各項因素，並以發展和諧的社區為目標。為致力達到平衡的人口結構，洪水橋新發展區整體約 51% 的住宅單位會作為公營房屋，其餘 49% 則屬於各類私人住宅。而整個地區包括洪水橋新發展區和天水圍新市鎮的公私營房屋比例大約會是 69:31。為促進社會融合，洪水橋新發展區內設有休憩用地、體育活動和社區中心，以增強新發展區的活力。我們還建議醫院和專科及分科診療所的用地，為洪水橋區內和鄰近地區市民提供醫療服務。我們會小心制定發展時程表，確保適時提供不同的市區設施，配合新發展區陸續遷入的人口。

3.4.12 洪水橋新發展區會利用現有西鐵系統作集體交通運輸骨幹，除了現有的西鐵天水圍站外，我們建議興建西鐵洪水橋站，方便區內市民往來香港其他地區。同時現有沿青山公路的輕便鐵路，包括泥圍、鐘屋村和洪水橋三個站，將會為洪水橋新發展區南面地區服務。另外我們建議新發展區主要道路旁預留地方興建有效率的軌道式或道路式環保交通運輸，來應付超過 21 萬人口和 10 萬就業人士的需求，我們將會在下一階段進一步研究道路式環保交通運輸為新發展區引入環保運輸。

3.4.13 同時在區內道路旁也設有單車徑，加強現有村落和新發展住宅的融合。單車徑會連接天水圍的現有單車系統，促進與天水圍的聯繫，並以推動單車作為交通工具的另一選擇。

3.4.14 我們會研究在各層面引入節能措施，並在工程設計上以能源效益為目標，推動以低耗能、低污染為基礎的低碳經濟模式，我們會積極研究各種推動能源效益方法的可行性。

3.4.15 我們將研究洪水橋新發展區內基礎設施的供應，如改善現有的污水處理和排水系統，以建立一個更美好的環境。

3.5 落實發展機制

3.5.1 丹桂村 / 和平新村的代表和居民對研究表示強烈的意見並希望保留現有的村落。部分村民、元朗區議會及鄉議局均表示，村落的發展權益應受到保障和不應用當區居民的權益來換取發展。居民並要求政府不應在發展新發展區前凍結土地和小型屋宇的申請。

- 3.5.2 除了反對徵收他們的土地外，部分居民則願意接受重新安置及重建房屋的安排。然而，他們認為現行的補償機制已經過時，政府應該根據市場環境作調整。在計算補償時，應該考慮到居民對經濟增長時作出的巨大貢獻，因此，部分居民建議使用 20 年後的經濟形勢來計算補償。
- 3.5.3 部分市民表示，由於發展地區有一定規模，將需要不少時間進行發展。部分建議相關的基礎設施應該以前期和分階段式進行。亦有建議提出徵收的土地應只作為對公共房屋和基礎設施之用。儘早建設基礎設施能促進私人土地發展。然而，部分市民則反對由私人發展商開發新發展區。
- 3.5.4 部分市民建議，除了規劃署和土木工程拓展署外，其他將參與補償、安置和重建房屋安排的相關政府部門，如民政事務總署，房屋委員會和地政總署也應出席諮詢會。市民認為，這可以使他們在有關措施和政策上得到更好的回應，與此同時，這可以確保政府充分理解市民的意見和需要。
- 3.5.5 有些市民還建議政府成立一個協調小組以處理公眾對補償 / 安置安排的查詢及聆聽市民的聲音。

我們的回應

- 3.5.6 我們非常感謝公眾對落實發展項目機制的意見。任何落實發展的模式必須公平、公正、切合公眾利益、合法，以及配合新發展區整體的規劃概念。政府在過去已透過「傳統新市鎮發展模式」成功發展多個新市鎮。這個模式的優點是政府可確實掌握整個發展計劃，並且全面而有統籌的落實計劃。這模式可確保新發展區適時落實，而且可讓私人發展和相關基礎建設和政府、機構或社區設施能按時程表實施。在本研究的第一階段社區參與中，我們收到對「傳統新市鎮發展模式」有不同意見。反對的人士建議應讓私人機構發展他們的土地，政府只提供基礎建設和公共設施。贊成意見主要不同意由發展商進行發展，我們會細心考慮各方的意見。
- 3.5.7 由於洪水橋新發展區的發展計劃仍處於初步規劃階段，詳細的發展方案和受影響範圍仍有待進一步確定。現時政府尚未啟動任何徵收私人土地作公共用途的程序。研究的下一階段會就新發展區各項的發展時間表作出評估和建議。
- 3.5.8 新發展區內青山公路以南的地區已有不少具有相當規模的社區，可提供發展得土地有限。我們建議該地區的發展會按照現時分區計劃大綱圖的土地用途及發展密度指引進行，本研究會考慮為該地區建議一些適合的環境和基礎建設改善工程。
- 3.5.9 我們同意業權人的權益應該受到尊重，以及對受影響人士作出合理的補償。在政府收地及補償事宜上，當局會按當時適用的法例和政策，妥善補償及安置受影響的合資格人士。
- 3.5.10 我們明白及了解，新發展區的實施會影響當地居民以及在該地區的業務營運者。我們將會在下一階段制訂發展大綱圖和發展藍圖時再與收影響村落、屏山、廈村、屯門鄉事委員會、元朗和屯門區議會會面，以收集他們對發展計劃的進一步意見。
- 3.5.11 新發展區的工程無可避免會涉及徵收土地及清拆工作。我們將會小心處理有關的問題，並會與相關的政府部門進一步研究徵收土地、補償及安置的安排。我們亦會小心考慮公眾就有關事宜提出的意見。

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4 總結

4.1 下一階段工作

- 4.1.1 第一階段社區參與活動於 2012 年 2 月 9 日結束。是次社區參與活動增加了各界人士對洪水橋新發展區發展的認識，並提供一個平台使市民可在對新發展區的願景提出意見，更重要的是能直接與公眾和持份者對話。第一階段社區參與所得的意見是有助我們下一階段的研究，並草擬初步發展大綱圖規劃。
- 4.1.2 下一階段的研究將會基於公眾的意見及建議和相關技術的考慮，從而制訂不同的土地使用概念方案。我們預計在 2013 年第三季度舉行第二階段社區參與活動並向公眾展示並收集他們對「初步發展大綱圖」的意見。

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Appendix A	List of Written Comments
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FIGURES

Figure 1.1	Proposed Study Area Boundaries
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TABLE

Table 1	Summary of Briefing Sessions/ Consultation Meetings in Stage 1 Community Engagement
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1 INTRODUCTION

1.1 Background

- 1.1.1 The Planning and Development Study on North West New Territories (NWNT Study), which was commissioned in October 1997 and completed in 2003 under Agreement No. CE66/96, identified Hung Shui Kiu (HSK) Strategic Growth Area (an area of about 450 ha) as a potential new development area (NDA) to meet the long term housing demand of the Hong Kong Special Administrative Region (HKSAR) arising from the Territorial Development Strategy Review. Under the NWNT Study, the HSK NDA was located in the Tuen Mun – Yuen Long Corridor. The NDA was partly bounded by strategic highways: Yuen Long Highway in the eastern and southern sides and the Kong Sham Western Highway (KSWH) in the west. It was bounded to the north and west by the foothill of Yuen Tau Shan, and to the east by a number of traditional villages including San Wai, Sik Kong Wai, Ha Tsuen Shi, San Uk Tsuen and Shek Po Tsuen. It was proposed to accommodate a population of about 160,000 (of which about 100,000 was strategic population) and to provide about 48,000 jobs on full development.
- 1.1.2 The NWNT Study had put forward a Recommended Outline Development Plan, and a Recommended Layout Plan was formulated in 2002 taking into account of the comments received from the consultation exercise and the proposed development was confirmed to be feasible and acceptable based on the findings and recommendations from the technical assessments. However, in light of a slower growth of population and housing demand at that time, the HSK NDA was shelved.
- 1.1.3 The study on “Hong Kong 2030: Planning Vision and Strategy”, which was completed in 2007, has recommended the implementation of the NDAs, including the NDAs at Fanling North, Kwu Tung North and Ping Che/Ta Kwu Ling (NENT NDAs) and at HSK, which shall be developed for multiple purposes, including the provision of land for housing, education and community facilities, improvement of the degraded rural environment, better protection of resources of high conservation value, timely development of land for tertiary education, special industries and Port Back-up (PBU) and Open Storage (OS) Uses, provision of employment, etc. Particularly, NDAs can be an important source of public housing land to address part of the anticipated shortfall in the medium to longer term (i.e. towards the earlier part of the 2020s and thereafter).
- 1.1.4 The land use planning for the NDA should form an integral part of the territorial development in meeting long term needs and should consider the strategic perspective in the regional context given its proximity to and increasing interaction with Shenzhen, and shall take into account cross-boundary issues and integration with long term comprehensive planning of Shenzhen.
- 1.1.5 The Chief Executive announced in his 2007-08 Policy Address that the planning and engineering studies on NDAs would be revived and the implementation strategies would be worked out. Through comprehensive planning, the NDAs will provide quality living space and convenience to both residents and users.

1.2 Scope of Community Activities

- 1.2.1 To initiate the implementation of HSK NDA, the Civil Engineering and Development Department (CEDD) and the Planning Department (PlanD) jointly commissioned the Hung Shui Kiu New Development Area Planning and Engineering Study (the Study) in August 2011 to formulate proposal for the HSK NDA. AECOM Asia Co. Ltd was engaged to undertake this Assignment. The tentative study area boundary of the HSK NDA is shown in **Figure 1.1**.
- 1.2.2 To foster community support and general consensus on the key issues, a continuous Community Engagement process is required. A 3-stage Community Engagement exercise has been formulated to enable more structured Community Engagement activities:
- Stage 1 Community Engagement – *First Round* (November 2010 – January 2011): to present to various statutory and advisory organisations the key issues of the NDA, including its vision, strategic role and planning principles.
 - Stage 1 Community Engagement – *Second Round* (9 December 2011 – 9 February 2012): to meet with the major stakeholders, discuss and exchange views with the public on the development of HSK NDA.
 - Stage 2 Community Engagement is to consult the public on the Preliminary Outline Development Plan (PODP) and to facilitate formulation of the Recommended Outline Development Plan (RODP), in accordance with the agreed Community Engagement Strategy and Programme.
 - Stage 3 Community Engagement is to brief the public on how the Government had taken into consideration the comments received during Stage 2 Community Engagement in formulating the RODP and Preliminary Layout Plan (PLP) and to obtain feedback to facilitate final refinement of Layout Plan (LP) and proposals.
- 1.2.3 Clause 6.3 of the Project Brief identifies the essential requirement of Stage 1 Community Engagement including the following:
- Public Forum – involving all interested stakeholders with invitation to parties with key concerns;
 - Workshops – facilitated group discussions to allow public to express their opinions on the specific issues;
 - Digest – a tailor-made publication illustrating the background and the planning principles of the Study;
 - Website – a platform to announce the status of the Community Engagement process, to disseminate information and to invite comments from the public on the Study;
 - Briefing sessions with statutory and advisory committees and local community representatives including LegCo Panel on Development, Town Planning Board, Yuen Long and Tuen Mun District Councils, Advisory Committee on Environment, Heung Yee Kuk, relevant Rural Committees; and
 - Briefing sessions with stakeholders such as professional institutions, concern groups, operators of Port Back-up and Open Storage Uses.

1.3 Stage 1 Community Engagement

1.3.1 The Stage 1 Community Engagement – *First Round* started in November 2010 by CEDD and PlanD before the commencement of this Assignment. On 9 December 2011, the Stage 1 Community Engagement – *Second Round* was formally launched. The main purpose of the Stage 1 Community Engagement is to engage the community in the beginning of the Study process to help building the community visions for HSK NDA. This would facilitate the preparation of development concepts for the site for further discussion in the community.

1.3.2 During the Community Engagement, the Study objectives and the existing context and key issues of HSK NDA in terms of land use, landholding status, transportation, infrastructure, cultural heritage and ecology were presented. To facilitate a more focused discussion during the Stage 1 Community Engagement, the key issues/concerns were consolidated into four planning topics. They are:

- Strategic Role of HSK NDA
- Sustainable Development
- Port Back-up and Open Storage Uses
- Implementation Mechanism

1.3.3 Over 300 territorial and local organizations were informed of the inauguration of the exercise and invited to the relevant public activities. The intention is to arouse public interest in this planning review and to encourage public involvement and submission of comments.

1.3.4 The Study team has engaged the experts in advising town planning, environmental protection, social science issues related to the Study. Prior to the public forum and community workshops, a meeting was held on 29 November 2011 to brief the expert panel about the scope and progress of the Study. The Study team is very grateful to the Expert Panel members for attending the public forum and contributing greatly to the success of the public events. The experts are:

- Prof. Eddie HUI Chi-man
- Mr. Michael LAI Kam-cheung, MH, JP
- Dr. Alan LEUNG
- Prof. John NG Cheuk- yee
- Dr. James WANG Jixian

1.4 Purpose of the Report

1.4.1 The main purpose of this Report is to summarize the public comments received in the Stage 1 Community Engagement (includes both first and second rounds), including those received in the public forum, and to provide responses, where appropriate. We endeavour to include all the comments and proposals received, which would be examined and, where appropriate, taken into account in the Study process. It should also be noted that comments and responses included in this Report are by no means conclusive as the process of comments collection is continuous and many comments and proposals will require further investigations as part of the Study process.

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2 STAGE 1 COMMUNITY ENGAGEMENT ACTIVITIES

2.1 General

2.1.1 A wide range of Community Engagement activities was undertaken in the first round and second round of Stage 1 Community Engagement to elicit comments and suggestions. They included:

- Distribution of consultation digest
- Invitation to offer comments and attend public forum by letters and posters
- Launching Study website with relevant consultation materials uploaded for public review
- Conducting consultation meetings and briefing sessions
- Holding public forum and community workshops

2.1.2 Focused discussions, briefing sessions/ consultation meetings were made to various statutory and advisory bodies, professional and stakeholder groups starting from the first round of Stage 1 Community Engagement. Details of the briefing sessions/ consultation meetings are summarized in **Table 1**.

2.1.3 The public forum and community workshops were conducted on 7 January 2012 at S.K.H. Tin Shui Wai Ling Oi Primary School. Over 200 participants were recorded in this event. Video recording of these Community Engagement activities were uploaded to the Study website to enable general viewing.

2.1.4 The public had responded positively to the two-month Stage 1 Community Engagement – Second Round in submitting written comments on development concepts and specific proposals to HSK NDA. Many written comments were received, a list of which is at **Appendix A**. All the received comments except those who were unwilling to disclose the content of the comments were uploaded to the Study website (<http://www.hsknda.gov.hk>).

2.1.5 The summary of comments is shown in **Appendix B**. Comments received at the public forum and community workshops held on 7 January 2012 are summarised in **Appendix C**. Some photographs taken at the public forum and community workshops are also enclosed in **Appendix D** for reference.

2.1.6 The following paragraphs summarise the comments and views received at the consultation meetings and briefing sessions during Stage 1 Community Engagement as mentioned in **Table 1**.

2.1.7 Table 1 Summary of Briefing Sessions/ Consultation Meetings in Stage 1 Community Engagement

	Date	Organisation/ Bodies	Abbreviation
1	19 November 2010	Town Planning Board	TPB
2	23 November 2010	Ping Shan Rural Committee	PSRC
3	8 December 2010	Ha Tsuen Rural Committee	HTRC
4	9 December 2010	Yuen Long District Council	YLDC
5	21 December 2010	Heung Yee Kuk	HYK
6	30 December 2010	Tuen Mun Rural Committee	TMRC
7	4 January 2011	Tuen Mun District Council	TMDC
8	24 January 2011	Planning Sub-committee of the Land and Development Advisory Committee	PSC
9	25 January 2011	Legislative Council Panel on Development	DevPanel
10	9 February 2011	Public works Subcommittee of the Finance Committee of the Legislative Council	PWSC
11	12 November 2011	Tan Kwai Tsuen/ Wo Ping San Tsuen Squatter Residents' Concern Group (upon invitation)	TKT/ WPST
12	29 December 2011	Tin Sam San Tsuen Concern Group	TSST
13	4 January 2012	Tuen Mun District Council Members	TMDC
14	6 January 2012	Yuen Long District Council Members	YLDC
15	13 January 2012	Ha Tsuen Village Representatives	HTVR
16	1 February 2012	Port Back-up and Open Storage Operators	PBU/ OS
17	2 February 2012	Hong Kong Strategy (upon invitation)	HKS
18	10 February 2012	The Hong Kong Institute of Architects (upon invitation)	HKIA

Note: "The comments received from the above organisations/bodies are summarised in Appendices A and B".

2.2 Town Planning Board

- 2.2.1 The Town Planning Board was consulted at the 970th meeting held on 19 November 2010. In general, members supported the Study and suggested to examine the strategic role of HSK and how the NDA would coordinate with the planning and development of the Northwest New Territories as a whole as well as enhancing integration and cooperation between Hong Kong and Shenzhen.
- 2.2.2 Members also expressed concerns about the type of employment opportunities to be provided in the NDA in matching with the population profile and structure of the NDA and its surrounding areas such as Tin Shui Wai New Town. Some members suggested to examine the relocation of the existing Port Back-up and Open Storage uses to resolve the interface problem and to adopt more “green design” as to provide a quality living environment. Some members requested to enhance social integration between existing villages and the new residential development so as to create a harmonious community. Members also expressed concern on the implementation details and issues when preparing the development proposal for the NDA.

2.3 Ping Shan Rural Committee

- 2.3.1 The Study was introduced to Ping Shan Rural Committee on 23 November 2010. Members expressed their intention to support the development of HSK but they pointed out the need to protect the rights of the villagers in the affected villages in Ping Shan, Ha Tsuen and Tuen Mun in future village expansion and building of village houses. They suggested the Government to consider not to freeze Small House applications when preparing the development plan.
- 2.3.2 Some members advised the Government to consider the employment of local residents who were currently earning their livings by Port Back-up and Open Storage uses if these uses were to be removed.

2.4 Ha Tsuen Rural Committee

- 2.4.1 The Study was introduced to Ha Tsuen Rural Committee on 8 December 2010 at the Stage 1 Community Engagement – First Round. After the commencement of this Assignment, briefing to Ha Tsuen Village Representatives was held again on 13 January 2012. Study scope, the existing situations and constraints were presented and the Village Representatives were invited to offer comments on the Study.
- 2.4.2 Members considered that HSK NDA should be developed for comprehensive uses. They requested the Government to improve transportation network and flood mitigation measures before its development. They also requested to build a slip road connecting Ha Tsuen with KSWH and to release the land along KSWH as multi-purpose uses. Members also suggested that the Study could explore opportunity to develop the coastal area near Pak Nai for comprehensive uses as well as relocation of Port Back-up and Open Storage yards.
- 2.4.3 However, they expressed concerns on compensation for land resumption, allowance for future village expansion and building village houses. They had comments on implementation programmes of previous infrastructure and development plan causing freezing of village development and Small House applications.

2.5 Yuen Long District Council

- 2.5.1 Yuen Long District Council was consulted on 9 December 2010. After the commencement of this Assignment, briefing to Yuen Long District Council members was held again on 6 January 2012. During the meeting, the Study scope was presented and the views and comments from the members on the HSK NDA Study were invited.
- 2.5.2 Members supported the Study and suggested to examine the strategic role of HSK and how the NDA would coordinate with the planning and development of the Northwest New Territories as a whole as well as enhancing integration and cooperation between Hong Kong, Shenzhen and Pearl River Delta cities.
- 2.5.3 Some suggested developing HSK NDA as a transport hub in the Pearl River Delta to provide job opportunities. They considered HSK was having a development potential to become a quality living region with adequate greening and low carbon emission design buildings instead of high density residential buildings. Many members suggested to improve the transportation network and connection of HSK with other regions and to provide community facilities including medical and recreational facilities to cater for the increase in population in the region. Members also suggested that the Study should consider offering job opportunities to the local residents.
- 2.5.4 Some members objected to re-zone private land as “Conservation Area” while some considered the village expansion and Small House applications should not be frozen before the implementation of the NDA. There were also requests to extend the Study Area covering Tin Shui Wai New Town.

2.6 Heung Yee Kuk

- 2.6.1 Heung Yee Kuk was consulted on 21 December 2010 before the commencement of this Assignment and members supported the Study. However, they requested that the land for village expansion and Small House application should not be frozen before the implementation of the NDA.
- 2.6.2 They also requested for the improvement in road network and railway facilities before the development of HSK NDA. Some members objected to re-zone village land serving the purpose of recreational, parking and conservation uses and some requested the Government to review current land resumption and compensation guidelines.

2.7 Tuen Mun Rural Committee

- 2.7.1 This Study was mentioned at the meeting with Tuen Mun Rural Committee on 30 December 2010 by CEDD. As the materials for the Study at that time was under preparation and was not a suitable time to consult the committee, CEDD advised that Tuen Mun Rural Committee would be consulted jointly with PlanD at a later stage.

2.8 Tuen Mun District Council

- 2.8.1 Tuen Mun District Council was consulted on 4 January 2011. After the commencement of this Assignment, we advised some Tuen Mun District Council members at the meeting on 4 January 2012 the scope of the Study and invited their views and comments on the Study. Some members expressed concern about compensation and land resumption arrangement and the environmental impact due to the development. Some members suggested conservation of natural and cultural heritage, strengthen the transport network such as connecting Kong Sham Western Highway to at-grade road and opening of Hung Shui Kiu West Rail Station so as to improve existing condition and cope with future development.

- 2.8.2 We consulted Tuen Mun District Council again on 4 January 2012 to explain the guiding principles in planning for the HSK NDA. Some members agreed that HSK NDA has the potential to be developed as a gateway to Qianhai due to its strategic location. Some members have concerns about the transport infrastructure to cope with the increase in population while some have comments on land resumption and future development of villages. They urged the Government to consult the affected people and discuss about the associated arrangement as earlier as possible.

2.9 Planning Sub-committee of the Land and Development Advisory Committee

- 2.9.1 The Study was presented at the 76th Planning Sub-Committee of the Land and Development Advisory Committee meeting held on 24 January 2011. At the meeting, members supported the Study. However, members commented that the implementation programme was too long and could not cope with the development pace of Pearl River Delta.

- 2.9.2 Some members suggested that apart from possible railway link connection to HSK NDA, water-transport opportunities with Mainland cities should also be explored. Some advised to retain certain agricultural land and provide landscape separation with Tuen Mun New Town. There were comments to review the need to retain Port Back-up uses.

2.10 Legislative Council Panel on Development

- 2.10.1 The Study was discussed at the Panel on Development of the Legislative Council on 25 January 2011. The Panel supported the upgrading of the Study to Category A. Some members expressed concerns on the difficulties in carrying out land resumption as the development site covered 20 recognised villages and 9 non-recognised villages.

- 2.10.2 The Panel pointed out that the issues related to land resumption should not be overlooked during land planning and development and the Study should carefully examine the social and economic implications of any land resumption or clearance exercise arising from the development of the NDA.

2.11 Public Works Subcommittee of the Finance Committee of the Legislative Council

- 2.11.1 The Study was endorsed at the Legislative Council PWSC meeting held on 9 February 2011. Members requested the Government to pay special attention to the development of local economy, community facilities and the needs of the residents in the area.

- 2.11.2 Some members considered that there were not many land for development and urged the Government to speed up the Study in view of making available the first lot of land in HSK NDA as early as possible.

- 2.11.3 Members also requested the Government to use railway system to improve accessibility to HSK, as well as means of environmentally-friendly transportation facilities to reduce carbon emission.

2.12 Tan Kwai Tsuen / Wo Ping San Tsuen Squatter Residents' Concern Group

- 2.12.1 As requested by the Tan Kwai Tsuen / Wo Ping San Tsuen Squatter Residents' Concern Group, a consultation meeting with residents of these two villages at Po Kok Branch School, Tan Kwai Tsuen Road was held on 12 November 2011. At the meeting, residents expressed their strong opposition on any removals or clearance of their premises. They requested the Government to exclude these two villages in the Study and they did not support developing the area by private developers.

2.13 Tin Sam San Tsuen Concern Group

- 2.13.1 Consultation meeting with Tin Sam San Tsuen residents was held on 29 December 2011 at the Yuen Long Theatre. Residents did not object the development of HSK but requested the Government to take care of the interests of local residents, such as compensation for removal and preservation of the cultural heritage in particular.
- 2.13.2 Some also considered that it would not be appropriate for HSK to shoulder the increasing housing demand and disturb its existing quiet environment. They objected the NDA to be implemented by private developers.

2.14 Port Back-up and Open Storage Operators

- 2.14.1 Consultation meeting with Port Back-up and Open Storage Operators was held on 1 February 2012 and they did not object the development of HSK and the consolidation of the existing Port Back-up and Open Storage Uses in order to improve the local environment in the region. However, they opined that the Government should provide space for them to continue their business in the Northwest New Territories as most of the goods vehicles including container trucks were currently using the Lok Ma Chau and Western Boundary Crossing Points to the Pearl River Delta counties and towns.

2.15 The Hong Kong Institute of Architects

- 2.15.1 Consultation meeting with the members of the Institute was carried out on 10 February 2012 and the members suggested to integrate more commercial development in HSK NDA in order to offer more job opportunities to the local residents. As HSK was located in proximity with Yuen Long and Tin Shui Wai New Town, more considerations should be taken during the Study in solving the existing problems such as low employment rates in Tin Shui Wai, and thus enhancing the living quality and the image of the Northwest New Territories. Members also opined that an open mind should be adopted for planning of HSK NDA.

2.16 Hong Kong Strategy

- 2.16.1 The Hong Kong Strategy funded a group of students studying urban planning to carry out a study on HSK NDA. The students presented their ideas and proposals at PlanD's office on 2 February 2012. Their study recommended the NDA to be developed as a self-contained area with a mix of residential uses, local business, medical facilities as well as sites for columbarium. They also proposed environmentally-friendly transportation systems connecting HSK with Tin Shui Wai and other parts of Hong Kong.

2.17 Public Forum and Community Workshops

- 2.17.1 The Stage 1 public forum and community workshops were convened on 7 January 2012 at S.K.H. Tin Shui Wai Ling Oi Primary School. There were over 200 participants attending the forum and workshops. At the forum, some participants considered that HSK NDA should be developed to coordinate with the development in Shenzhen and the Pearl River Delta.
- 2.17.2 Some participants commented that the NDA could also be developed as an economic centre to serve some of the six industries. The development of HSK NDA could also provide job opportunities for the local residents. There were also views that the Government could make use of the development opportunity to consolidate the existing Port Back-up and Open Storage Uses sites in HSK for improvement of living environment.

- 2.17.3 There were views from Port Back-up and Open Storage Uses Operators requesting the Government to offer land for them to continue the business because there were local residents earning their livings in these sites.
- 2.17.4 Some participants said that there were many indigenous villages and walled cities in HSK causing difficulties in obtaining land for development. Local residents strongly expressed that their rights should not be compromised for the development.
- 2.17.5 Some participants said that the land resumption and removal compensation rates should be critically reviewed and updated. The Government should make compensation to residents based on the predicted economic situation 20 years after the development of HSK NDA. Residents of Tan Kwai Tsuen and Wo Ping San Tsuen presented signatures of their villagers expressing their views of “no removal and no clearance”.

2.18 Written Public Opinions Received

Public comments on the planning of HSK NDA

- 2.18.1 We received 2,119 nos. of written public opinions of which 1,141 nos. were received before the end of the Stage 1 Community Engagement of 9 February 2012 while 978 nos. were received subsequently. There were comments regarding strong opposition on any removals or clearance of their premises of Tan Kwai Tsuen/Wo Ping San Tsuen, Yick Yuen, Tin Sum San Tsuen and Shek Po Road Mei Tsuen respectively. On the other hand, the public offered comments on planning principles of HSK NDA in particular strengthening the roles of its strategic position, increase in job opportunities, lowering of public and private housing ration, developing a sustainable community, dealing with the port back-up and open storage usage, implementation mechanism, etc. There were more than 430 people stated that they support the development of HSK NDA.

Public comments related to implementation of HSK NDA

- 2.18.2 There were 127 nos. of comments requiring compensatory village areas should “Village” zone were affected. About 126 nos. of comments rejected the development by private developers. However there were about 960 nos. of comments objecting the Government to resume private land and then sold by auction to private developers. These written comments were received after the close of the Stage 1 Community Engagement period during the time when the Stage 3 Public Engagement for Northeast New Territories New Development Areas Planning and Engineering Study which were launched in June 2012.

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3 SUMMARY OF KEY PUBLIC COMMENTS AND OUR RESPONSES

3.1 General

3.1.1 The community has responded enthusiastically to the Stage 1 Community Engagement through actively participating in the public forum, community workshops and meetings. Many written comments were received via fax and email during the period of Stage 1 Community Engagement - *Second Round*. Apart from the public, the following organisations and bodies also provided comments on the Study:

- Town Planning Board
- Planning Sub-committee of the Land and Development Advisory Committee
- Legislative Council Panel on Development
- Public works Subcommittee of the Finance Committee of the Legislative Council
- Ha Tsuen Rural Committee
- Ping Shan Rural Committee
- Tuen Mun Rural Committee
- Heung Yee Kuk
- Yuen Long District Council
- Tuen Mun District Council
- Tan Kwai Tsuen and Wo Ping San Tsuen Squatter Residents' Concern Group
- Tin Sam San Tsuen Concern Group
- Representatives of Port Back-up and Open Storage Operators
- Hong Kong Strategy
- The Hong Kong Institute of Architects

3.1.2 The comments received are, in general, seeking to have strategic roles and functions of the new development area; to rationalise land use for offering land to cope with increasing population and for providing employment for local residents; to preserve the environment and conservation and to adopt appropriate implementation programme and mechanism including facilitating the public participation.

3.1.3 With reference to the comments, existing site context and key constraints, the following four planning principles for the HSK NDA have been developed:

- Capitalize on the NDA's advantage in location to explore economic development opportunities and enhance economic integration between Hong Kong and Shenzhen through appropriate land use and transport planning as well as co-operation in cross-boundary infrastructure planning;
- Adopt sustainable development principles to plan for an environmentally friendly, people oriented and balanced community with a view to provide quality living environment and harmonious community;
- Consolidate Open Storage/Port Back-up uses and obnoxious industrial uses and tackle interface problems amongst incompatible uses through comprehensive planning; and
- Implement development project with suitable mechanisms. The implementation approach to be considered must be fair and equitable, in the public interest and in line with the legislative framework and the overall planning concept of the NDA.

- 3.1.4 These planning principles were included in the Community Engagement Digest for Stage 1 Community Engagement and were discussed at the public forum, community workshops and consultation meetings. The comments received are further analysed and are presented in the following paragraphs which will be taken into consideration in the preparation of the PODP for the HSK NDA.

3.2 Strategic Roles of the NDA

- 3.2.1 HSK NDA lies in the north-western part of the New Territories of the HKSAR with railway and expressway linking with Yuen Long, Tuen Mun and Kowloon urban areas. There are also planned and possible railway and road networks to improve the connectivity with Yuen Long, Tuen Mun, Chek Lap Kok, and Shenzhen in the Mainland. Members of the public considered that HSK NDA has to cope with the fast growing development of Shenzhen and the Pearl River Delta Region.
- 3.2.2 The HSK NDA could be a gateway in the Northwest New Territories and Qianhai in Shenzhen and developed as a business and leisure centre with housing development. The NDA might integrate with the developments in Tuen Mun, Yuen Long and Tin Shui Wai and provide sites for development of industries in the sectors of professional, medical, education and logistics services, and innovation & technology. Considerations could also be given to relocating part of the Government Bureau/ Departments to HSK so as to turn HSK into a self-sustained NDA.
- 3.2.3 Some members of the public stated that for a long time, Tin Shui Wai has been recognised as a neglected city on its own. Given the proximity to Tin Shui Wai, the future development of HSK could offer a catalytic complementing/ remedial role for the re-gentrification of Tin Shui Wai.
- 3.2.4 Some members of the public suggested that the type of employment opportunities to be provided in the HSK NDA should match with the population profile and structure.
- 3.2.5 Some members of the public suggested to develop HSK NDA as a second town centre of Hong Kong, a new centre business district in the Northwest New Territories and an international entertainment city. On the other hand, some members suggested that the Government should consider taking a leading role to develop HSK into another Central Business District outside traditional business districts. With the proximity to two border crossing points, HSK could be a convenient magnet for incoming mainland tourists/ commuters with business opportunities. The development should make use of the geographical location to integrate with the natural environment and making the NDA as an example of sustainable development.
- 3.2.6 There was also suggestion that HSK NDA should embrace a new approach to vehicular planning such as separation of cross-border passengers and local passengers. Railway and road networks should be better aligned and streamlined to spare more space dedicated to enhancing the quality of the environment.

Our Responses

- 3.2.7 We appreciate the general public support to the development in the NDA with strategic roles and functions taking into account the specific site locations and characteristics. We agree that the trend of further social and economic integration between HKSAR and the Pearl-River Delta in particular the fast growing Qianhai is inevitable. In the next stage, we will examine possible strategic uses to be provided within the HSK NDA, taking into account the strategic planning context from national, regional and local perspectives.
- 3.2.8 We propose to construct the West Rail Hung Shui Kiu Station and to make use of the existing and planned transport system to link with the Hong Kong International Airport, the Northwest part and other regions of Hong Kong as well as Shenzhen. This will also strengthen the strategic roles in development in the region including Qianhai and the Pearl River Delta.

- 3.2.9 We propose to have business developments including hotels, office, retail as well as residential developments above and in the vicinity of the proposed West Rail Hung Shui Kiu Station and the existing West Rail Tin Shui Wai Station. We also allocate land to the northwest of the NDA next to Kong Sham Western Highway for “Special Industry” uses. We estimate the industrial and commercial areas within the NDA will generate about 100,000 job opportunities for the Northwest New Territories.
- 3.2.10 We have purposely designed the road networks within the NDA for better connection with Tin Shui Wai New Town to facilitate residents in Tin Shui Wai to work in the industrial and commercial areas of the HSK NDA to alleviate the insufficient job opportunities in Tin Shui Wai.

3.3 Open Storage and Port Back-up Uses

- 3.3.1 The HSK NDA covering an area of about 790 hectares with an existing population of about 25,000 has a mixed urban-rural character. Land in the north of the NDA is predominantly occupied by Port Back-up and Open Storage Uses with some village developments, whereas land located to the south is mainly occupied by low-density residential/village developments with scattered industrial uses. About 64% of the land within the HSK NDA is privately owned while the remaining 36% is Government land. Within the Government land which is about 280 hectares, about 72% of the land are hilly areas, burial grounds, nullahs, roads and railways. The remaining Government lands scattered in the area are mainly used for Government, Institution or Community uses and some temporary uses. Vacant Government land for new development is limited.
- 3.3.2 There were comments that in order to meet with the strategic, regional and local needs, the Port Back-up and Open Storage sites should be consolidated and relocated to a more remote area such as the periphery of HSK NDA so as to convert land for development in particular for housing development. The consolidation and relocation of these Port Back-up and Open Storage sites could enhance the compatibility of the community within HSK NDA. There was also suggestion that the possibility of concentrating container storage in multi-storey facilities to economise on land utilisation shall be explored.
- 3.3.3 Some members of public also suggested developing a high-valued logistic centre in HSK NDA, while some suggested relocating all the Port Back-up and Open Storage operations to the Mainland. Some members suggested that the idea of a “Logistic Port” proposed in the Planning Department’s “Hong Kong 2030: Planning Vision and Strategy” shall be addressed.
- 3.3.4 Some members of public commented that since 1980’s, the existing Port Back-up and Open Storage Uses were serving for public’s needs and the uses were mainly for storage of construction materials/ container, vehicle parking, etc. They advised that care should be given to the existing Port Back-up and Open Storage operators during land resumption. The members also advised the Government to adopt flexible approaches to the operators to sustain their living in order to strike for social stability.

Our Responses

- 3.3.5 We understand the opinion to retain the Port Back-up and Open Storage operations in the region as one of the means of living for the local residents in the past thirty years as well as providing support to the port industry. We have investigated the possibility to consolidate the Port Back-up and Open Storage Uses within the region so as to enhance physical and social integration.
- 3.3.6 We propose to allocate the land to the northwest part of the NDA as “Special Industry” for Open Storage/ Port Pack-up uses. The area is close to the Kong Sham Western Highway, which can easily be connected to Hong Kong International Airport and the

Mainland. The associated vehicles are not required to travel through the proposed residential areas of the NDA. This can minimise the environmental impacts and disruption to residents in the NDA as well as maintaining the operation of the business. However Port Back-up and Open Storage Uses may not be compatible to the land use in future. The operation will have to be gradually changed to advanced and modern logistic industry.

3.4 Sustainable Development

- 3.4.1 There is a consensus that the NDA should be developed following the sustainability principles in planning for an environmentally-friendly, people-oriented and balanced community and building a model region of quality living environment and harmonious community. There were suggestions on building height, development density, low carbon living, use of renewable energy, waste management facilities, grey water re-use, landscape provision, etc. Some suggested rehabilitation of the existing drainage channels to enhance landscape and ecological values for a sustainable development.
- 3.4.2 Some members of the public suggested a lower ratio of public and private housing. There were comments to provide retail shops at road levels, hospital, community hall, youth centre, schools, hostel, indoor sports arena, open space, library, markets, columbarium, and commercial centre and office buildings for building up a self-contained and harmonic region with integration of housing, living, commercial and leisure activities.
- 3.4.3 There were also comments that in preparing the land use proposal for the NDA, efforts should be made to enhance social integration between the existing villages and the new residential development so as to create a harmonious community.
- 3.4.4 Some members of the public suggested that the economic mode within HSK NDA could be related to innovation and environment instead of commerce. There were also suggestions that the government should consider to create employment which are for people who are low educated.
- 3.4.5 On infrastructure provision, some suggested extending the railway services to HSK, using environmentally-friendly transport means, improving road networks and encouraging walking and cycling within HSK as well as enhancing connection of HSK with Kowloon and Hong Kong Island. There were comments to provide more parking facilities, in particular at scenic spots.
- 3.4.6 Apart from transport infrastructures, some members of the public suggested there should be improvement to sewerage provisions to villages in HSK and existing drainage systems to avoid flooding due to development.
- 3.4.7 There were comments to preserve the existing rural environ and sites with significant ecological values. Buffer zones should be provided in order to minimize disturbance to the ecologically sensitive habitats, such as egret, fishponds and other wetland areas. In addition, there were suggestions to preserve historic buildings, cultural heritage and sites of archaeological interest and to develop tourist route for introduction of the history of the region and the wall-village life in the past.
- 3.4.8 Some members of the public also suggested the adoption of district-wide intelligent system that optimises and minimises usage of resources, institutional arrangements and physical provisions for a green lifestyle such as urban farming, community composting. At the same time, small and medium size enterprises is also encouraged.

Our Responses

- 3.4.9 It is our mission to develop the HSK NDA into a sustainable community. We have made reference to the records in the Government for all declared monuments, graded historic buildings and sites of archaeological interest within the Study Area. We have also reviewed previous environmental study reports for other infrastructure projects and have identified features with significant ecological values within and in the vicinity of the Study Area. We will retain the cultural heritage sites and “Green Belt” and will minimise the impact to sites of significant ecological values.
- 3.4.10 When formulating the land use proposal, we have retained all 20 recognized villages within the NDA. We have made special efforts in integrating the existing villages and the surrounding natural environment with the new developments so as to retain the harmony within HSK NDA. We have cautiously designed the building height and its variation within HSK NDA so that the new development can better integrate with the existing low-rise villages and high-rise high-density residential buildings in Tin Shui Wai.
- 3.4.11 Based on the experience in developing new towns in the past and the public comments, we have carefully considered various factors in planning the HSK NDA to development it into a harmony community with balanced population profile. We propose to have 51% of public housing and 49% of various kinds of private buildings. Within the whole region including HSK NDA and Tin Shui Wai New Town, the ratio of public to private housing will be 69:31. We have planned lands for recreational uses, sports complex and community halls within the NDA to develop the NDA as an energetic community. We also allocate land for hospital, specialist client/polyclinic uses to serve residents in HSK NDA and other parts in the Northwest New Territories. We will carefully plan the implementation of the community facilities in line with the stage occupation of the NDA.
- 3.4.12 We make use of the existing West Rail as backbone of public transport for HSK NDA. Apart from the existing Tin Shui Wai Station, we plan to construct the West Rail Hung Shui Kiu Station to the west to link up other regions of Hong Kong. The existing Light Rail Transit with three Light Rail Stations, namely Nai Wai, Chung Uk Tsuen and Hung Shui Kiu is running along Castle Peak and will serve the southern part of the NDA. We also reserve land along main roads within the HSK NDA for environmentally-friendly transport system for feeder services in the form of rail-based type or road-based type to serve over 210,000 population and 100,000 employment. We will investigate different kinds of road-based type environmentally-friendly transport system in the next stage.
- 3.4.13 We will provide cycle tracks along the roads within the NDA to have better integration between the existing villages and the proposed residential developments. The proposed cycle tracks will also link with the existing system in Tin Shui Wai New Town to enable a easier connection with Tin Shui Wai and to promote an alternative means of transport in the region.
- 3.4.14 We will also consider introducing energy saving measures at different levels, and exploring ways to achieve energy-efficient objectives, as well as promoting a low carbon economy, which is based on low energy consumption and low pollution.
- 3.4.15 We will study on the provision of the infrastructure within HSK NDA such as the improving the existing sewerage and drainage systems so as to build a better environment.

3.5 Implementation Mechanism

- 3.5.1 Representatives and residents from Tan Kwai Tsuen and Wo Ping San Tsuen expressed strong views to retain their villages. Some villagers as well as YLDC and HYK said that the development rights of villages should be protected and the new development should not be at the expenses of the village development rights. Local residents requested the Government not to freeze the land for village expansion and Small House applications prior to the implementation of the NDA.
- 3.5.2 Apart from objecting the resumption of their villages, some residents would accept the resettlement and re-housing approach. However, they considered that the prevailing compensation rates were outdated and should be reviewed to reflect the current market situation. Some recommended using the economic situation 20 years later when the HSK would be developed in the calculation of compensation considering that residents were contributing to the economic growth at large.
- 3.5.3 Some members of the public stated that it would take some time for development in view of the considerable scale of the NDA. Some recommended early and phased implementation of the development as well as the related infrastructures. There were comments suggesting resumption of land only for public housing and infrastructure. The early implementation of infrastructure can facilitate private sectors to develop their private land. However, some members of the public objected the development of the NDA by private developers.
- 3.5.4 Some members of the public suggested that apart from PlanD and CEDD, other relevant Government Departments who will be involved in the process of compensation, resettlement and re-housing such as Home Affairs Department, Housing Authority, Lands Department should also be present at consultation meetings. The members explained that this aimed to receive better explanation on the relevant measures and policies from the responsible parties and at the same time, to ensure the views of the public were fully understood by the Government during the process.
- 3.5.5 Some also suggested the Government to set up a coordination office in dealing with public concerns, compensation, re-housing arrangements, objections so that affected residents could have a single point of enquiry and services.

Our Responses

- 3.5.6 We appreciate the comments from the public and the implementation mechanism and approach of the HSK NDA must be fair and equitable, in the public interest and in line with the legislative framework and the overall planning concept of the NDA. The "Conventional New Town Approach" (CNTA), which has been used before in implementing our new towns, has the merit of ensuring being able to allow a comprehensive and well coordinated implementation programme over which the Government has control. This could ensure timely development of the NDA, including synchronization of private developments with provision of supporting infrastructure and public facilities. During the Stage 1 Community Engagement, views on the CNTA were diverse. Those who opposed to it suggested that the private sector should be allowed to develop their private land, facilitated by Government's provision of infrastructure and public facilities. On the other hand, some comments indicated objection to the development of the NDA by the private sector. Different views will need to be carefully considered.
- 3.5.7 Since the development of the HSK NDA is still in its early planning stage, the detailed development option and the extent of affected areas are still subject to further studies. The Government has not yet commenced any land resumption process for public uses. In the next stage, the Study will assess and recommend a development programme for various project items of the NDA development.

- 3.5.8 The area to the south of Castle Peak of the HSK NDA is characterised by well established communities and with limited available land for further major developments, substantial intensification of development in this area is not contemplated. Further development of this area will follow the land use and density provisions of the current Outline Zoning Plans. This Study will propose suitable environmental and infrastructure improvement for the area.
- 3.5.9 We agree that landowners' rights must be respected and reasonable compensation should be given to affected persons. Relating to the matters concerning the government land resumption and compensation, the Administration will compensate the eligible persons affected and re-house them properly in accordance with the prevailing legislations and policies.
- 3.5.10 We understand that the implementation of the NDA will certainly affect the local residents as well as business operators in the area. We will take into account in the next stages the views and comments received and engage the public in developing the RODP and LP of the NDA. We will also visit affected villages, Ping Shan, Ha Tsuen, Tuen Mun Rural Committees, Yuen Long and Tuen Mun District Councils in the 4th quarter of 2012 for the Stage 2 Community Engagement exercise in drawing the views from the public on the development plan.
- 3.5.11 Land resumption and clearance are inevitable during the development of the NDA. We will investigate the arrangements on land resumption, compensation and re-housing with relevant Government departments; and take into account the comments raised by the members of the public.

4 CONCLUDING REMARKS

4.1 Next Steps

4.1.1 The Stage 1 Community Engagement of the Study ended in early February 2012. The Community Engagement activities raised the general awareness of the key development issues of HSK NDA, enabled the community to put forward their development visions, and more importantly developed a sound basis for a continued dialogue with the general public and stakeholder groups about planning and development of HSK NDA. The findings gathered under Stage 1 Community Engagement served an important input to the subsequent stage of the Study and in developing the draft PODP.

4.1.2 The next phase of the Study is to formulate different conceptual land use options, taking into account the public comments and proposals received and relevant technical consideration. A PODP will then be formulated and presented to the public in the Stage 2 Community Engagement, which is scheduled to take place in the 3rd quarter of 2013, to collect public views on the PODP.

附錄甲/ Appendix A

書面意見一覽表 / List of Written Comments

附錄甲 - 書面意見一覽表 (至 10.02.2012 為止)

Appendix A - List of Written Comments (as at 10.02.2012)

編號 No.	團體 Organisation	姓名 Name	參考檔案 Ref. Document	意見編號 Comment Nos.
1		李卓景	1,2,3	11.1
2	洪水橋新發展區規劃關注組	張木林	4	5.3
3	洪水橋商會	鄧主席	5	11.2
4	一國兩制研究中心	Chun Ling Chan	6	1.1.5
5	長春社		7	8.2, 9.2, 9.3
6		Joe Chan	8,9	2.1.5, 7.2.2
7		Tom Lam	10	1.1.6, 1.2.2, 7.1.4, 7.1.5, 7.2.1, 14.6
8	Designing Hong Kong Limited	Eva Tam	11	2.2.6, 3.3.6, 3.4.2, 4.3, 10.3.3
9	亦園村街坊會	陳豹智	12	2.2.2, 10.2.4, 10.2.13
10	亦園村村公所	王德明	13	2.2.2, 10.2.4
11	厦村市居民		14	2.1.6, 3.3.8, 5.8, 7.1.11, 7.2.3, 10.1.4
12	田心新村關注組	鄭麗影	15	5.4, 6.1., 7.1.1, 7.1.9, 10.2.6
13		Ernest Wong Kwun Chi	16, 59	3.4.3
14	聚賢社婦女組	鍾美美及張華心	17	2.1.2, 2.1.4, 2.1.6, 2.1.7, 3.2.1, 3.3.7, 3.4.4, 3.4.5, 5.5, 6.2, 6.3, 7.1.6, 7.1.8, 7.1.10, 7.2.1,
15	石埔路尾村關注組		18	3.1.6, 5.4, 5.7, 6.1, 7.1.7, 7.1.9, 10.2.6
16	Anonymous Person		19	1.1.7, 2.1.7, 3.2.2, 4.5, 5.7, 5.9, 5.10, 5.11, 6.2, 7.1.12, 10.1.5, 10.1.6, 13.4, 14.4, 14.5, 14.6, 14.7, 14.12
17	The Creative Mind Group 2030	Barry	20	5.9, 7.2.1, 9.4, 10.3.2, 13.1, 13.2, 13.3
18		梁皓昌	21	10.2.5
19		鄧華妹		10.2.5
20		潘永昌		10.2.5
21		陳亦好		10.2.5

編號 No.	團體 Organisation	姓名 Name	參考檔案 Ref. Document	意見編號 Comment Nos.
22		許興滿	21	10.2.5
23		王麗京		10.2.5
24		莫秀霞		10.2.5
25		龔慶運		10.2.5
26		鄭娟梅		10.2.5
27		冼蓮		10.2.5
28		黃少英		10.2.5
29		林英來		10.2.5
30		潘潔女		10.2.5
31		孔舜輝		10.2.5
32		羅六妹		10.2.5
33		趙承興		10.2.5
34		鄧志興		10.2.5
35		文金娣		10.2.5
36		李柳金		10.2.5
37		朱鳳英		10.2.5
38		劉玉枝		10.2.5
39		龔華		10.2.5
40		林紅玉		10.2.5
41		潘惠英		10.2.5
42		李珠		10.2.5
43		賴運福		10.2.5
44		陳秀芳		10.2.5
45		李光華		10.2.5
46		何捌捌		10.2.5
47		劉石姐		10.2.5
48		黃麗華		10.2.5
49		林玉芳		10.2.5
50		陳蔭興		10.2.5
51		賴美環		10.2.5
52		黃彩雲		10.2.5
53		張少蘭		10.2.5
54		吳超芬		10.2.5
55		梁業清		10.2.5
56		何金勝		10.2.5
57		關阿好		10.2.5
58		楊友文		10.2.5
59		胡歡		10.2.5
60		胡惠琮		10.2.5
61	Community for Road Safety	Julian T. H. KWONG	23, 29, 39	7.2.4, 7.2.5, 14.8

編號 No.	團體 Organisation	姓名 Name	參考檔案 Ref. Document	意見編號 Comment Nos.
62		Timmy Wong	22, 28	1.1.1,
63	馬屎埔	廖笑	24, 43	3.1.4
64	丹桂村、和平新村寮屋居民關注組	何先生	25	10.2.5, 3.1.4
65		Lau Ka Ho	26, 27	3.2.3, 3.4.6
66		Vox N	31	3.4.6
67		Lam Tsz Kwan	32	2.2.3, 3.3.9,
68		雷佩娟	33	10.2.5
69		李敏賢	34	10.2.5
70		李惠嫦	35	10.2.5
71	屏山橋頭圍村代表	鄧同發	36, 62b	3.1.5
72	CUHK School of Architecture HKIUD	Hendrik Tieben	37	7.1.13
73	露天貨倉經營者之代表人		38	10.1.7
74	尚城業主	Ann Zhang	40, 44	7.1.14, 13.5
75	田心新村居民	陳滿池	41	10.2.16
76		李新才		10.2.16
77		林翠玲		10.2.16
78		葉子豐		10.2.16
79		林務儀		10.2.16
80		李漢池		10.2.16
81		何桂平		10.2.16
82		李妙珍		10.2.16
83		李小姐		10.2.16
84		盧美珍		10.2.16
85		李漢東		10.2.16
86		黃興葉		10.2.16
87		黃先生		10.2.16
88		黃達文		10.2.16
89		楊英		10.2.16
90		陳志靈		10.2.16
91		梁瑞芳		10.2.16
92		張志偉		10.2.16
93		劉錦山		10.2.16
94		朱玉江		10.2.16
95		陳思雅		10.2.16
96		李永康		10.2.16
97		李敏		10.2.16
98		連穎琦		10.2.16
99		陳健民		10.2.16
100		吳錦堂		10.2.16

編號 No.	團體 Organisation	姓名 Name	參考檔案 Ref. Document	意見編號 Comment Nos.
101		徐志強	41	10.2.16
102		邱寶強		10.2.16
103		鄧天文		10.2.16
104		鄭禮朝		10.2.16
105		江少娟		10.2.16
106		鄭信衡		10.2.16
107		鄭信曦		10.2.16
108		董本建		10.2.16
109		麥鳳薇		10.2.16
110		吳蕙		10.2.16
111		鄧天文		10.2.16
112		張秀芬		10.2.16
113		梁偉權		10.2.16
114		吳香輪		10.2.16
115		李妙珍		10.2.16
116		周燕芳		10.2.16
117		鄭先生		10.2.16
118		譚志從		10.2.16
119		鄭雍晴		10.2.16
120		Cheung Wing Hing		10.2.16
121		鄭雍然		10.2.16
122		譚子喬		10.2.16
123		吳群娣		10.2.16
124		鄭禮雲		10.2.16
125		Cheng Lai Wo		10.2.16
126		朱偉娥		10.2.16
127		陳彩群		10.2.16
128		陳慶棄		10.2.16
129		陳小姐		10.2.16
130		張惠玲		10.2.16
131		鄧惠芬		10.2.16
132		張國煒		10.2.16
133		吳錦顏		10.2.16
134		林文卿		10.2.16
135		林興輝		10.2.16
136		林佩文		10.2.16
137		林志強		10.2.16
138		林美娟		10.2.16
139		Chan Siu Kwam		10.2.16
140		林澤瑩		10.2.16
141		張麗虹		10.2.16

編號 No.	團體 Organisation	姓名 Name	參考檔案 Ref. Document	意見編號 Comment Nos.
142		林楚宏	41	10.2.16
143		盧盛合		10.2.16
144		黎志堅		10.2.16
145		Anower Hossan Pokie		10.2.16
146		Anower Hossan Patoway		10.2.16
147		Perera Donrawalage Therese Chandra		10.2.16
148		Maruthan Karuppusamy		10.2.16
149		Liyauvudeen Umarsadhik		10.2.16
150		梁先生		10.2.16
151		劉永泉		10.2.16
152		陳揚明		10.2.16
153		石思蓮		10.2.16
154		謝興蘭		10.2.16
155		孫廣運		10.2.16
156		鄧仲文		10.2.16
157		鄧綺媚		10.2.16
158		鍾艷桃		10.2.16
159		鍾桂		10.2.16
160		鄭先生		10.2.16
161		麥榮煊		10.2.16
162		麥偉康		10.2.16
163		余麗嫦		10.2.16
164		何長孫		10.2.16
165		何子筠		10.2.16
166		何家麗		10.2.16
167		陸悅有		10.2.16
168		劉瑞榮		10.2.16
169		劉先生		10.2.16
170		黃銀平		10.2.16
171		溫雪薇		10.2.16
172		梁少全		10.2.16
173		梁偉安		10.2.16
174		吳潤開		10.2.16
175		張國棟		10.2.16
176		何子鋒		10.2.16

編號 No.	團體 Organisation	姓名 Name	參考檔案 Ref. Document	意見編號 Comment Nos.
177	丹桂村、和平新村寮屋居民關注組	馮滔	42	10.2.5
178		溫吉林		10.2.5
179		陳拔源		10.2.5
180		李珠		10.2.5
181		陳起霖		10.2.5
182		陳曉瑩		10.2.5
183		李清		10.2.5
184		陳倩瑩		10.2.5
185		溫廣富		10.2.5
186		李影容		10.2.5
187		李金麗梅		10.2.5
188		李國華		10.2.5
189		陳冬妹		10.2.5
190		邱榮清		10.2.5
191		陳拔浩		10.2.5
192		陳旭芬		10.2.5
193		程怡信		10.2.5
194		程國鏗		10.2.5
195		程怡佳		10.2.5
196		黃慧媛		10.2.5
197		楊寬		10.2.5
198		羅六妹		10.2.5
199		黃彩雲		10.2.5
200		賴美環		10.2.5
201		鄭秀群		10.2.5
202		冼蓮		10.2.5
203		張燕霞		10.2.5
204		朱鳳芝		10.2.5
205		劉偉基		10.2.5
206		蔡玉玲		10.2.5
207		李添成		10.2.5
208		張潤龍		10.2.5
209		蒙志光		10.2.5
210		葉偉棋		10.2.5
211		葉芷欣		10.2.5
212		葉偉俊		10.2.5
213		蒙嘉麗		10.2.5
214		黃全女		10.2.5
215		劉樹景		10.2.5
216		劉家輝		10.2.5

編號 No.	團體 Organisation	姓名 Name	參考檔案 Ref. Document	意見編號 Comment Nos.
217		袁小姐	42	10.2.5
218		鍾穎嵐		10.2.5
219		羅旺娣		10.2.5
220		曾美祺		10.2.5
221		鍾卓華		10.2.5
222		鍾卓福		10.2.5
223		鍾澄		10.2.5
224		張申儀		10.2.5
225		鍾穎彤		10.2.5
226		葉常玲		10.2.5
227		王巧茵		10.2.5
228		張鳳儀		10.2.5
229		林蓮竹		10.2.5
230		黃達恆		10.2.5
231		王妍		10.2.5
232		黃達文		10.2.5
233		何婉榆		10.2.5
234		何建君		10.2.5
235		何君揚		10.2.5
236		李慶祥		10.2.5
237		高二		10.2.5
238		李泰興		10.2.5
239		吳宏瀾		10.2.5
240		李坤玲		10.2.5
241		李先生		10.2.5
242		李百倫		10.2.5
243		李淑鈴		10.2.5
244		關阿好		10.2.5
245		何金勝		10.2.5
246		龔華		10.2.5
247		劉玉枝		10.2.5
248		吳超芬		10.2.5
249		梁業清		10.2.5
250		潘法女		10.2.5
251		孔舜輝		10.2.5
252		朱小梅		10.2.5
253		許佰城		10.2.5
254		趙承興		10.2.5
255		莊美娥		10.2.5
256		任合歡		10.2.5
257		鄭秀群		10.2.5

編號 No.	團體 Organisation	姓名 Name	參考檔案 Ref. Document	意見編號 Comment Nos.
258		林英來	42	10.2.5
259		黃彩雲		10.2.5
260		羅六妹		10.2.5
261		朱鳳英		10.2.5
262		楊寬		10.2.5
263		陳亦好		10.2.5
264		黃柏良		10.2.5
265		鄧錦波		10.2.5
266		楊少蓮		10.2.5
267		鄧佳淇		10.2.5
268		陳金連		10.2.5
269		鄧錦洪		10.2.5
270		胡顯雲		10.2.5
271		鄧淑美		10.2.5
272		賴星福		10.2.5
273		曾先生		10.2.5
274		陳少球		10.2.5
275		Anonymous	43a	10.2.5
277		梁業清	43b	10.2.5
277		賴日克	43c	10.2.5
278		麥炳仔	43d	10.2.5
279		吳超芬	43e	10.2.5
280		賴運福	43f	10.2.5
281		鄭碧玉	43g	10.2.5
282		林紅玉	43h	10.2.5
283		陳少球	43i	10.2.5
284		曾瑒	43j	10.2.5
285		賴美環	43k	10.2.5
286		鄧金蓮	43l	10.2.5
287		黃蘭	43m	10.2.5
288		陳景有	43n	10.2.5
289		黃善希	43o	10.2.5
290		梁浩昌	43p	10.2.5
291		李樹春	43q	10.2.5
292		陳蔭興	43r	10.2.5
293		林玉芳	43s	10.2.5
294		黃麗華	43t	10.2.5
295		姚達良	43u	10.2.5
296		鄧華妹	43v	10.2.5
297		鄧美蓮	43w	10.2.5
298		潘永昌	43x	10.2.5

編號 No.	團體 Organisation	姓名 Name	參考檔案 Ref. Document	意見編號 Comment Nos.
299		陳亦好	43y	10.2.5
300		Lee Lai Wah	45	10.2.5
301		鄧家良議員, 露天倉協會主席	46	2.1.9, 3.2.4, 3.4.7, 3.4.8, 7.1.15, 10.1.8, 10.2.7
302	廈村鄉鄉事委員會	田心村代表	674	3.1.2
303	丹桂村、和平新村寮屋居民關 注組		47	10.2.5
304		Jing Feng	48	2.2.4, 3.1.7, 4.6
305	Designing Hong Kong Limited		49	2.2.6, 3.3.6, 3.4.2, 4.3
306		梁淑芬	51	1.1.4
307		謝威武	52	10.2.5
308		Lee Lai Wah	53	10.2.5
309		張潤龍	54	10.2.5
310		林嘉玉	55	4.1, 10.2.10
311	丹桂村、和平新村寮屋居民關 注組	何先生	56	10.2.5
312		李卓景	57, 58	11.1
313	ACE Member	Dorothy Chan	60	7.1.16, 13.5
314	屯門東北分區委員會成員	吳泮常	30, 61	9.1, 9.5, 14.9
315		H Y Chan	62a	10.1.9
316		田天水及吳明美	63	2.1.6, 3.3.8, 5.8, 7.1.11, 10.2.6
317	丹桂村、和平新村寮屋居民關 注組		64	10.2.5
318		劉智鵬博士	65	1.2.4, 2.1.10
319	Hong Kong Institution of Real Estate	Raymond Tse	66a	1.1.4
320		Mandy Lee	66b	10.2.5
321	石埔路尾村居民	葉天東	67b	10.2.17
322		陳君汶		10.2.17
323		尹德民		10.2.17
324		何志榮		10.2.17
325		Lee Shuk Ling		10.2.17
326		鍾昌盛		10.2.17
327		周金		10.2.17
328		趙先生		10.2.17
329		張國添及官子敏		10.2.17
330		劉澤標		10.2.17
331		Yau Pui Yu, Billy		10.2.17

編號 No.	團體 Organisation	姓名 Name	參考檔案 Ref. Document	意見編號 Comment Nos.
332		陸謨剛及陸成甫	67b	10.2.17
333		葉樹華		10.2.17
334		陳林		10.2.17
335		潘榮		10.2.17
336		潘建昌		10.2.17
337		朱南成		10.2.17
338		吳純		10.2.17
339		林先生及羅女士	67c	10.2.17
340		林少恩及林惠珍		10.2.17
342		黃家駒		10.2.17
342		李成階		10.2.17
343		李耀廷		10.2.17
344		汪繼紅及肖俊峰		10.2.17
345		林燕英		10.2.17
346		蔡樹華		10.2.17
347	石埔路尾村關注組	鍾昌盛及潘榮	67a	10.2.17
348	廈村鄉鄉事委員會	鄧勵東主席、陳植良 副主席及鄧廉光副 主席	68	1.2.5,, 3.1.3, 7.1.1, 10.2.8, 10.3.1, 14.1, 14.2, 14.10
349		Anonymous	50, 429	1.1.4
350	弘域城市規劃顧問有限公司	陳劍安	69	1.1.3, 2.1.11, 3.2.5,,4.7, 7.1.17, 9.6, 10.1.10, 10.2.9
351		朱少君	70	5.7, 14.14
352		伍美慈	71	4.7,
353		Anonymous	72	1.1.4, 7.1.1, 14.14
354		Erica Chang	73	1.1.1, 14.11, 14.14
355		Cheung Chuen Yee	74	2.1.1, 4.1, 7.1.1, 14.14
356		費麗娜	75	2.1.1, 4.1, 14.14
357		黃偉業	76	4.1, 14.14
358		賴國俊	77	4.1, , 14.14
359		吳金玲	78	4.1, 14.14
360		陳銳明	79	4.1, 14.14
361		陳慧慈	80	4.1, 14.14
362		邱國東	81	4.1, 14.14
363		黃光	82	1.1.4, 4.1, 14.14
364		盧博文	83	4.1, 7.1.1, 14.14
365		陳萬志	84	4.1, 14.14
366		林迪勇	85	4.1, 14.14
367		陳鉅文	86	4.1, 14.14

編號 No.	團體 Organisation	姓名 Name	參考檔案 Ref. Document	意見編號 Comment Nos.
368		李保倫	87	4.1, 14.14
369		陸魁秀	88	4.1, 14.14
370		李振鵬	89	1.1.4, 4.1, 7.1.1, 14.14
371		陳金明	90	4.1, 7.1.1, 14.14
372		陳海基	91	4.1, 14.14
373		Chan Tak Sheng	92	4.1, 14.14
374		梁喜	93	4.1, 14.14
375		陳先生	94	1.1.4, 4.1, 7.1.1, 14.14
376		吳慧美	95	1.1.4, 1.2.2, 3.2.5, 5.7, 14.14
377		莫如勤	96	1.1.4, 1.2.1, 14.14
378		衛羅桂梅	97	1.2.1, 3.2.1, 14.14
379		林慧琦	98	1.1.4, 4.1, 5.7, 14.14
380		陸偉達	99	4.1, 14.14
381		廖錦泉	100	1.2.1, 14.14
382		Chan Siu Ying	101	1.2.1, 4.1, 14.14
383		張嘉慧	102	1.2.2, 4.1, 14.14
384		鄧淑恩	103	1.2.1, 4.1, 7.1.1, 14.14
385		廖陳湘芸	104	4.1, 14.14
386		Lee Yiu Po	105	1.2.1, 14.14
387		Lau Sze Keung	106	1.2.1, 14.14
388		劉仲儀	107	14.14
389		曾恩棠	108	1.2.1, 14.14
390		孔慶鴻	109	
391		許恩龍	110	1.1.4, 3.2.1, 14.11, 14.14
392		Benson Tham	111	1.1.4, 3.3.1, 14.11, 14.14
393		Anonymous	112	4.1, 14.14
394		Anonymous	113	1.1.4, 1.2.1, 4.1, 14.14
395		張偉達	114	9.1, 14.14
396		Iris Chow	116	14.14
397		謝敏	117	1.1.4, 1.2.1, 14.14
398		招詠妍	118	3.2.1, 10.1.8, 14.14
399		Anonymous	119	14.14
400		蔡哲倫	120	1.1.4, 1.2.1, 4.1, 14.14

編號 No.	團體 Organisation	姓名 Name	參考檔案 Ref. Document	意見編號 Comment Nos.
401		朱惠平	121	1.2.1, 4.1, 14.14
402		馬珮琪	122	14.14
403		文玉芳	123	14.14
404		李國安	124	1.2.1, 5.2
405		葉彩姬	125	4.1, 14.14
406		Ng Yun Ho	126	3.3.1, 4.1, 14.14
407		Liu Kit Ying	127	1.2.1, 5.7
408		馬曉為	128	14.14
409		李家駿	129	9.8
410		陳理雄	130	2.1.9, 14.14
411		沈鴻儒	131	4.1, 14.14
412		Yuki Chu	132	14.14
413		Nicole Chu	133	1.1.4, 4.1, 14.14
414		Sin	134	1.2.1, 4.1, 14.14
415		Doris	135	4.1, 5.7, 14.14
416		Kwok Ki Huen May	136	14.11
417		張月婷	137	2.1.9, 4.1
418		Chan Siu Yuen	138	3.2.1, 4.1, 14.14
419		陳慕蓮	139	3.2.1, 14.11, 14.14
420		Tam Ching Kwan	140	3.2.1, 14.14
421		Daniel Wong	141	1.2.1, 14.14
422		Nina Choi	142	1.2.1, 14.14
423		Kenny Ting	143	1.2.1, 14.11, 14.14
424		Wong Har Chi	144	14.14
425		Lam Kwok Yan Michael	145	5.7
426		Anonymous	146	3.2.1, 5.1, 14.14
427		Law Ka Lee	147	3.2.5, 14.14
428		林月清	148	1.1.4, 1.2.1, 14.14
429		Angela To	149	1.1.4, 1.2.1, 14.14
430		Ng Sik Ying	150	14.14
431		Ma Muk Yan	151	4.1, 14.14
432		Ma Yam Wai	152	4.1, 14.14
433		Liu Chun Kui	153	1.2.1
434		Pinko	154	1.2.1,
435		Tam Ka Kiu	155	4.1, 14.14
436		Anonymous	156	1.2.1, 14.14
437		Anonymous	157	14.14
438		Fanny Wong	158	4.1, 14.14
439		Anonymous	159	1.2.1, 2.1.9, 14.14
440		Anonymous	160	1.1.4, 1.2.1, 14.14

編號 No.	團體 Organisation	姓名 Name	參考檔案 Ref. Document	意見編號 Comment Nos.
441		James Ho	161	1.1.4, 14.14
442		Anonymous	162	14.14
443		Anonymous	163	1.2.1, 7.1.1, 14.14
444		Ernest Kwong	164	1.2.1, 4.1, 14.14
445		Joei Cheuk	165	1.2.1, 3.2.1, 14.14
446		Anonymous	166	4.1, 14.14
447		Y C Chang	167	1.1.4, 4.1
448		Liu Yi Qin	168	2.1.9, 4.1, 14.14
449		Anonymous	169	1.2.1, 14.14
450		長愛邨	170	4.1, 14.14
451		Anonymous	171	4.1, 14.14
452		Yu Kit Leung	172	4.1, 6.2
453		Anonymous	173	3.2.1, 10.1.8, 14.14
454		Cheung Koon Cheung	174	14.14
455		Karina Yeung	175	1.2.1, 14.14
456		Li Kwo Kwo	176	1.1.4, 1.2.1, 4.1
457		Ng Ying Yip	177	4.1, 14.14
458		Pazoo Lam	178	14.14
459		Tsui, Francis King Chung	179	4.1, 14.14
460		崔桂明	180	1.1.4, 1.2.1, 14.14
461		Mok Yuk Tong	181	14.14
462		Chan Yiu Sing	182	14.14
463		Amella Chung	183	1.1.2, 1.2.1, 14.14
464		Cheung Ting Yi	184	1.2.1, 14.14
465		Hui Fu Kit	185	1.2.1, 3.2.5, 14.14
466		Anonymous	186	1.2.1, 4.1, 14.14
467		劉愛琴	187	1.1.4, 4.1, 14.14
468		Cheung Yuen Yee	188	1.2.1, 4.1, 14.14
469		Yau Pak Kin	189	14.14
470		Chan Shuk Yi	190	4.1, 14.14
471		Cheung Kim Ching	191	14.14
472		Yu Chung Wing	192	1.2.1
473		Kwok Wai Man	193	14.14
474		Anonymous	194	3.2.1, 14.11, 14.14
475		Bryan Leung	195	1.2.1, 4.1, 14.14
476		Tong Man Sang	196	4.1
477		Anonymous	197	4.1, 14.11, 14.14
478		Anonymous	198	3.2.2, 9.4, 14.14
479		Anonymous	199	4.1, 14.14

編號 No.	團體 Organisation	姓名 Name	參考檔案 Ref. Document	意見編號 Comment Nos.
480		Anonymous	200	14.14
481		Anonymous	201	1.2.1, 4.1, 14.14
482		Anonymous	202	1.2.1, 14.14
483		Cheung Wai Kiu	203	4.1, 14.14
484		Wong Ying Kwan	204	4.1, 14.14
485		Shek Man Fai	205	4.1, 14.14
486		Lam Yuk Lung	206	4.1, 14.14
487		黃健申	207	4.1, 14.14
488		Maria Chan	208	4.1, 14.14
489		Anonymous	209	4.1, 14.14
490		Chung Yiu Fai	210	4.1, 14.14
491		張麗兒	211	4.1, 14.14
492		Chan Chak Kwai	212	14.14
493		Cheung Ka Luen	213	14.14
494		Kong Kwan Kuen Israel	214	14.14
495		Anonymous	215	4.1, 14.14
496		Anonymous	216	14.14
497		Anonymous	217	14.14
498		Cheung Wai	218	14.11, 14.14
499		Fion Lui	219	7.1.1, 14.14
500		Larry Kwong	220	7.1.1, 14.11, 14.14
501		Andy Lui	221	1.2.1, 14.14
502		So Sau Tim	222	2.1.9, 4.1, 14.14
503		Edmond Ng	223	1.2.1, 14.14
504		Fung Suet Yee	224	4.1, 14.14
505		Yiu Yun Cheung	225	4.1, 14.14
506		張晉誠	226	1.1.4, 4.1, 14.14
507		Cheung Wai Ching Ferrari	227	4.1, 14.14
508		陳聖安	228	1.1.4, 1.2.1, 14.14
509		Alison Chow	229	5.7, 14.14
510		Yeung Yuk Lan	230	4.1, 14.14
511		Eva Lau	231	3.3.1, 7.1.1, 14.14
512		Chung Ka Sin	232	4.1
513		薛覺潮	233	14.14
514		崔黃美珊	234	1.1.4, 4.1, 14.14
515		Tam Pak Chi	235	4.1, 5.7, 14.14
516		Lee Yuk Che	235b	10.2.8, 14.14
517		李成就	240	10.2.5, 10.2.8
518		Pinky Chan	236	3.3.1, 5.7, 10.1.7,

編號 No.	團體 Organisation	姓名 Name	參考檔案 Ref. Document	意見編號 Comment Nos.
			236	10.1.9, 10.2.1, 13.3, 13.8
519		Tiffany Cheung	237	3.2.1, 3.3.1
520	Kadoorie Farm and Botanic Garden	Philip S. H. Yip	238	2.2.5, 7.2.6
521		Connie Yiu	239	1.1.4, 1.2.1, 10.1.8
522		Anonymous	680	1.1.4, 4.1, 14.14
523		龔美華	681	1.1.4, 4.1, 14.14
524		蔡振華	682	14.14
525		黃重義	683	3.2.5, 4.1, 14.14
526		蘇志君	684	14.14
527		鄧翠儀	685	1.1.4, 14.14
528		吳宛君	686	4.1, 14.14
529		Ng Ka Wing	687	14.14
530		馮雪雯	688	4.1, 14.14
531		吳宛霖	689	4.1, 14.14
532		馮雪貞	690	14.14
533		杜家安	691	14.14
534		Jacobsen, Anne	692	14.14
535		Jacobsen, William	693	1.1.4, 14.14
536		To Ka Wai, Christine	694	2.1.9, 7.1.1, 14.14
537		Jonathan To	695	1.1.4, 14.14
538		Yiu Tsz Yan	696	1.2.2, 14.14
539		Yiu Hiu Yan	697	14.11, 1.2.1, 14.14
540		Chan Sze Mui	698	5.7, 14.14
541		Simone Nip Wai Man	699	1.1.4, 14.14
542		聶樂	700	4.1, 14.14
543		Chan Shun Lin	701	14.14
544		黃國泰	702	4.1, 14.14
545		Tsang Dick Yue. Dickie	703	1.2.2, 4.1, 14.14
546		Wong Fu Hang , Derek	704	4.1, 14.14
547		Chow Kit Yin	705	4.1, 14.14
548		Lam Ka Kit	706	4.1, 14.14
549		Lam Ka Ying	707	4.1, 14.14
550		Yan Chun Kit	708	4.1, 14.14
551		Anonymous	709	1.1.4, 14.14
552		Li King Ching	710	1.2.1, 4.1, 14.14

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553		Yoyo Ho	711	14.11, 14.14
554		Jason Wong	712	4.1, 14.14
555		Cherry Tsui	270	14.14
556		朱永賢	271	4.1, 14.14
557		Chu Siu Nei	272	1.2.1, 14.14
558		鍾女士	273	4.1, 14.14
559		Gloria Chow	274	3.2.1, 14.14
560		Clan Hung	275	14.14
561		Vivian Yan	276	4.1, 14.14
562		Mendy Chung	277	1.2.1, 4.1, 14.14
563		Chan Wing Kin	278	1.2.1, 14.14
564		Chu Siu Han	279	3.2.5, 14.14
565		Paul Poon	280	1.1.4, 14.14
566		Candy Lam	281	4.1, 14.14
567		Shirley Wong	282	7.1.1, 14.14
568		Tam Kin Lam	283	3.2.1, 14.14
569		鄭嘉榮	284	14.14
570		Philip Shek	285	14.14
571		Jessie Cheng	286	1.1.4, 14.14
572		Kenneth Lee	287	1.1.4, 14.14
573		Kwan Sze Man	288	7.1.1, 14.14
574		Chan Wing Sze	289	1.2.1, 14.14
575		Koo Kai Man	290	1.2.1, 14.14
578		Anonymous	291	14.14
579		Anonymous	292	4.1, 14.14
580		Anonymous	293	14.14
581		馬鴻盛	294	4.1, 14.14
582		Choi Ho Keung	295	14.14
583		Ku Sze Chun	296	1.1.4, 1.2.1, 14.14
584		Anonymous	297	4.1, 5.7, 14.14
585		Leung Kwan Hing	298	1.1.4, 4.1, 14.14
586		Yiu Chun Ho	241	1.1.4, 1.2.1, 14.14
587		May Chan	242	14.14
588		Frankie Ma	243	14.14
589		Leung Wai Bun	244	4.1, 14.14
590		香植強	245	14.14
591		朱國榴	246	1.2.1
592		Anonymous	247	5.7, 14.14
593		Zoe Ma	248	14.14
594		趙惠芳	249	1.2.1, 7.1.1
595		Anonymous	250	5.7, 14.14

編號 No.	團體 Organisation	姓名 Name	參考檔案 Ref. Document	意見編號 Comment Nos.
596		Anonymous	251	3.3.1, 7.1.1, 14.14
597		Anonymous	252	1.2.1, 14.14
598		Anonymous	253	14.14
599		Liu Kit Mei	254	14.14
600		廖駿聰	255	14.14
601		彭美荷	256	4.1, 9.1, 14.14
602		冼淑芳	257	1.1.4, 1.2.1, 14.14
603		Kelly Wong	258	14.14
604		廖潔冰	259	3.2.4
605		Anonymous	260	1.2.1, 2.1.1, 4.1, 7.1.1, 14.14
606		Anonymous	261	3.3.1, 14.14
607		Anonymous	262	14.14
608		Tse Choi Ki	263	4.1, 14.14
609		Lee Yuen Wah	264	14.14
610		徐德坤	265	4.1, 14.14
611		伍美華	266	4.1, 3.2.5, 14.14
612		呂凱怡	267	1.2.1, 4.1, 14.14
613		Anonymous	268	14.14
614		周健威	269	14.14
615		Jacky To	299	4.1, 14.14
616		Anonymous	300	4.1, 14.14
617		廖潔嫻	301	1.1.4, 4.1, 14.14
618		李詩韻	302	1.2.1, 4.1, 14.14
619		黎柏浩	303	14.14
620		呂貝琳	304	14.14
621		伍啟榮	305	1.1.4, 4.1, 14.14
622		練燕嫻	306	14.14
623		黃穎賢	307	14.14
624		葉俊文	308	14.14
625		Anonymous	309	4.1, 14.14
626		Anonymous	310	14.14
627		Jason Cheung	311	14.14
628		Sandy Cheung	312	5.7, 14.14
629		鍾燕娟	313	4.1, 14.14
630		廖潔雯	314	1.1.4, 1.2.1, 14.14
631		Elsa Kwok	315	14.14
632		Anonymous	316	4.1, 14.14
633		June Chow	317	14.14
634		Kitty Chan	318	4.1, 14.14
635		Liu Ping Ho	319	4.1, 14.14

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636		許秋吟	320	14.14
637		劉錫全	321	10.1.8, 14.14
638		邱欽達	322	1.2.1, 14.14
639		Lam Shing Bun, Andrew	323	4.1, 14.14
640		黃維謀	324	14.14
641		刁伯雄	325	1.2.1, 14.14
642		Anonymous	326	1.2.1, 14.14
643		Chong Siu Fong	327	4.1, 14.14
644		Cheung Cheuk Bun	328	1.2.1, 3.1.1, 14.14
645		Anonymous	329	1.2.2, 14.11, 14.14
646		伍啟華	330	3.2.5, 4.1, 10.1.8, 14.14
647		張力恆	331	14.14
648		陳惠賢	332	4.1, 14.14
649		盧潔瑩	333	4.1, 14.14
650		洪少欣	334	4.1, 14.14
651		朱鴻欣	335	3.3.5, 4.1, 14.14
652		Liu Kit Ting	336	1.2.1, 4.1, 14.14
653		李玉芳	337	1.1.4, 1.2.1, 4.1, 5.7, 14.14
654		Lam Siu Lai	338	1.2.1, 4.1, 14.14
655		Angel Chin	339	1.2.1, 4.1, 14.14
656		Karin Zhoc	340	14.14
657		Polly Ng	341	1.2.1, 4.1, 14.14
658		雷彥杉	342	14.14
659		李劍棠	343	14.14
660		Chan Kin Man	344	14.14
661		Anonymous	345	14.14
662		陳偉全	346	14.14
663		Wendy	347	1.1.3, 2.2.1, 14.14
664		衛德儀	348	1.1.4, 4.1, 14.14
665		張美嬌	349	1.1.4, , 1.2.2, 14.14
666		陳彩霞	350	1.2.1, 14.14
667		Helen Chow/陳紹湘	351	4.1, 14.14
668		張家洺	352	14.14
669		梁靜霞	353	14.14
670		Leung Mei Lan, Michelle	354	14.14
671		梁玉嬌	355	2.1.9, 4.1, 14.14
672		Selina Ho	356	4.1, 14.14

編號 No.	團體 Organisation	姓名 Name	參考檔案 Ref. Document	意見編號 Comment Nos.
673		陳伯偉	357	14.14
674		曾皇	358	14.14
675		Ku Wing Yan Wendy	359	4.1, 14.14
676		Li Wai Ching	360	14.14
677		Ko Wai Man	361	14.14
678		Jessica Sit	362	14.14
679		Rocky Tsang	363	4.1, 14.14
680		Ko Hak Shan	364	14.14
681		Cheung Yuet Ngor	365	1.1.4, 3.2.4, 14.14
682		To Kwok Pui	366	4.1, 14.14
683		To Ka Chun	367	14.14
684		Tang Man Wah	368	14.14
685		Yates Wong	369, 370	1.1.4, 1.2.2, 4.1, 5.2, 6.2, 9.1, 14.14
686		Emily Chan	371	14.14
687		Chan Kin Man	372	14.14
688		李文燕	373	14.14
689		Cheung Man Yee	374	14.14
690		Lam Ming Wai	375	14.11, 14.14
691		Lam Yan Kiu	376	1.2.1, 14.14
692		Chan Wing Po	377	5.5, 5.7, 6.2, 14.14
693		Kay Lee	378	14.14
694		Melanie Ting	379	4.1, 14.14
695		Katy Kok	380	1.2.1, 14.14
696		Irene Kwok	381	4.1, 5.7, 14.14
697		Chan Yuk Yee Enid	382	14.14
698		Chan Kin Chung	383	14.14
699		Chan Yau Loi Charles	384	14.14
700		Chan Yin Hau	385	4.1, 14.14
701		Rita Poon	386	14.14
702		Wong Chi Wai	387	14.14
703		John Chan	388	14.14
704		Chan Ying Shing	389	14.14
705		Henry Yiu	390	14.14
706		鄧文生	391	1.1.4, 14.14
707		Lee Chi Man	392	14.14
708		Yu Hok Man	393	1.2.1, 14.14
709		Suen Sau Kuen	394	1.2.1, 14.14
710		Wong Yuen Kin	395	1.2.1, 14.14

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711		Suen Sau Ching	396	1.2.1, 14.14
712		Anonymous	397	3.3.1, 4.1, 14.14
713		Anonymous	398	1.2.1, 4.1, 14.14
714		Anonymous	399	14.14
715		Samson Ho	400, 401	14.14
716		陳詠芬	402	4.1, 5.7, 14.14
717		Tam Tsz Ming	403	14.11, 14.14
718		李敏儀	404	14.14
719		Irene Tse	405	4.1, 14.14
720		梁萬華	406	14.14
721		Diana Ho	407	1.1.4, 1.2.1, 3.3.1, 14.14
722		Chan Kan Kit	408	1.2.1, 14.14
723		Anonymous	409	3.2.1, 14.14
724		Anonymous	410	14.14
725		Catmu Wong	411	14.14
726		Raymond Wan	412	4.1, 14.14
727		Hei Ho	413	14.14
728		Jason Ho	414	14.14
729		黃耀明	415	14.14
730		Chan Lee Ho	416	2.1.9, 14.14
731		Tam Wai Ling	417	14.14
732		Fan Siu Hung	418	3.2.1, 14.14
733		Chan So Ting	419	3.2.1, 4.1, 14.14
734		Mak Ho Yim Patrick	420	1.2.1, 9.1, 14.14
735		Aiki Ng	421	14.14
736		Anonymous	422	4.1, 14.14
737		Andy Wong	423	3.2.1, 14.14
738		Mandy To	424	14.14
739		Chiu Wai Kwong	425	3.3.5, 14.11, 14.14
740		何慶港	426	14.14
741	Hong Kong Bird Watching Society	Cheng Nok Ming	427	3.3.5, 8.5, 9.7
742		Peter Leung Pak Yan	428	1.2.4, 1.2.1, 14.14
743		Alison Ip	430	1.1.4, 3.3.1, 3.2.5, 4.1
744		O.C. Wong	431	1.1.4, 14.14
745	KMB	何嘉麗	432	7.1.19
746		Chan Sheung Chi	433	1.1.4, 3.2.5, 14.14
747	聚賢社婦女組	鍾美美	434	2.1.4, 5.5, 5.7, 6.3,

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			434	7.1.6, 10.2.1
748		歐陽元昌	437	9.3, 10.2.15
749		Vera To	436	5.14, 9.8
750		Ian Brownlee	435	1.2.1, 1.2.2, 1.2.3
751		張啓華	667	10.2.1, 10.2.4, 10.2.15
752		劉淑芬	668	10.2.1, 10.2.4, 10.2.15
753		張紹峰	669	10.2.1, 10.2.4, 10.2.15
754		張紹倫	670	10.2.1, 10.2.4, 10.2.15
755		張志倫	671	10.2.1, 10.2.4, 10.2.15
756		陳智超	492	3.2.5, 14.14
757		郭芷珊	493	4.1, 14.14
758		萬俊星	494	1.2.1, 14.14
759		何秀珍	495	1.2.1, 14.14
760		梁健文	496	1.2.1, 14.14
761		黃健文	497	3.2.5, 14.14
762		吳嘉儀	498	3.2.5, 14.14
763		Vicky Chan	499	4.1, 7.1.1, 14.14
764		李志倫	500	1.2.1, 14.14
765		林貴欣	501	14.14
766		霍麗芳	502	1.2.1, 4.1, 14.14
767		Tang Pui Yin	503	1.1.4, 1.2.1, 4.1, 14.14
768		周伙有	504	1.2.1, 14.14
769		鄧霆軒	505	4.1, 14.14
770		周金勝	507	1.2.1, 14.14
771		黎浩柏	524	3.2.1, 14.14
772		楊育才	525	4.1, 14.14
773		楊麗容	526	4.1, 14.14
774		柏世紅	527	4.1, 14.14
775		Lee Wai Ming	528	4.1, 14.14
776		張麗娟	508	4.1, 14.14
777		江嘉倫	509	4.1, 14.14
778		張玉棠	510	1.2.1, 14.14
779		鄧子文	517	4.1, 14.14
780		莫秀儀	518	4.1, 14.14
781		李振雄	521	1.2.1, 14.14

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782		林富源	529	4.1, 14.14
783		薛楚傑	534	1.2.1, 14.14
784		林華堅	511	4.1, 14.14
785		廖健榮	522	3.2.1, 14.14
786		曾志文	519	3.2.1, 14.14
787		曾文俊	520	1.2.1, 14.14
788		李俊祥	533	3.2.1, 14.14
789		陳碩軒	535	1.2.1, 2.1.9, 14.14
790		薛兆林	536	1.2.1, 2.1.9, 14.14
791		林喜鳳	523	14.14
792		李迪洪	541	1.2.1, 14.14
793		劉德平	530	1.2.1, 14.14
794		何新如	532	6.2
795		王發成	547	3.2.5, 14.14
796		廖先生	538	3.2.5, 14.14
797		何崧聖	546	3.3.1, 5.5, 7.1.1, 14.14
798		梁祖強	512	3.2.1, 14.14
799		李翠琮	513	1.2.1, 14.14
780		簡俊康	516	4.1, 14.14
781		鄧天奇	515	4.1, 14.14
782		Chung Chi Ming	506	1.2.1, 14.14
783		謝杰勳	531	1.2.1, 14.14
784		袁偉民	537	1.2.1, 14.14
785		何繼英	542	1.2.1, 14.14
786		Leung Yiu Chu	544	3.2.5, 14.14
787		李迪權	545	3.2.5, 14.14
788		李建夫	543	1.2.1, 14.14
789		吳嘉傑	514	3.2.1, 14.14
790		何靈鋒	539	14.14
791		陳家旭	540	1.2.1, 14.14
792	亦園村居民	陳慧明	679	10.2.1, 10.2.4, 10.2.15
793		陳美貞		10.2.1, 10.2.4, 10.2.15
794		謝敏聰		10.2.1, 10.2.4, 10.2.15
795		何海磷		10.2.1, 10.2.4, 10.2.15
796		謝炳茂		10.2.1, 10.2.4, 10.2.15

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797		許振鳳	679	10.2.1, 10.2.4, 10.2.15
798		謝穎恒		10.2.1, 10.2.4, 10.2.15
799		王德渙		10.2.1, 10.2.4, 10.2.15
800		王德志		10.2.1, 10.2.4, 10.2.15
801		王德儉		10.2.1, 10.2.4, 10.2.15
802		陳嘉良		10.2.1, 10.2.4, 10.2.15
803		陳順嬌		10.2.1, 10.2.4, 10.2.15
804		謝新就		10.2.1, 10.2.4, 10.2.15
805		趙亞紅		10.2.1, 10.2.4, 10.2.15
806		顏漢銘		10.2.1, 10.2.4, 10.2.15
807		朱堯林		10.2.1, 10.2.4, 10.2.15
808		梁慧嫻		10.2.1, 10.2.4, 10.2.15
809		蔡志本		10.2.1, 10.2.4, 10.2.15
810		翁偉良		10.2.1, 10.2.4, 10.2.15
811		譚曾江雁		10.2.1, 10.2.4, 10.2.15
812		鄭利嬌		10.2.1, 10.2.4, 10.2.15
813		譚文		10.2.1, 10.2.4, 10.2.15
814		譚曾江泰		10.2.1, 10.2.4, 10.2.15
815		曾遠玉		10.2.1, 10.2.4, 10.2.15
816		陳群滿		10.2.1, 10.2.4, 10.2.15
817		翁祖杰		10.2.1, 10.2.4, 10.2.15

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818		陳清秀	679	10.2.1, 10.2.4, 10.2.15
819		余澤海		10.2.1, 10.2.4, 10.2.15
820		黃鈺冰		10.2.1, 10.2.4, 10.2.15
821		黃金福		10.2.1, 10.2.4, 10.2.15
822		黃鈺而		10.2.1, 10.2.4, 10.2.15
823		陳麗珠		10.2.1, 10.2.4, 10.2.15
824		林女		10.2.1, 10.2.4, 10.2.15
825		王興		10.2.1, 10.2.4, 10.2.15
826		陳洪		10.2.1, 10.2.4, 10.2.15
827		蕭永安		10.2.1, 10.2.4, 10.2.15
828		陳紫琪		10.2.1, 10.2.4, 10.2.15
829		黃細梅		10.2.1, 10.2.4, 10.2.15
830		陳嘉禧		10.2.1, 10.2.4, 10.2.15
831		梁四妹		10.2.1, 10.2.4, 10.2.15
832		袁麗雲		10.2.1, 10.2.4, 10.2.15
833		何定國		10.2.1, 10.2.4, 10.2.15
834		黃雪燕		10.2.1, 10.2.4, 10.2.15
835		周國輝		10.2.1, 10.2.4, 10.2.15
836		林金罕		10.2.1, 10.2.4, 10.2.15
837		黃秀生		10.2.1, 10.2.4, 10.2.15
838		蔡惠玲		10.2.1, 10.2.4, 10.2.15

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840		嚴翰翹		10.2.1, 10.2.4, 10.2.15
841		嚴港		10.2.1, 10.2.4, 10.2.15
842		譚龍倫		10.2.1, 10.2.4, 10.2.15
843		王耀宗		10.2.1, 10.2.4, 10.2.15
844		郭有能		10.2.1, 10.2.4, 10.2.15
845		彭燕紅		10.2.1, 10.2.4, 10.2.15
846		馮家輝		10.2.1, 10.2.4, 10.2.15
847		馮兆忠		10.2.1, 10.2.4, 10.2.15
848		嚴國基		10.2.1, 10.2.4, 10.2.15
849		葉志輝		10.2.1, 10.2.4, 10.2.15
850		溫瑞玲		10.2.1, 10.2.4, 10.2.15
851		李偉明		10.2.1, 10.2.4, 10.2.15
852		馮寶儀		10.2.1, 10.2.4, 10.2.15
853		徐恩汶		10.2.1, 10.2.4, 10.2.15
854		沈佩樺		10.2.1, 10.2.4, 10.2.15
855		許進明		10.2.1, 10.2.4, 10.2.15
856		陳少明		10.2.1, 10.2.4, 10.2.15
857		溫達業		10.2.1, 10.2.4, 10.2.15
858		陳偉棠		10.2.1, 10.2.4, 10.2.15
859		徐恩龍		10.2.1, 10.2.4, 10.2.15

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861		李桂珍		10.2.1, 10.2.4, 10.2.15
862		張渠歡		10.2.1, 10.2.4, 10.2.15
863		阮燕芳		10.2.1, 10.2.4, 10.2.15
864		陳家儀		10.2.1, 10.2.4, 10.2.15
865		馬崇清		10.2.1, 10.2.4, 10.2.15
866		王康		10.2.1, 10.2.4, 10.2.15
867		陸悅有		10.2.1, 10.2.4, 10.2.15
868		余社群		10.2.1, 10.2.4, 10.2.15
869		吳卓華		10.2.1, 10.2.4, 10.2.15
870		黃顯		10.2.1, 10.2.4, 10.2.15
871		張萬鳳		10.2.1, 10.2.4, 10.2.15
872		鄧美妹		10.2.1, 10.2.4, 10.2.15
873		吳群弟		10.2.1, 10.2.4, 10.2.15
874		吳玉蘭		10.2.1, 10.2.4, 10.2.15
875		陳來好		10.2.1, 10.2.4, 10.2.15
876		周意卿		10.2.1, 10.2.4, 10.2.15
877		黃水旺		10.2.1, 10.2.4, 10.2.15
878		歐陽貴		10.2.1, 10.2.4, 10.2.15
879		郭桂華		10.2.1, 10.2.4, 10.2.15
880		王德明		10.2.1, 10.2.4, 10.2.15

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881		黃少梅	679	10.2.1, 10.2.4, 10.2.15
882		林志偉		10.2.1, 10.2.4, 10.2.15
883		黃義妹		10.2.1, 10.2.4, 10.2.15
884		譚秋梅		10.2.1, 10.2.4, 10.2.15
885		黎沛		10.2.1, 10.2.4, 10.2.15
886		陳遠幹		10.2.1, 10.2.4, 10.2.15
887		吳文漢		10.2.1, 10.2.4, 10.2.15
888		吳培基		10.2.1, 10.2.4, 10.2.15
889		青		10.2.1, 10.2.4, 10.2.15
890		Tracy CHAN		10.2.1, 10.2.4, 10.2.15
891		陳強		10.2.1, 10.2.4, 10.2.15
892		陳拾頤		10.2.1, 10.2.4, 10.2.15
893		吳明		10.2.1, 10.2.4, 10.2.15
894		張錦雄		10.2.1, 10.2.4, 10.2.15
895		張秀英		10.2.1, 10.2.4, 10.2.15
896		陳浩		10.2.1, 10.2.4, 10.2.15
897		吳二女		10.2.1, 10.2.4, 10.2.15
898		MARTIN		10.2.1, 10.2.4, 10.2.15
899		TONY		10.2.1, 10.2.4, 10.2.15
900		陳豹智		10.2.1, 10.2.4, 10.2.15
901		陳獅雄		10.2.1, 10.2.4, 10.2.15

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903		LINA		10.2.1, 10.2.4, 10.2.15
904		CANDY		10.2.1, 10.2.4, 10.2.15
905		陳金源		10.2.1, 10.2.4, 10.2.15
906		陳昭昭		10.2.1, 10.2.4, 10.2.15
907		陳二明		10.2.1, 10.2.4, 10.2.15
908		鄧祺森	438-444	3.3.4, 14.14
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911		蔣振宇	548	1.2.1, 14.14
912		Yuen Hoi Ying	549	1.2.1, 4.1, 14.14
913		Lee Yun Sang	550	1.2.1, 14.14
914		Tai Chin Lung	551	1.2.1, 14.14
915		Chan Tsz Wai	552	3.2.5, 14.14
916		Ho Wai Kin	553	3.2.5, 14.14
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918		楊錦發	555	4.1, 14.14
919		楊錦財	556	4.1, 14.14
920		Lam Ting Wai	557	4.1, 14.14
912		Lui Chi Keung	558	4.1, 14.14
913		許均廉	559	4.1, 14.14
914		李詠琪	560	4.1, 14.14
915		Lam Man Wai	561	14.14
916		Mak Yik Ho	562	1.2.2, 14.14
917		Kwok Ho Wang	563	1.2.1, 14.14
918		Shiu Kai Chung	564	3.2.5, 14.14
919		Zhang Kun Ning	565	4.1, 14.14
920		黃志強	566	4.1, 14.14
921		Chan Sau Mui	567	3.2.5, 14.14
922		Ng For Kam	568	3.2.5, 14.14
923		Wong Lai Fong	569	1.2.1, 14.14
924		Tung Mam Sang	570	1.2.1, 14.14
925		Kwok Ka Wah	571	1.2.1, 14.14
926		Li Choi Yan	572	2.1.9, 3.3.1, 14.14
927		Ku Tin Wai	573	1.2.2, 14.14

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928		Lai Kin Sang	574	4.1, 14.14
929		Ko Sai Yau	575	4.1, 14.14
930		Zhang Rong Jian	576	1.2.1, 14.14
931		Wong Man Yee	577	14.14
932		Tang Ting Kwan	578	4.1, 14.14
933		何漢忠	579	1.2.1, 14.14
934		余偉生	580	1.2.1, 14.14
935		Ho Yee Shan	581	1.2.1, 14.14
936		楊志中	582	3.2.5, 14.14
937		Fung Kwok Wai	583	3.2.5, 14.14
938		Wong Wah Sun	584	3.2.5, 14.14
939		Wong Wah Por	585	4.1, 14.14
940		Leung Sin Lai	586	1.2.1, 14.14
941		Lok Yuk Lan, Sandy	587	1.2.1, 14.14
942		Ng Cheuk Kin	588	4.1, 14.14
943		Chan Fat	589	3.2.5, 14.14
944		Lui Chun Ho	590	4.1, 14.14
945		Chan Kwok Pui	591	1.2.1, 14.14
946		Leung Chuen Wah	592	1.2.1, 14.14
947		黃天有	593	1.2.1, 14.14
948		Tong Yuen Wai	594	1.2.1, 14.14
949		Li Fei Cheung	595	1.2.1, 14.14
950		Lee Hon Wah	596	1.2.1, 14.14
951		Lau Ka Po	597	14.14
952		Tang Yiu Kwong	598	1.2.1, 14.14
953		Wong Ching Cheung	599	1.2.1, 14.14
954		Leung Chi Lau	600	1.2.1, 14.14
955		Poon Hang Chi	601	1.2.1, 14.14
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957		蔡曉環	603	1.2.1, 14.14
958		Yeung Wai Ling	604	1.2.1, 14.14
959		梁曉賢	605	1.2.1, 14.14
960		Shiu Kin Chung	606	3.2.5, 14.14
961		李鏡賢	607	4.1, 14.14
962		鄧潤立	608	4.1, 14.14
963		Hui Wing Hang	609	2.1.1
964		Lee Tik To	610	1.2.1, 14.14
965		黃嗣潮	611	1.2.1, 14.14
966		Kwok Che Ling	612	4.1, 14.14
967		Chu Wai Lun	613	1.2.1, 14.14

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968		Fork Mei Chun	614	1.2.1, 14.14
969		Ng Wai Yuen	615	1.2.1, 14.14
970		Wong Wang lo	616	3.2.5, 14.14
971		李灼英	617	1.2.1, 14.14
972		Kan Sheung Man	618	3.2.5, 14.14
973		Tang King Leung	619	3.2.5, 14.14
974		Tam Hon Leung	620	3.2.5, 14.14
975		Ho Kin Yung	621	3.2.5, 14.14
976		Chan Cho Chak	622	3.2.5, 14.14
977		Kam Chun Fat	623	4.1, 14.14
978		黃永俊	624	3.2.5, 14.14
979		Lo Chun Wai	625	4.1, 14.14
980		Kwok Chi Shing	626	5.7, 14.14
981		Yau Kam Sung	627	4.1, 14.14
982		Law Wai Shing	628	1.2.1, 14.14
983		Chau Chi Kwong	629	1.2.1, 14.14
984		Ho Kai Hang	630	4.1, 14.14
985		Kwok Kwai Yau	631	4.1, 14.14
986		Lau Shui Kin	632	1.2.1, 14.14
987		Ho Kwing Tai	633	4.1, 14.14
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989		Yeung Wai Yeung	635	1.2.1, 14.14
990		孔文龍	636	4.1, 14.14
991		Sziz Ewa Hud	637	1.2.1, 14.14
992		馬慶大	638	1.2.1, 14.14
993		Wong Man Fai	639	1.2.1, 14.14
994		Tai Chi Hung	640	1.2.1, 14.14
995		Poon Chi Ho	641	4.1, 14.14
996		郭廷鋒	642	4.1, 14.14
997		Wong Fuk Tim	643	3.2.5, 14.14
998		Wong Wai Keung	644	1.2.1, 14.14
999		Tsang Sau Lai	645	1.2.1, 14.14
1000		Chow Siu Ki	646	1.2.1, 14.14
1001		Wan Kwok Keung	647	1.2.1, 14.14
1002		Man Kwok Wai	648	1.2.1, 14.14
1003		Chuen Win Gi	649	2.1.5
1004		陳青文	650	4.1, 14.14
1005		Cheng Kam Fai	651	4.1, 14.14
1006		Chow Kwok Tai	652	1.2.1, 14.14
1007		Wong Ka Lok	653	3.2.5, 14.14
1008		Annie Leung	654	4.1, 14.14

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1100		王琳	656	4.1, 14.14
1101		袁嘉明	657	4.1, 14.14
1102		Chan Ying Kit	658	4.1, 14.14
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1105		Ki Siu Kwong	661	3.2.5, 14.14
1106		Sit Siu Fung	662	4.1, 14.14
1107		Cheung Leung Sing	663	4.1, 14.14
1108		Cheung Yuk Shu	664	1.2.1, 14.14
1109		Tong Kam Man	665	4.1, 14.14
1110		Kwan Hung Keung	666	1.2.1, 14.14
1111	石埔路尾村居民	馮志堅	678	10.2.1, 10.2.4, 10.2.17
1112		蕭德英	675	10.2.1, 10.2.4, 10.2.17
1113		王永漢	676	10.2.1, 10.2.4, 10.2.17
1114		莫榮基	677	10.2.1, 10.2.4, 10.2.17
1115		周柳洪	713	3.1.6, 10.2.17
1116		馬寶娥	714	10.2.5
1117	Hong Kong Strategy		715	3.4.5, 5.4, 14.14
1118	The Hong Kong Institute of Architects		716	1.1.4, 1.1.7, 1.2.1, 3.3.1, 7.1.11, 9.1, 13.3
1119		Anonymous	115	1.1.4, 1.2.1, 1.2.2, 2.1.9, 5.7, 14.14

註：請按 [6](#) 號碼閱讀意見原文。Please click [6](#) to read the original of the comments.

書面意見一覽表 (10.02.2012 後收到)

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1129		陳嘉慧		10.1.7
1130		陳淑慈		10.1.7
1131		Anonymous	727	10.1.7
1132		陳柏軒		10.1.7
1133		Lee Wai Sum		10.1.7
1134		陳志良		10.1.7
1135		Shum Man Che	728	10.1.7
1136		黃永達		10.1.7
1137		范玉		10.1.7
1138		Chan Hiu Lam	729	10.1.7
1139		陳嘉慧		10.1.7
1140		岑詠音		10.1.7
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1142		陳淦濤		10.1.7
1143		林耀強		10.1.7
1144		Daniel Liu		10.1.7
1145		Anonymous		10.1.7
1146		陳小姐	730	10.1.1
1147		Anonymous	731	10.1.7
1148		周國華		10.1.7
1149		Anonymous		10.1.7
1150		不公開個人資料	732	10.1.7
1151		不公開個人資料		10.1.7
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1157		不公開個人資料		10.1.7
1158		不公開個人資料		10.1.7
1159		不公開個人資料		10.1.7
1160		不公開個人資料		10.1.7
1161		不公開個人資料		10.1.7
1162		不公開個人資料		10.1.7
1163		不公開個人資料		10.1.7
1164		不公開個人資料		10.1.7
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1178		不公開個人資料		10.1.7
1179		鄭珍美		10.1.7
1180		黃君祐	741	10.1.7
1181		俞婷		10.1.7
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1183		梁群興		10.1.7
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1185		唐寶玉		10.1.7
1186		恆仔		10.1.7
1187		李明德		10.1.7
1188		Wong Tsi Tak		10.1.7
1189		賴凱欣		10.1.7
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1191		賴美娟		10.1.7
1192		鍾振業		10.1.7
1193		周先生		10.1.7
1194		鄧進步		10.1.7
1195		羅振傑		10.1.7

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1201		不公開個人資料		10.1.7
1202		John Lam		10.1.7
1203		李詩韻		10.1.7
1204		周麗	743	10.1.7
1205		梁馬金		10.1.7
1206		楊振聲		10.1.7
1207		Winson sang		10.1.7
1208		蘇如同		10.1.7
1209		鄧家威		10.1.7
1210		黎志泉		10.1.7
1211		陳潤森		10.1.7
1212		Lawrence Chung		10.1.7
1213		陳詩敏		10.1.7
1214		徐敏		10.1.7
1215		不公開個人資料		10.1.7
1216		鄧德華		10.1.7
1217		張芹		10.1.7
1218		不公開個人資料		10.1.7
1219		不公開個人資料		10.1.7
1220		梁觀有		10.1.7
1221		不公開個人資料	744	10.1.7
1222		范秀貞		10.1.7
1223		廖駿聰		10.1.7
1234		周志文		10.1.7
1225		Tang Shuk Wun		10.1.7
1226		陳勤徐		10.1.7
1227		余偉雄		10.1.7
1228		Tam Man Ho		10.1.7
1229		李永富		10.1.7
1230		章佳強		10.1.7
1231		陳世豪		10.1.7
1232		鄧天養		10.1.7
1233		Wu Chui Yee		10.1.7
1234		黃慧敏		10.1.7
1235		蔡凱倫		10.1.7
1235		T L Wong		10.1.7

編號 No.	團體 Organisation	姓名 Name	參考檔案 Ref. Document	意見編號 Comment Nos.
1237		謝止文	744	10.1.7
1238		Simon Chung		10.1.7
1239		Leung Kit Shan		10.1.7
1240		Kate Law		10.1.7
1241		Sandy Chan		10.1.7
1242		Chan Lim Chi		10.1.7
1243		不公開個人資料	745	10.1.7
1244		不公開個人資料		10.1.7
1245		鄧展鵬		10.1.7
1246		林偉芝		10.1.7
1247		劉翠珊		10.1.7
1248		李志倫		10.1.7
1249		李家誠		10.1.7
1250		金聖原		10.1.7
1251		陳熹倫		10.1.7
1252		不公開個人資料		10.1.7
1253		關慧貞		10.1.7
1254		Yau Lap Ping		10.1.7
1255		鄧創業	746	10.1.7
1256		劉智思		10.1.7
1257		張嘉洛		10.1.7
1258		黃錦棠		10.1.7
1259		不公開個人資料		10.1.7
1260		Liu Kit Man		10.1.7
1261		黃子城		10.1.7
1262		李美蓮		10.1.7
1263		方母才		10.1.7
1264		姚嘉傑		10.1.7
1265		不公開個人資料		10.1.7
1266		不公開個人資料		10.1.7
1267		李明揚	747	10.1.7
1268		Ling Chun Yu		10.1.7
1269		李國洪		10.1.7
1270		鄧敏婷		10.1.7
1271		不公開個人資料		10.1.7
1272		李家傑		10.1.7
1273		王揚川		10.1.7
1274		Wong Yee Ting		10.1.7
1275		Lee Ting Chung		10.1.7
1276		Kan Ka Wing		10.1.7
1277		不公開個人資料		10.1.7

編號 No.	團體 Organisation	姓名 Name	參考檔案 Ref. Document	意見編號 Comment Nos.
1278		莊為宏	747	10.1.7
1279		Ng Wing Kit		10.1.7
1280		吳素素		10.1.7
1281		關偉庭		10.1.7
1282		Lee Wing Hong		10.1.7
1283		Tse Yau Yu		10.1.7
1284		鄭裕彤		10.1.7
1285		鄧玉蘭		10.1.7
1286		Dom Lam	748	10.1.7
1287		不公開個人資料		10.1.7
1288		不公開個人資料		10.1.7
1289		劉安全		10.1.7
1290		鄧妙蘭		10.1.7
1291		陳羨妍		10.1.7
1292		Lam Tsz Shan		10.1.7
1293		蔡式治		10.1.7
1294		Hilda Tan		10.1.7
1295		Stephen Wong		10.1.7
1296		梁華富		10.1.7
1297		鄧金安		10.1.7
1298		Irene Kwok		10.1.7
1299		林達仁		10.1.7
1300		周元		10.1.7
1301		蔡培珊		10.1.7
1302		不公開個人資料		10.1.7
1303		Jason Ma		10.1.7
1304		不公開個人資料		10.1.7
1305		Olivia Tong		10.1.7
1306		Chan Lucetta		10.1.7
1307		Jody Lee		10.1.7
1308		K W Cheung		10.1.7
1309		梁君毅		10.1.7
1310		劉思達		10.1.7
1311		不公開個人資料		10.1.7
1312		Tang Kar Yue		10.1.7
1313		Anonymous		10.1.7
1314		Ko Wai Man		10.1.7
1315		周嘉慧	749	10.1.7
1316		湯福輝		10.1.7
1317		陳淑嫻		10.1.7
1318		不公開個人資料		10.1.7

編號 No.	團體 Organisation	姓名 Name	參考檔案 Ref. Document	意見編號 Comment Nos.
1319		Ng Chon Leung	749	10.1.7
1320		不公開個人資料		10.1.7
1321		嬋		10.1.7
1322		Andy Lui		10.1.7
1323		Tommy Choi		10.1.7
1324		鄧超		10.1.7
1325		Mandy Ngai		10.1.7
1326		Angie Lee		10.1.7
1327		Terry Lam		10.1.7
1328		Eva Chu		10.1.7
1329		Alex Wong		10.1.7
1330		Choi Jia Wa		10.1.7
1331		Tse Chun Fik		10.1.7
1332		不公開個人資料		10.1.7
1333		Ivan Ho		10.1.7
1334		王玉玫		10.1.7
1335		Andrew Lai		10.1.7
1336		Chi Wai Wan		10.1.7
1337		Gary Ho		10.1.7
1338		湯志鴻		10.1.7
1339		Wendy Wong		10.1.7
1340		王燕芬		10.1.7
1341		黃先生		10.1.7
1342		不公開個人資料		10.1.7
1343		楊志賢		10.1.7
1344		鄭家銘	750	10.1.7
1345		楊家樂		10.1.7
1346		黃子軒		10.1.7
1347		陳澤信		10.1.7
1348		李世豪		10.1.7
1349		鄧清泉		10.1.7
1350		區協森		10.1.7
1351		候滿標		10.1.7
1352		周偉紅		10.1.7
1353		Lam Kam Yan		10.1.7
1354		楊道正		10.1.7
1355		謝子毫		10.1.7
1356		楊振東	751	10.1.7
1357		黃根庭		10.1.7
1358		黃錦榮		10.1.7
1359		鄧俊杰		10.1.7

編號 No.	團體 Organisation	姓名 Name	參考檔案 Ref. Document	意見編號 Comment Nos.
1360		黃楚文	751	10.1.7
1361		鄧國威		10.1.7
1362		張家洛		10.1.7
1363		黃瑞榮		10.1.7
1364		梁潔玲		10.1.7
1365		Jessica Lee		10.1.7
1366		李艾玲		10.1.7
1367		李安儀		10.1.7
1368		曾凱平		10.1.7
1369		黃瑞強		10.1.7
1370		柏世紅		10.1.7
1371		周詠詩		10.1.7
1372		不公開個人資料		10.1.7
1373		Bernie Chu		10.1.7
1374		不公開個人資料		10.1.7
1375		張俊興		10.1.7
1376		尹志偉		10.1.7
1377		不公開個人資料	752	10.1.7
1378		不公開個人資料		10.1.7
1379		不公開個人資料		10.1.7
1380		不公開個人資料		10.1.7
1381		不公開個人資料		10.1.7
1382		姚雯敏	753	10.1.7
1383		鄒淑敏		10.1.7
1384		Leung Wing Ka		10.1.7
1385		鄧鎮鵬	754	10.1.7
1386		李洛文		10.1.7
1387		Lam Kwok Hung		10.1.7
1388		李子坤		10.1.7
1389		Tang Wan Man		10.1.7
1390		林君霞		10.1.7
1391		不公開個人資料		10.1.7
1392		李浩文		10.1.7
1393		周先淇		10.1.7
1394		馮偉洪		10.1.7
1395		林耀祥		10.1.7
1396		何兆業		10.1.7
1397		鄧立鋒		10.1.7
1398		鄧金華		10.1.7
1399		林煒寧		10.1.7
1400		黃榮輝		10.1.7

編號 No.	團體 Organisation	姓名 Name	參考檔案 Ref. Document	意見編號 Comment Nos.
1401		不公開個人資料	754	10.1.7
1402		不公開個人資料	755	10.1.7
1403		林仲衡		10.1.7
1404		不公開個人資料		10.1.7
1405		不公開個人資料		10.1.7
1406		不公開個人資料		10.1.7
1407		不公開個人資料		10.1.7
1408		李燕婷		10.1.7
1409		李耀鋒		10.1.7
1410		李廸權		10.1.7
1411		羅婉婷		10.1.7
1412		湯錦文		10.1.7
1413		不公開個人資料	756	10.1.7
1414		不公開個人資料		10.1.7
1415		不公開個人資料		10.1.7
1416		不公開個人資料		10.1.7
1417		馮志強	757	10.1.7
1418		不公開個人資料		10.1.7
1419		不公開個人資料	758	10.1.7
1420		不公開個人資料		10.1.7
1421		不公開個人資料		10.1.7
1422		不公開個人資料		10.1.7
1423		不公開個人資料		10.1.7
1424		不公開個人資料		10.1.7
1425		不公開個人資料		10.1.7
1426		不公開個人資料		10.1.7
1427		不公開個人資料		10.1.7
1428		不公開個人資料		10.1.7
1429		不公開個人資料		10.1.7
1430		不公開個人資料		10.1.7
1431		不公開個人資料		10.1.7
1432		Tang Yuk Yei		10.1.7
1433		何海迪		10.1.7
1434		蔡曉茵		10.1.7
1435		古啟文		10.1.7
1436		溫艷婷		10.1.7
1437		王文熙		10.1.7
1438		張日明		10.1.7
1439		Man Sau Ting		10.1.7
1440		Lam Kin Fung		10.1.7
1441		張樂文		10.1.7

編號 No.	團體 Organisation	姓名 Name	參考檔案 Ref. Document	意見編號 Comment Nos.
1442		Cheung Nga Ping	758	10.1.7
1443		楊旭龍		10.1.7
1444		Cheung Yiu Cheung		10.1.7
1445		Man Sau Ting		10.1.7
1446		Cheung Chun Man		10.1.7
1447		不公開個人資料	759	10.1.7
1448		不公開個人資料		10.1.7
1449		不公開個人資料		10.1.7
1450		不公開個人資料		10.1.7
1451		不公開個人資料	760	10.1.7
1452		不公開個人資料		10.1.7
1453		不公開個人資料		10.1.7
1454		不公開個人資料		10.1.7
1455		不公開個人資料		10.1.7
1456		柯麗珍		10.1.7
1457		不公開個人資料		10.1.7
1458		鄧金有		10.1.7
1459		不公開個人資料		10.1.7
1460		不公開個人資料		10.1.7
1461		不公開個人資料		10.1.7
1462		不公開個人資料		10.1.7
1463		不公開個人資料		10.1.7
1464		刁子杰		10.1.7
1465		不公開個人資料		10.1.7
1466		周英蓮		10.1.7
1467		Chan Kwok Chiu		10.1.7
1468		不公開個人資料		10.1.7
1469		Chai Kai Ling		10.1.7
1470		不公開個人資料		10.1.7
1471		賴禮賢		10.1.7
1472		楊亦楠		10.1.7
1473		梁淑玲		10.1.7
1474		周有喜		10.1.7
1475		羅世希		10.1.7
1476		謝柏騫		10.1.7
1477		徐深		10.1.7
1478		王懷樂		10.1.7
1479		羅錦榮	761	10.1.7
1480		不公開個人資料		10.1.7
1481		不公開個人資料		10.1.7
1482		不公開個人資料		10.1.7

編號 No.	團體 Organisation	姓名 Name	參考檔案 Ref. Document	意見編號 Comment Nos.
1483		不公開個人資料	761	10.1.7
1484		不公開個人資料		10.1.7
1485		不公開個人資料		10.1.7
1486		不公開個人資料		10.1.7
1487		不公開個人資料		10.1.7
1488		梁保全		10.1.7
1489		不公開個人資料		10.1.7
1490		張玉書		10.1.7
1491		李蘿杰		10.1.7
1492		胡志光		10.1.7
1493		Wing Chan		10.1.7
1494		Chow Tung Shun		10.1.7
1495		郭小龍	762	10.1.7
1496		孫錦光		10.1.7
1497		潘樂衡		10.1.7
1498		歐陽格娟		10.1.7
1499		李艾玲		10.1.7
1500		Rosa Yuen		10.1.7
1501		張力恆		10.1.7
1502		吳志明		10.1.7
1503		馮榮堅		10.1.7
1504		伍美華		10.1.7
1505		李家強		10.1.7
1506		葉慧儀		10.1.7
1507		何耀南		10.1.7
1508		張俊原		10.1.7
1509		陳健偉		10.1.7
1510		龔耀袒		10.1.7
1511		周家輝	763	10.1.7
1512		Ho Chon Fuy		10.1.7
1513		張家汶		10.1.7
1514		不公開個人資料	764	10.1.7
1515		Chow Oi Ting	765	10.1.7
1516		Lam Yuk Shing		10.1.7
1517		Wong Ka Chun		10.1.7
1518		不公開個人資料	766	10.1.7
1519		Dorothy Wong		10.1.7
1520		鄧智誠		10.1.7
1521		Kwok Yan Wing		10.1.7
1522		Anonymous		10.1.7
1523		不公開個人資料		10.1.7

編號 No.	團體 Organisation	姓名 Name	參考檔案 Ref. Document	意見編號 Comment Nos.
1524		陳愛秋	766	10.1.7
1525		Fung Ka Ming		10.1.7
1526		Lee Man Chi		10.1.7
1527		Ng Hong Kiu		10.1.7
1528		鄭章璟		10.1.7
1529		Man Lai Yin		10.1.7
1530		Yeung Hiu Tung		10.1.7
1531		Tang Kwok Ming		10.1.7
1532		李劍雄		10.1.7
1533		Tang Wai Kit		10.1.7
1534		黃偉賢	767	10.1.7
1535		李德有		10.1.7
1536		Choi Hiu Wan		10.1.7
1537		李秀明		10.1.7
1538		鄧安財		10.1.7
1539		張淑梅		10.1.7
1540		姚永康		10.1.7
1541		鄭家銘		10.1.7
1542		李俊樂		10.1.7
1543		張宏軒		10.1.7
1544		李容發		10.1.7
1545		孫玉興		10.1.7
1546		麥淑嫻		10.1.7
1547		Inakiiz	768	10.1.7
1548		Lam Hau Wa		10.1.7
1549		不公開個人資料		10.1.7
1550		Lam Ming Wei		10.1.7
1551		不公開個人資料		10.1.7
1552		不公開個人資料		10.1.7
1553		鄧進浩		10.1.7
1554		鄧兆邦		10.1.7
1555		不公開個人資料		10.1.7
1556		不公開個人資料		10.1.7
1557		不公開個人資料		10.1.7
1558		不公開個人資料		10.1.7
1559		不公開個人資料		10.1.7
1560		不公開個人資料		10.1.7
1561		不公開個人資料		10.1.7
1562		不公開個人資料		10.1.7
1563		不公開個人資料		10.1.7
1564		不公開個人資料		10.1.7

編號 No.	團體 Organisation	姓名 Name	參考檔案 Ref. Document	意見編號 Comment Nos.
1565		Carly Liu	768	10.1.7
1566		Fanny Tang		10.1.7
1567		范清濂		10.1.7
1568		Maisy		10.1.7
1569		不公開個人資料		10.1.7
1570		Maggie Ma		10.1.7
1571		Tik		10.1.7
1572		JoJo		10.1.7
1573		不公開個人資料		10.1.7
1574		馮嘉麗		10.1.7
1575		不公開個人資料		10.1.7
1576		Ling		10.1.7
1577		蘇錦雄		10.1.7
1578		不公開個人資料		10.1.7
1579		不公開個人資料		10.1.7
1580		Shirley Cheung		10.1.7
1581		Queenie Cheung		10.1.7
1582		X 詠妍		10.1.7
1583		Michael Chang		10.1.7
1584		Li Choi Yan		10.1.7
1585		不公開個人資料	769	10.1.7
1586		Amellia Cheung		10.1.7
1587		不公開個人資料		10.1.7
1588		麥		10.1.7
1589		不公開個人資料		10.1.7
1590		Man		10.1.7
1591		Eva Cheung		10.1.7
1592		Keung		10.1.7
1593		Pinky Law		10.1.7
1594		S K Lai		10.1.7
1595		Mark		10.1.7
1596		Larry Kwong		10.1.7
1597		Jack Man		10.1.7
1598		Cly017		10.1.7
1599		Jeffrey Ko		10.1.7
1600		Ling Wang		10.1.7
1601		不公開個人資料		10.1.7
1602		Rosalyn Kong		10.1.7
1603		不公開個人資料		10.1.7
1604		不公開個人資料		10.1.7
1605		不公開個人資料		10.1.7

編號 No.	團體 Organisation	姓名 Name	參考檔案 Ref. Document	意見編號 Comment Nos.
1606		Angus	769	10.1.7
1607		Michael Wong		10.1.7
1608		Ling Tsiu		10.1.7
1609		Maggie Chan		10.1.7
1610		Howie Liu		10.1.7
1611		Helena Tse		10.1.7
1612		Y K Lam		10.1.7
1613		Tom Liu		10.1.7
1614		GiGi Lam		10.1.7
1615		Mia Mia		10.1.7
1616		Agnes Ting		10.1.7
1617		K K Li		10.1.7
1618		不公開個人資料		10.1.7
1619		Tony Chu		10.1.7
1620		Han Wan Lau		10.1.7
1621		不公開個人資料		10.1.7
1622		Jacky Chiu		10.1.7
1623		不公開個人資料		10.1.7
1624		Ting Lui		10.1.7
1625		Apple Lau		10.1.7
1626		李妙意	770	10.1.7
1627		麥漢耀		10.1.7
1628		蔣文遠		10.1.7
1629		陳薇		10.1.7
1630		鄒曉承		10.1.7
1631		歐陽倩玲		10.1.7
1632		盧映嫦		10.1.7
1633		羅耀榮		10.1.7
1634		S Y Wong		10.1.7
1635		周國華		10.1.7
1636		Yu Hon Wai		10.1.7
1637		鐘兆華		10.1.7
1638		鄧永強		10.1.7
1639		不公開個人資料		10.1.7
1640		梁麗容		10.1.7
1641		董家文		10.1.7
1642		李漢文		10.1.7
1643		李漢基		10.1.7
1644		Fong Yiu Yee		10.1.7
1645		吳嘉敏		10.1.7
1646		廖麗英		10.1.7

編號 No.	團體 Organisation	姓名 Name	參考檔案 Ref. Document	意見編號 Comment Nos.
1647		Yip Siu Yuen	770	10.1.7
1648		廖少章		10.1.7
1649		Liu Kit Ying		10.1.7
1650		曾韻豐		10.1.7
1651		魏惠鴻		10.1.7
1652		呂嘉滿		10.1.7
1653		鐘燕燕		10.1.7
1654		陳思樺		10.1.7
1655		鄧紹華		10.1.7
1656		黃德坤		10.1.7
1657		鄧吉安		10.1.7
1658		Cheung Kwok Shu		10.1.7
1659		吳振強		10.1.7
1660		梁可忠		10.1.7
1661		黃麗雯		10.1.7
1662		Cheng Kam Fai		10.1.7
1663		董子軒		10.1.7
1664		蔡鑫行		10.1.7
1665		劉嘉傑		10.1.7
1666		劉石新		10.1.7
1667		Chan Yin Ping		10.1.7
1668		Wong Ka Yee		10.1.7
1669		Wong Wai Lun		10.1.7
1670		梁文曦		10.1.7
1671		Lo Tak Kat		10.1.7
1672		何劍生		10.1.7
1673		劉俊朗		10.1.7
1674		不公開個人資料		10.1.7
1675		不公開個人資料		10.1.7
1676		Leung Siu Kei		10.1.7
1677		Chan Wai Yin		10.1.7
1678		文思麗		10.1.7
1679		張小姐		10.1.7
1680		鄧樂怡		10.1.7
1681		張先生		10.1.7
1682		鄭龍釗		10.1.7
1683		宋文希		10.1.7
1684		吳曉康		10.1.7
1685		Wong Tsz Lok		10.1.7
1686		文兆祺		10.1.7
1687		Lee Kwai Hong		10.1.7

編號 No.	團體 Organisation	姓名 Name	參考檔案 Ref. Document	意見編號 Comment Nos.
1688		孫偉文	770	10.1.7
1689		鄭和興		10.1.7
1690		伍嘉華		10.1.7
1691		黃敏輝		10.1.7
1692		黃志權		10.1.7
1693		李漢華		10.1.7
1694		李君豪		10.1.7
1695		范冠傑		10.1.7
1696		關家寶		10.1.7
1697		李佩怡		10.1.7
1698		駱玉蘭		10.1.7
1699		關志輝		10.1.7
1700		鄧德偉		10.1.7
1701		Lee Sze Wan		10.1.7
1702		葉生發		10.1.7
1703		凌安麟		10.1.7
1704		不公開個人資料		10.1.7
1705		梁泉		10.1.7
1706		不公開個人資料		10.1.7
1707		Liu Kit Wei		10.1.7
1708		高庭豐		10.1.7
1709		蘇文俊		10.1.7
1710		黎先生		10.1.7
1711		吳志強		10.1.7
1712		林健怡		10.1.7
1713		陳碧璐		10.1.7
1714		Tang Yee Man		10.1.7
1715		劉錦堉		10.1.7
1716		潘靜熾		10.1.7
1717		Chan Wai Yin		10.1.7
1718		林炳偉		10.1.7
1719		陳煌		10.1.7
1720		黃瑞光		10.1.7
1721		吳細敬		10.1.7
1722		彭榮鋒		10.1.7
1723		劉德平		10.1.7
1724		關家宅	771	10.1.7
1725		鄧鎮鵬		10.1.7
1726		李俊豪		10.1.7
1727		李詠詩		10.1.7
1728		方先生	772	10.1.7

編號 No.	團體 Organisation	姓名 Name	參考檔案 Ref. Document	意見編號 Comment Nos.
1729		Anonymous	772	10.1.7
1730		黃坤連		10.1.7
1731		李戌發		10.1.7
1732		張俊華		10.1.7
1733		黃天有		10.1.7
1734		李馬日		10.1.7
1735		劉旭誼		10.1.7
1736		鄧國昌		10.1.7
1737		劉惠貞		10.1.7
1738		Lam Pui Yee		10.1.7
1739		李家宏		10.1.7
1740		招家銘	773	10.1.7
1741		Mandy		10.1.7
1742		招偉光		10.1.7
1743		不公開個人資料		10.1.7
1744		不公開個人資料		10.1.7
1745		Philip Fung	774	10.1.7
1746		不公開個人資料		10.1.7
1747		不公開個人資料		10.1.7
1748		Yeung Kin Yung		10.1.7
1749		Pang Chi Hang		10.1.7
1750		Wong Wai Ping		10.1.7
1751		蔡芳		10.1.7
1752		梁凱恩		10.1.7
1753		Wong King Shan		10.1.7
1754		Wong Yuk Shan		10.1.7
1755		陳浩峰		10.1.7
1756		不公開個人資料		10.1.7
1757		Ling Tse Ching		10.1.7
1758		Yu Fei Man		10.1.7
1759		鄧清華		10.1.7
1760		Wong Tse Kit		10.1.7
1761		Chan Ka Tsun		10.1.7
1762		黃敏儀		10.1.7
1763		范曉文		10.1.7
1764		Ho Sze Man		10.1.7
1765		黃雅賢		10.1.7
1766		Choi Ka Pui		10.1.7
1767		馮文漢		10.1.7
1768		Cheng Hang Wah		10.1.7
1769		廖家興		10.1.7

編號 No.	團體 Organisation	姓名 Name	參考檔案 Ref. Document	意見編號 Comment Nos.
1770		不公開個人資料	774	10.1.7
1771		不公開個人資料	775	10.1.7
1772		Tsang Ho Leung		10.1.7
1773		Tong. R		10.1.7
1774		不公開個人資料		10.1.7
1775		不公開個人資料		10.1.7
1776		Tsang Sau Lai		10.1.7
1777		不公開個人資料		10.1.7
1778		不公開個人資料		10.1.7
1779		徐樂琳		10.1.7
1780		不公開個人資料		10.1.7
1781		不公開個人資料		10.1.7
1782		Lam Zuk Piu		10.1.7
1783		Carmen Hung		10.1.7
1784		Angel Hung		10.1.7
1785		不公開個人資料		10.1.7
1786		Wing Or		10.1.7
1787		Winson Lui	776	10.1.7
1788		李生貴		10.1.7
1789		葉日健		10.1.7
1790		陳子明		10.1.7
1791		楊錦財		10.1.7
1792		蔡嘉名		10.1.7
1793		江偉忠		10.1.7
1794		王柏倫		10.1.7
1795		鐘燕娟		10.1.7
1796		Ng Yuk Ching		10.1.7
1797		葉生喜		10.1.7
1798		張苑兒		10.1.7
1799		Pang Sau Wah		10.1.7
1800		連其香		10.1.7
1801		Ho Kin Fai		10.1.7
1802		譚寶文		10.1.7
1803		朱列偉		10.1.7
1804		Lo Kwong Wing		10.1.7
1805		Lai Hoi Yan		10.1.7
1806		Lai Wan Cheu		10.1.7
1807		劉兆華		10.1.7
1808		何志港		10.1.7
1809		黎美寶		10.1.7
1810		李遠光		10.1.7

編號 No.	團體 Organisation	姓名 Name	參考檔案 Ref. Document	意見編號 Comment Nos.
1811		葉月梅	776	10.1.7
1812		Abigail Chan		10.1.7
1813		Law Wai Shing		10.1.7
1814		Cheung La Ya		10.1.7
1815		Yeung Chi Ling		10.1.7
1816		方長文		10.1.7
1817		不公開個人資料	777	10.1.7
1818		許美玉		10.1.7
1819		不公開個人資料		10.1.7
1820		鄧志宏		10.1.7
1821		劉耀榮		10.1.7
1822		陳于良		10.1.7
1823		歐詠敏		10.1.7
1824		Ngai Yuk Tai		10.1.7
1825		Yu Sau King		10.1.7
1826		章立群		10.1.7
1827		陳天機		10.1.7
1828		鄭先生		10.1.7
1829		鐘國輝		10.1.7
1830		鄒永浩		10.1.7
1831		高西		10.1.7
1832		劉思遠		10.1.7
1833		郭瑤		10.1.7
1834		李生貴		10.1.7
1835		Shiu Hung Fai		10.1.7
1836		陳嘉裕		10.1.7
1837		郭豪文		10.1.7
1838		賴國成		10.1.7
1839		張遠志		10.1.7
1840		葉子軒		10.1.7
1841		Karen Yip		10.1.7
1842		李佩盈		10.1.7
1843		陳文邦		10.1.7
1844		不公開個人資料	778	10.1.7
1845		不公開個人資料		10.1.7
1846		不公開個人資料		10.1.7
1847		不公開個人資料		10.1.7
1848		不公開個人資料		10.1.7
1849		強	779	10.1.7
1850		不公開個人資料		10.1.7
1851		方先生		10.1.7

編號 No.	團體 Organisation	姓名 Name	參考檔案 Ref. Document	意見編號 Comment Nos.
1852		Tang Yuk Pun	779	10.1.7
1853		駱小玲		10.1.7
1854		蘭金		10.1.7
1855		不公開個人資料		10.1.7
1856		梁灝欣		10.1.7
1857		蘇永麗		10.1.7
1858		林偉雄		10.1.7
1859		張嘉思		10.1.7
1860		鐘磐光		10.1.7
1861		余偉生		10.1.7
1862		不公開個人資料		10.1.7
1863		不公開個人資料		10.1.7
1864		李詠詠		10.1.7
1865		文希		10.1.7
1866		劉思遠		10.1.7
1867		姚麗		10.1.7
1868		葉偉利		10.1.7
1869		蘇俊軒		10.1.7
1870		Edith Chan	780	10.1.7
1871		張榮生		10.1.7
1872		Yuen Hoi Ying		10.1.7
1873		Samuel		10.1.7
1874		Anonymous		10.1.7
1875		Fion Lui		10.1.7
1876		不公開個人資料		10.1.7
1877		陳葆華		10.1.7
1878		顧敏儀		10.1.7
1879		少年		10.1.7
1890		不公開個人資料		10.1.7
1891		不公開個人資料		10.1.7
1892		Choi Ling Nar		10.1.7
1893		Keith Choi		10.1.7
1894		孫嘉灝		10.1.7
1895		衛德儀	781	10.1.7
1896		Katty Lo		10.1.7
1897		李玉燐		10.1.7
1898		陳永泰		10.1.7
1899		S T Chan		10.1.7
1900		Anonymous		10.1.7
1901		Rich Lee		10.1.7
1902		林靜		10.1.7

編號 No.	團體 Organisation	姓名 Name	參考檔案 Ref. Document	意見編號 Comment Nos.
1903		鄒春平	781	10.1.7
1904		Karen Yu		10.1.7
1905		Henry Lee		10.1.7
1906		不公開個人資料		10.1.7
1907		蘇芷穎		10.1.7
1908		不公開個人資料		10.1.7
1909		陳志恆		10.1.7
1910		曹玉和	782	10.1.7
1911		李青年		10.1.7
1912		不公開個人資料		10.1.7
1913		鄧凱琪		10.1.7
1914		李俊豪		10.1.7
1915		不公開個人資料		10.1.7
1916		Lily Ng		10.1.7
1917		Bernice Choi		10.1.7
1918		Philip Lu		10.1.7
1919		不公開個人資料		10.1.7
1920		不公開個人資料		10.1.7
1921		梁佩珩		10.1.7
1922		不公開個人資料		10.1.7
1923		陳百祥		10.1.7
1924		Lawrence Wong		10.1.7
1925		關炳強	783	10.1.7
1926		廖永就		10.1.7
1927		Kat Hui		10.1.7
1928		鐘紀強		10.1.7
1928		胡光新		10.1.7
1930		Cherry Lam		10.1.7
1931		不公開個人資料		10.1.7
1932		Kwok Shiu Man		10.1.7
1933		韓學志		10.1.7
1934		簡浩然		10.1.7
1935		張國強		10.1.7
1936		呂秀英		10.1.7
1937		陶資深		10.1.7
1938		不公開個人資料		10.1.7
1939		陳志宏	784 785	10.1.7
1940		黃志康		10.1.7
1941		李偉文		10.1.7
1942		Lee Kam Sau		10.1.7
1943		郭		10.1.7

編號 No.	團體 Organisation	姓名 Name	參考檔案 Ref. Document	意見編號 Comment Nos.
1944		Freddy Chu	785	10.1.7
1945		曾慧君		10.1.7
1946		鄧英芳		10.1.7
1947		芊金愛		10.1.7
1948		衛羅桂梅		10.1.7
1948		C C Ng		10.1.7
1950		Yeung Chi Leung		10.1.7
1951		陳強		10.1.7
1952		區志聰		10.1.7
1953		古志強	786	10.1.7
1954		劉振華		10.1.7
1955		潘志豪		10.1.7
1956		何綺珊		10.1.7
1957		不公開個人資料		10.1.7
1958		不公開個人資料		10.1.7
1959		羅永賢	787	10.1.7
1960		不公開個人資料		10.1.7
1961		不公開個人資料		10.1.7
1962		不公開個人資料		10.1.7
1963		不公開個人資料		10.1.7
1964		不公開個人資料		10.1.7
1965		鄧敏灝		10.1.7
1966		Kwok Wing Hei		10.1.7
1967		不公開個人資料		10.1.7
1968		黎云龍		10.1.7
1969		不公開個人資料		10.1.7
1970		楊振光		10.1.7
1971		不公開個人資料		10.1.7
1972		不公開個人資料		10.1.7
1973		馬偉森		10.1.7
1974		Wilson Lui	788	10.1.7
1975		廖錦全		10.1.7
1976		袁嘉明		10.1.7
1977		黃錦榮		10.1.7
1978		陳坡榮		10.1.7
1979		歐陽志輝		10.1.7
1980		鄧巧儀		10.1.7
1981		葉桂坤		10.1.7
1982		Mok Ho Kui		10.1.7
1983		Leung Yik Kam		10.1.7
1984		陳仙芳		10.1.7

編號 No.	團體 Organisation	姓名 Name	參考檔案 Ref. Document	意見編號 Comment Nos.
1985		區詩敏	788	10.1.7
1986		劉彥峰		10.1.7
1987		尹國強		10.1.7
1988		任桂雄		10.1.7
1989		不公開個人資料		10.1.7
1990		不公開個人資料		10.1.7
1991		不公開個人資料		10.1.7
1992		Franky Leung		10.1.7
1993		Dick Suen		10.1.7
1994		不公開個人資料		10.1.7
1995		不公開個人資料		10.1.7
1996		不公開個人資料	789	10.1.7
1997		張振邦		10.1.7
1998		陳國強		10.1.7
1999		姚嘉偉		10.1.7
2000		江展亨		10.1.7
2001		何文浩		10.1.7
2002		余光明		10.1.7
2003		吳浩欣		10.1.7
2004		陳國培		10.1.7
2005		吳貝貽		10.1.7
2006		梁翠霜		10.1.7
2007		何南有		10.1.7
2008		陳煒		10.1.7
2009		何偉馨		10.1.7
2010		吳樂貽		10.1.7
2011		吳浣欣		10.1.7
2012		劉小燕		10.1.7
2013		楊小姐		10.1.7
2014		馮運效		10.1.7
2015		郭貴有		10.1.7
2016		Sin		10.1.7
2017		Kevin Law		10.1.7
2018		不公開個人資料		10.1.7
2019		Yeung Chi Man		10.1.7
2020		Tong Chi Wong		10.1.7
2021		陳潤新		10.1.7
2022		Janus Kong	790	10.1.7
2023		翁佩珊	791	10.1.7
2024		不公開個人資料		10.1.7
2025		不公開個人資料		10.1.7

編號 No.	團體 Organisation	姓名 Name	參考檔案 Ref. Document	意見編號 Comment Nos.
2026		何港生	791	10.1.7
2027		歐文偉		10.1.7
2028		王桂英		10.1.7
2029		蘇朗珩		10.1.7
2030		曾啟華		10.1.7
2031		不公開個人資料		10.1.7
2032		蘇錦泉		10.1.7
2033		李鏡賢	792	10.1.7
2034		梁佩思		10.1.7
2035		楊宇軒		10.1.7
2036		不公開個人資料		10.1.7
2037		Tang M Tguel Pakkan		10.1.7
2038		張海興		10.1.7
2039		Wong Tsz Lung		10.1.7
2040		不公開個人資料		10.1.7
2041		鄭偉杰		10.1.7
2042		C. Lau		10.1.7
2043		Fanny Law		10.1.7
2044		岑詠音	793	10.1.7
2045		黃家柱		10.1.7
2046		不公開個人資料		10.1.7
2047		方長華		10.1.7
2048		張海興	795	10.1.7
2049		張偉平		10.1.7
2050		不公開個人資料	796	10.1.7
2051		不公開個人資料		10.1.7
2052		不公開個人資料		10.1.7
2053		不公開個人資料		10.1.7
2054		Eric Chang		10.1.7
2055		Erica Chang		10.1.7
2056		Matthew Leung		10.1.7
2057		不公開個人資料		10.1.7
2058		Ma Chi Ho		10.1.7
2059		不公開個人資料		10.1.7
2060		Law Yan Kiu		10.1.7
2061		Ray Chung		10.1.7
2062		Della Ng		10.1.7
2063		楊錦康		10.1.7
2064		William. R		10.1.7
2065		Christina Liu		10.1.7

編號 No.	團體 Organisation	姓名 Name	參考檔案 Ref. Document	意見編號 Comment Nos.
2066		不公開個人資料	796	10.1.7
2067		Law Hoi Chung		10.1.7
2068		不公開個人資料		10.1.7
2069		楊錦華		10.1.7
2070		江晉鴻		10.1.7
2071		吳嘉琳		10.1.7
2072		江展峰		10.1.7
2073		賴健生		10.1.7
2074		簡浩潔		10.1.7
2075		黃子俊		10.1.7
2076		陳俊強		10.1.7
2077		許富傑		10.1.7
2078		安映鑾		10.1.7
2079		Jake Lam		10.1.7
2080		不公開個人資料		10.1.7
2081		Tracy Yue		10.1.7
2082		Kelly Cheng		10.1.7
2083		不公開個人資料	797	10.1.7
2084		不公開個人資料		10.1.7
2085		不公開個人資料		10.1.7
2086		羅偉誠		10.1.7
2087		Winnie Cheung		10.1.7
2088		麥愛珍		10.1.7
2089		姚麗安	798	10.1.7
2090		洪少娟		10.1.7
2091		朱廣生	799	10.1.7
2092		徐惠		10.1.7
2093	丹桂村、和平新村寮屋居民關注組		800	10.2.5
2094		陳大偉	801	10.1.3
2095		Lim Loong lu. Dr.	802	4.1, 5.2, 5.7
2096	CNEC Good Tidings Church	林家麟		12.1
2097		陳勇		10.1.11
2098		Chu Mei Hang		10.2.11

註：請按 [6](#) 號碼閱讀意見原文。Please click [6](#) to read the original of the comments.

團體/機構意見

Comments from Organisations/ bodies

編號 No.	團體 Organisation	姓名 Name	參考檔案 Ref. Document	意見編號 Comment Nos.
2099	城市規劃委員會			1.1.1, 1.2.1, 2.1.1, 2.2.1, 3.1.1, 3.3.1, 4.1, 10.1.1, 12.1
2100	屏山鄉鄉事委員會			3.1.2, 3.3.2, 5.1, 10.2.1, 10.3.1
2111	元朗區議會			1.1.2, 2.1.2, 2.1.3, 2.1.4, 4.2, 5.2, 8.1, 10.1.2, 10.2.1, 10.3.1
2112	鄉議局			1.2.2, 3.3.4, 10.1.2, 10.2.2, 10.3.1, 14.1
2113	屯門鄉事委員會			3.1.2, 7.1.1, 14.3
2114	屯門區議會			1.1.3, 3.1.2, 7.1.1, 10.2.2, 10.3.1
2115	土地及建設諮詢委員會轄下規 劃小組委員會			1.1.4, 1.2.3, 3.3.5, 3.4.1, 7.1.2
2116	立法會發展事務委員會			10.2.3
2117	立法會財務委員會轄下工務小 組委員會			2.1.4, 4.4, 5.2, 7.1.3, 10.1.3
2118	露天貯物/港口後勤經營者			3.3.10, 10.1.7
2119	九龍巴士有限公司			7.1.19

附錄乙 / Appendix B

意見概覽 / Summary of Comments

附錄乙 – 意見概覽

Appendix B – Summary of Comments

編號 Nos.	意見和提議 Comments / Suggestions
1	策略性功能 Strategic Role / Function
1.1	與深圳和珠江三角洲發展關係 Relationship with Shenzhen/Pearl River Delta (PRD) Development
1.1.1	Most of the industries in Shenzhen and PRD remained at a relatively low-technology and low-skill level. There was an advantage to develop 'innovation and technology' industries in the NDA to seize the opportunity for regional cooperation. In this regards, the Study should examine the opportunity to enhance integration and cooperation between Hong Kong and Shenzhen.
1.1.2	The HSK NDA can be a gateway to the NWNT. Opportunities for business development such as legal and arbitration services, port back-up and logistics uses could be explored to take advantage of the PRD developments.
1.1.3	In view of its strategic location in proximity to Shenzhen, HSK NDA can be a gateway to Qianhai and has potential to be developed as a business and leisure centre with housing accommodation for executives in the business sector.
1.1.4	The planning of HSK NDA needs to cope with the fast growing Shenzhen (particularly Qianhai) and Pearl River Delta developments.
1.1.5	洪水橋的發展應當把握好「橋頭經濟」的機遇，不應只是發展成為一個類似傳統新市鎮的、以居住功能為主的區域，而是應當利用其交通門戶的地理優勢，留出足夠的商業零售和商務活動空間，主力發展香港的優勢服務業包括商業零售、商務活動、文娛康樂、醫療、教育、會議展覽等，服務內地龐大的居民和遊客的各種需求。
1.1.6	To develop HSK as an "industrial/commerce" city with "gateway city" character. To reserve land for medical services, meteorological checking facilities, food safety inspection and wholesale food market. To reserve land for waste recycle. And to provide the pilot 'free Wi-Fi' area to attract telecommunication companies.
1.1.7	To develop as a second town centre of Hong Kong, a new CBD in the Northwest New Territories and a 24 hour 7 day per weeks international entertainment city. To develop as an innovative environmental and low carbon emission city for living and sustainable development.
1.2	新界西北發展特色 NWNT Development Context
1.2.1	The HSK NDA Study was supported. The Study should examine the strategic role of HSK and how would HSK NDA co-ordinate with the planning and development of North West New Territories as a whole.
1.2.2	The planning of HSK NDA should integrate with the developments in the Tuen Mun, Yuen Long and Tin Shui Wai New Towns.
1.2.3	The interface with the surrounding areas including Lam Tei, Ping Shan, and Lau Fau Shan will have to be addressed in the planning of the NDA.
1.2.4	未來規劃應考慮在不影響發展的情況下，盡量維持綠化的面積，並且應該以全新的視野處理發展地帶與綠化地帶的關係。過去的城市規劃著重將兩者分開處理，發展地帶與綠化地帶各自集中於區中不同位置，比較明顯的例子是房屋組群與區內主要公園分兩處。這種生活環境已追不上市民對生活日益提高的要求。洪水橋作為新發展區，可充分利內區內的地理優勢，重新安排人與自然的關係，為未來香港的持續發展作出里程碑式的示範作用。
1.2.5	規劃本鄉屬區所有土地為綜合性土地; 擴大廈村各村的鄉村式發展用地。

編號 Nos.	意見和提議 Comments / Suggestions
2	規劃原則 Planning Principles
2.1	生活環境質素 Quality Living Environment
2.1.1	More 'green design' should be adopted to provide a quality living environment. In this regards, reference could be made to the green measures proposed in the Kai Tak development, e.g. the cycle track and pedestrian walkway.
2.1.2	Buffer areas should be provided between different land uses e.g. residential, commercial, PBU/OS developments and recycling facilities.
2.1.3	Development sites along Tin Ying Road should not be too high.
2.1.4	Support low carbon development with the development of environmentally friendly transport system such as railway and cycle track (with parking facilities).
2.1.5	To plant trees at the firing range to the southwest of the HSK NDA to reduce air pollution and help enhancing the overall environment of the NDA.
2.1.6	To develop a low density and low carbon living environment e.g. eco-friendly shopping mall, use of solar energy for housing estates and provide lighting in the public areas along roads, parks and ball court etc.
2.1.7	To encourage waste separation and kitchen waste recycling.
2.1.8	政府應將屏山橋頭圍鄰近以北及以西方面規劃作低密度住宅區，減少附近工廠對此村之環境污染。
2.1.9	應盡量興建高密度樓宇。
2.1.10	建議將洪水橋打造成園林社區，把綠化空間與其他用地緊密配合，做成一種人在自然之中的效果。將洪水橋打造成園林社區的好處是在一定程度上保持當區的地貌，以免將新界地域改變為失去新界特色的社區。
2.1.11	建議以地積比率 6.5 作為洪水橋新發展區的最高發展密度限線。沿鐵路站的地段應容許以最高地積比率發展，以達至最大的城市用地發展效益，把 TOD 的城市發展模式有效地體現出來。
2.2	和諧社區 Harmonious Community
2.2.1	In preparing the land use proposal for the NDA, efforts should also be made to enhance social integration between the existing villages and the new residential development so as to create a harmonized community.
2.2.2	To avoid air and noise pollution, object to large scale urban development, to preserve the existing rural living environment.
2.2.3	洪水橋最重要的原則是人文精神、環保和可持續經濟發展。政府應避免改造現村或逼遷，如不能避免，要預留地方給原有居民遷移，而整個過程是必須和他們共同商討和規劃。可持續的經濟發展是重要的，但其經濟作業模式應是創新、環保，非集中商業/酒店/金融，而且應有多非大專業要求的工程，讓基層人仕都容易找到環保的就業機會。
2.2.4	在如今的經濟結構中，中低收入人群是被忽視的，因此應借此機會，反思香港的社會和經濟，如何能更可持續的發展，讓更多人受惠於發展，而不是被掠奪。在發展計劃中，可多考慮中低收入人群，鼓勵發展本地中小型經濟，結合清潔能源和當地自然優勢，創造一種新的生活方式，這將有助發展多元化經濟，使香港新市鎮真正成為新的中心。
2.2.5	It is concerned that the future planning of HSK NDA may have adverse effects on Lau Fau Shan (i.e. walled buildings). It is strongly recommended a strategy plan (and a more ecologically-friendly view) for the whole NWNT area, a holistic view, rather than focusing on isolated patches. Deep Bay is a well-known important area for waterbirds. It is concerned that the future development of HSK NDA will fragment this valuable habitat. Thus, it is suggested to set up a buffer zone, within the HSK NDA, to protect the wetlands around and

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	Ngau Hom Shek egret. It is also recommended PlanD and CEDD consider zoning the northwestern portion of the HSK NDA as "Green Belt" or "Conservation Area".
2.2.6	The current land is dominated by temporary open storage sites. Both short and long term policies should be formulated to consolidate the open storage uses in clusters in the study area and combat the sprawl of unauthorized development.
3	土地用途 Land Use
3.1	鄉村發展 Village Development
3.1.1	There were some villages with rich cultural heritage in HSK, e.g. Ha Tsuen. The rural character of the local villages should be respected and preserved.
3.1.2	Processing of small house applications should not be affected by the Study. Adequate land should be reserved for village expansion and existing village environment should be improved.
3.1.3	The local public works for villages includes drainage, sewerage and road widening (e.g. Tin Ha Road), should not be affected by the Study.
3.1.4	要求停止一切公私營合作計劃，要地產商停止迫遷。
3.1.5	屏山橋頭圍以西的美珍醬園應規劃作鄉村發展區(v zone) 以供原居民作興建村屋之用。
3.1.6	寮屋是老居民在六十多年前自行搭建的房屋，大家一直享受居住在鄉郊寧靜、富人情味的簡樸生活。另外，現時政府規定來港少於 7 年的新移民不能申領綜援，而家庭成員要逾半居港 7 年以上才能輪候公屋；然而租用私人樓宇之租金高，地方細，故寮屋亦成為新移民、低收入家庭/人士、綜援家庭、以及特殊家庭背景人士之容身之所。因此，寮屋是有其存在價值的。
3.1.7	政府可考慮更新現在村落而非完全拆除，保護農田，鼓勵有機農業成為一種新的經濟模式。
3.2	公共房屋 Public Housing
3.2.1	The provision of public housing should be less than 10%.
3.2.2	The provision of retail shops at the ground floor of both public and private housings. And priority would be given to the low-income local residents to rent.
3.2.3	增加較多住宅數目，建議興建大量居屋，讓天水圍居民有自己的物業，加上區內就業，便可以省掉了交通費用，增加區內消費力，這些消費力既而再帶動天水圍區內經濟，自成一圈，改變天水圍過份依賴市區的經濟。
3.2.4	政府應吸取天水圍錯誤規劃的教訓，在洪水橋新發展區應把私人發展及公屋發展比例設為：私人最少六至七成，公屋不多於二至三成。另興建多些商業性樓宇，以便住在該區人士可在附近就業。
3.2.5	考慮現在及未來整體西部社區發展的需求，建議洪水橋新發展區的公營:私營房屋組合應以 20:80 為考慮基礎。透過新的房屋組合安排，逐步解決天水圍社區發展不平衡的問題。
3.3	港口後勤及儲存用地 Port Back-up / Open Storage (PBU/OS) Uses
3.3.1	The Study should examine the relocation of PBU/OS uses to resolve the interface problems.
3.3.2	PBU/OS uses should not be regarded as temporary uses and land should be reserved for their reprovisioning if such uses will be affected.
3.3.4	The PBU/OS or logistic uses can generate income to land owners and should be retained. The local interest should be taken care of.
3.3.5	Informal land uses like port back-up and open storage uses have to be addressed.
3.3.6	To review the demand and supply for storage, port and logistics back-up uses and to offer adequate alternatives to remove the blight of open storage in the New Territories. Short

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	and long-term policies to combat unauthorized development of land within green belts and agriculture lands should be formulated. The NDA development must not push this blight to other areas in the New Territories and the economic requirements of the current uses and users must be addressed.
3.3.7	To control unloading activities of container trucks at road side and vacant land.
3.3.8	To integrate the economy and trade between Hong Kong and Shenzhen, land for PBU/OS uses with road access and noise barrier should be provided. Container yard should be concentrated in an area away from residential use.
3.3.9	現有的貨櫃業不會自然流失，也不應被視為毒瘤，要跟這些用地好好整合。
3.3.10	由 80 年代經營至今，已有數拾年，所存放之物件是香港社會必須的貨物，例如：建築材料、汽車存放及港口後勤用地(儲存貨櫃及物流運輸)。當政府收地時，應顧及現在就業者之生計，政府應用靈活政策給現在經營者繼續生存，以助社會穩定。
3.3.11	希望政府能配合貨櫃經營者申請的臨時牌照租約，讓他們能繼續經營下去。
3.4	城市及園林設計 Urban Design & Landscaping
3.4.1	Landscape separation would have to be considered in the Study to avoid the negative impacts of forming conurbation among the new towns in the area.
3.4.2	To urge for a more low-rise community with smaller lot sizes and livable streets to create a more livable and ground-level orientated community and maintain the existing visual corridor between Yuen Long and Tuen Mun.
3.4.3	<p>以下建議可讓洪水橋新發展區成為全港至全亞洲最佳示範的新發展區，並提供足夠的工作機會給該區居民，為香港新增一個新旅遊點，吸引更多旅客有意訪港，也提供足夠的寫字樓供應，由於洪水橋鄰近港深西部公路，故應好好發展洪水橋，引入內地投資及遊客，帶動經濟，振奮民心。</p> <ul style="list-style-type: none"> ●環繞全區各部份設置 24 小時運作輕鐵或單軌 ●全區只有環保車才能進入 ●在市中心設置地標式綜合大樓，內有政府辦公室、圖書館、中西兩用劇院、游泳池、運動場、健身室、書城、創業層、托兒所、全區規劃展示及歷史館，而天台有大型社區園圃、觀景塔或摩天輪、大簷地等 ●建設一條市中心大道，旁邊為商廈、私樓、酒店、市中心綜合大樓、媒體大樓，全設街鋪 ●市中心廣場(可玩 Parkour、街頭表演、甚至舉辦戶外大型音樂會) ●全區禁止吸煙及禁止售賣香煙* ●全區各處均有無障礙設施，並容許「鑽的」營運* ●全區「無任何過濾」的免費高速無線上網服務* <p>* 項建議不能全區推行，則可只在市中心大道及廣場推行</p>
3.4.4	Building height at Hung Shui Kiu Town Centre should largely remain between 8 to 12 storeys, whereas buildings close to the hill side should not exceed 30 storeys in order not to create wall effect adversely affecting the visual quality and air ventilation of the surrounding environment.
3.4.5	The design of the community should be barrier free and take care of the needs of people with disabilities.
3.4.6	建築密度以西鐵站周邊較高，之後漸漸降低，最高只有約 30 層高降至約 8-9 層高，天水圍上蓋項目則維持 42 層高，下層需要基座商業，使天水圍市中心擴至西鐵站一帶，加強功能。
3.4.7	建議政府收地時，對該批現在露天貨倉及港口後勤用地經營者給予一個特殊的政策，例如把深灣路、白泥一帶有六百萬至八百萬平方呎的荒廢農地改作露天貨倉及港口後勤用地。

編號 Nos.	意見和提議 Comments / Suggestions
3.4.8	在上下白泥該土地中以通往蛇口大橋道路作為分界線:東北面可以保留流浮山舊漁市場附近作為渡假觀光旅遊用途(但政府必須收回一部份土地作為遊客旅遊巴士停車之用或興建多層停車場)。在大橋之西南面即靠近政府垃圾堆填區之海面，應填海取地，有一部分也可作垃圾堆填區擴建之用，用作發展港口後勤用地。
4	人口和就業 Population and Employment
4.1	The type of employment opportunities to be provided in the HSK NDA should match with the population profile and structure.
4.2	The impact on the current employment opportunities offered by PBU/OS uses should be properly considered in the future land use planning.
4.3	To maintain and enhance the opportunity for local entrepreneurship with traditional mixed uses of land and property based on the 'shop house' model which has supported small and medium size enterprises to develop and for family businesses to flourish.
4.4	Consideration could be given to relocating part of the Government bureau/departments to HSK to vitalize it and turn it into a self-sustained development area.
4.5	To give priority to employ local residents of HSK and Tin Shui Wai.
4.6	政府可考慮把天光墟合法化，可以讓小販自己管理自己，若產生噪音和衛生，則可懲罰小販。這樣可幫助低收入人群，提供就業機會的契機。
4.7	根據近期<<優化土地供應策略>>研究摘要，至 2039 年，香港人口估計會有 25%的增長，達至 890 萬。有見及此，洪水橋新發展區計劃有必要提高，建議整個新發展區的人口容量至少要有 25 萬人。
4.8	政府最新的人口數字已是二零零九年發佈的，質疑因人口增長而須興建房屋的迫切性。
5	政府、機構及社區設施 Provision of Government, Institution and Community Facilities
5.1	Land reserve for columbarium use could be considered to meet the territorial and local demand.
5.2	Adequate community facilities should be planned and provided timely in order not to repeat the bad experience of previous new town development such as inadequate community facilities in Tin Shui Wai.
5.3	To avoid the lack of community facilities as experienced in the Tin Shui Wai new town, the Government should reserve land for development of a complex building for provision of air-conditioned wet market, activities centre for the youth and the aged, library, social welfare organizations and Government departments.
5.4	To meet the future population increase in the HSK area, an air-conditioned/barrier-free complex building with various facilities (wet market, library, indoor sports centre, centre for the youth and the aged, family centre, community hall, bicycle parking area etc.) should be provided.
5.5	To provide a complex building near Hung Shui Kiu LRT station which should comprise recreation facilities such as an indoor sports arena, library, social service centre and permanent wet market etc.
5.6	The Government should consider the development of a hospital in the NDA as there is an urgent need for hospital due to over demand for the Tuen Mun Hospital, and to provide a central park, public swimming pool, stadium, post office and police post for the northwest NT area.
5.7	To provide medical services at Hung Shui Kiu e.g. hospital, clinics, specialists clinics, student health services, maternal and child health centres etc.

編號 Nos.	意見和提議 Comments / Suggestions
5.8	To provide a complex for public use, community centre, child care centre, youth centre, youth hostel, hotel, commercial centre and hospital.
5.9	To encourage religious services within the community, sufficient lands should be provided for church.
5.10	To introduce innovation / creative architectural design for the buildings in HSK NDA, including the G/IC facilities.
5.11	To provide international schools, standard sports facilities, Agricultural School / Museum and animal habitats.
5.12	設置一個小型商業及科技區，專門用來發展高科技工業，農業，生物 DNA 技術，電腦研發技術和微觀科技，把一些和這些技術附帶的金融設施，社區設施和服務設施一併建造，既可為天水圍增加設施，又可帶動區內就業。
5.13	Two or three new District Centres would provide an identifiable structure to the whole NDA area and could reinforce the existing settlement pattern.
5.14	建議興建狗公園
6	休憩地方 Provision of Open Space
6.1	To provide a central park with various recreational facilities and landscaping.
6.2	Land should be reserved to provide more open space and green facilities.
6.3	To enhance either side of the nullah to create a waterfront promenade. To provide jogging track and cycle path that extend to Tin Shui Wai. To provide gym/fitness facilities & seating.
7	基礎設施 Infrastructure Provision
7.1	交通 Transport
7.1.1	There should be a good transport network within the HSK NDA to serve local villagers, the new population and other developments including PBU/OS uses.
7.1.2	The opportunities for provision of water transport facilities at the waterfront for connection with the Mainland cities could be explored and the implication of the Hong Kong – Shenzhen Western Express Line needs to be considered.
7.1.3	As transport costs for Tin Shui Wai and Tuen Mun are rather high, transport links to enhance the accessibility of HSK should be studied.
7.1.4	To consider the transport route for transportation of solid waste to incinerator.
7.1.5	To consider the extension of light rail network for the HSK area.
7.1.6	To improve the bus service between HSK and Kowloon/Hong Kong Island and to provide a covered bus terminus with multiple routes to meet the future development.
7.1.7	To improve the railway service such as to increase the frequency or car unit of light rail/west rail trains and strengthen feeder bus service.
7.1.8	The future railway station should be in close proximity to the centre of Hung Shui Kiu, and ideally, close to Tin Sam San Tsuen.
7.1.9	To improve/widen the existing cycle tracks.
7.1.10	As the population will be increased in Hung Shui Kiu, the number of parking facilities should be increased accordingly.
7.1.11	To construct/provide more highways, railway network, fee-paying parking spaces for shopping centres, terminus for public vehicles/buses travelling between Guangdong and Hong Kong.

編號 Nos.	意見和提議 Comments / Suggestions
7.1.12	To consider the use of environmental friendly transport system, including monorail, electric car, bicycle and neighbourhood electric vehicle.
7.1.13	"Pedestrian first" environment should be considered to minimize vehicular traffic and use of electric buses or light trams should also be considered.
7.1.14	在洪水橋輕鐵站與塘坊村輕鐵站之間應加設一站，因為這兩站之間相距很遠，對於尚城居民出入不方便。
7.1.15	在現在建好之港深西部公路橋底下之已收回的政府土地，有足夠地方作為擴建馬路之用途。發展區之東北面盡頭應是流浮山迴旋處，沿東北面即是深灣路，沿西南面即上下白泥直至垃圾堆填區，全部擴大打通，完善交通網。政府應大力改善廈村鄉道路及渠務等。
7.1.16	Public transport interchanges, in particular the one serving Hung Shui Kiu West Rail Station should allow multi-modal interchange including cycles. Bikes hire is now a common feature and indoor, weather protected cycle park could be planned as part of the interchange. As motorists would be switching from petrol to hybrids or electric vehicles in the near future, the new development should make provision for charging stations in residential and commercial buildings.
7.1.17	建議把輕軌路線接駁至流浮山旅遊區增加對周邊社區輻射力和帶動力，是落實可持續社區發展概念的好機會。
7.1.18	Castle Peak Road splits the district into two parts. Tin Shui Wai has been split into northern and southern part and Hung Shui Kiu should not fall into this trap. Covered passageway should exist to let residence easily cross the Castle Peak Road. And, although the light rail provides facilities to residence, it creates traffic problem in the adjacent Tin Shui Wai.
7.1.19	支持新發展區發展具成本效益、零排放及環保的公共交通運輸網絡，以建立符合環保原則、以人為本和均衡的社區。為配合新發展區發展成為低碳環保城市，認為以零排放的電動巴士如超級電容巴士或電池巴士屬不二之選。
7.2	排水和污水設施 Drainage and Sewerage
7.2.1	To improve the drainage facilities for the area to avoid flooding.
7.2.2	There is water pollution in the nullah underneath the West Rail viaduct, suggest to develop a large-scale sewage treatment facility for the area.
7.2.3	To replace the existing septic tank of village houses with environmentally friendly flushing systems.
7.2.4	It is essential to address road safety issues at the planning stage. This would require a major reflection of the function, layout and operation of the road and street network.
7.2.5	The following fundamental concepts are suggested to be applied to the NDA: <ul style="list-style-type: none"> - Boulevards - Intrinsically safer at-grade pedestrian crossings along desire lines - Emphasis of the "Place" function of streets - Extensive 30km/h speed limit zones on side streets - Local open space and parks conceived to serve as part of the pedestrian network/ routing rather than being standalone leisure facilities
7.2.6	It is a good opportunity to rehabilitate Tin Shui Wai Nullah and other concretized stream courses in the area. This can enhance the overall landscape and ecological value of the new development area and fully fits in with the idea of sustainable development.

編號 Nos.	意見和提議 Comments / Suggestions
8	影響評估 Technical Impacts
8.1	The HSK NDA development proposal should be supported by studies with comprehensive technical and environmental impact assessments and take due consideration of local community views and balance different interests. The traffic noise impact of Tin Ying Road on the existing residential development should be addressed.
8.2	須先確定新發展區內那些自然和文化遺產需要保育,不能用作發展之用。
8.3	Ecological value of farmland should not be under-estimated when conducting ecological impact assessment; feasible mitigation and compensation on loss of farmland should be the last resort with justification.
8.4	Detailed tree survey report, in accordance with ETWB No. 3/2006 – Tree Preservation, should be attached in the EIA report for public access. Regarding tree compensation, general principles of compensating ecological functions of habitat loss should be upheld.
8.5	The Environmental Impact Assessment (EIA) Report should be completed and open for public consultation during later stages of community engagement. This could provide valuable information for more in-depth public discussion, while the EIA report could act as a strategic tool.
9	保育 Conservation
9.1	The cultural heritage of the study area should be preserved.
9.2	Area from Tin Sam Village to Nai Wai near hillside of Yuen Tau Shan should be conserved intact to buffer town centre in future, rather than giving way to urban encroachment.
9.3	To preserve the existing farmland and lay a foundation for Community Support Agriculture for local people and people from nearby new towns of Tuen Mun, Tin Shui Wai and Yuen Long. The ecological value of farmland should be properly assessed. Feasible mitigation and compensation on loss of farmland should be the last resort with justification.
9.4	To disclose the history of HSK during the World War II and take into consideration during planning for residential use.
9.5	保持鄉郊風貌; 多保留果樹、沼澤地、及菜地等以免影響候鳥之棲息; 候鳥的飛行路線, 要盡量保持低密度及低高度之建築物, 和高密度之樹林。
9.6	洪水橋對流浮山能發揮整體規劃效益。透過保育現有區內鄉村特色和道(鐵)路規劃與設計, 把市民帶到流浮山的臨海生態地帶, 與社區發展串連起來, 讓更多市民認識及珍惜獨有的天然資源。洪水橋和周邊地區有大量特色的建築及文化遺產和生態資源, 透過「點、線、面」的規劃手法, 重整該區的文化與文物保育, 以及生態旅遊業等文化及經濟發展。在提升社會對保育價值的同時, 又能創造就業機會, 是多贏的規劃目標。
9.7	Development on agricultural land should be avoided as far as possible. They should be retained for biodiversity conservation. They would also serve as green belt areas, open space and recreational resources for local residents and visitors to the Hung Shui Kiu New Development Area. Development on the north end of the Study should be avoided. They should be retained as buffer areas from urban development in order to minimize disturbance to the ecologically sensitive habitats, such as Egret, fishponds and other wetland areas. Minimizing developments in the north end of the Study Area would help to conserve the landscape quality of Lau Fau Shan and Outer Deep Bay area.
9.8	建議保留圍村的歷史建築物和設立「文化之旅」, 聘用當地居民作旅遊大使, 介紹圍村和昔日面貌。亦建議推動一天遊, 順道參觀鄰近的濕地公園、流浮山和「屏山文物徑」。
10	落實情況 Implementation
10.1	落實機制 Implementation Mechanism

編號 Nos.	意見和提議 Comments / Suggestions
10.1.1	The implementation details and issues should be considered at an early stage when preparing the development proposal for the NDA.
10.1.2	Big developers' interests should not be at the expense of local interests.
10.1.3	Effort is required to expedite the implementation by exploring the feasibility of advancing development of some sites of the NDA, and carrying out the development in phases.
10.1.4	To resume and redevelop old village houses.
10.1.5	To guarantee the affected residents that their new houses would not be re-developed within 30 years.
10.1.6	The implementation should be led by government, instead of private developer. Land lease condition should include the environmental protection, visual impact to the surrounding development. The consultation, study and land requirement should be completed within 6 yrs and another 6 years for construction.
10.1.7	反對政府一刀切把全部土地收歸政府，其餘土地經平整後用來拍賣。
10.1.8	政府有關部門必須盡快成立一個統籌小組。該小組須有一定的集體政策之權力，例如對該大規模發展之特殊情形應特辦，注重社區和諧 (反對多部門各自推卸責任)。
10.1.9	遇上大型規劃時，收地搬遷是難免的，但認為政府應有妥善方案，解釋如居民因受工程影響及如因大型機器震盪而引致樓宇受損可向那個相關部門索償。
10.1.10	按估算，洪水橋新發展區會在二零二六年落成，而深圳前海發展區預計在二零二零年完成，比洪水橋新發展區早了六年。時間的落差不大可能銜接，結果可能導致很多強差人意的變數，對洪水橋的優勢及/或競爭力造成嚴重的打擊，甚至對美好的洪水橋新發展區的願景產生很大的負面影響。因此建議落實時間表必要加快，有必要時，可以以逐步分階段接軌形式進行。
10.1.11	發展新市鎮應先有設施和服務，然後才安排市民遷入，以避免重演屯門、天水圍不理想的景況。
10.2	補償和重建 Compensation and Re-housing
10.2.1	Compensatory village areas should be identified if 'Village' zone will be affected by development.
10.2.2	To avoid repeating the experience of Choi Yuen Tsuen, the Government should make thorough consultation with the local communities including farmers and address their concerns.
10.2.3	The clearance of non-indigenous villagers for development would be a major issue to be tackled in the Study and need the determination of Government to address the issue.
10.2.4	洪水橋新發展區規劃目的是官商勾結掠奪金錢利益，絕不妥協，堅決反對無理的掠奪。堅決捍衛亦園鄉，堅持不遷不拆。若政府發展，還可選擇洪水橋兩邊的土地，若政府堅持發展亦園村毀我家園，必須以地換地，堅決要求以村換村，先建好接受村才可清拆。
10.2.5	不遷不拆，要求將丹桂村及和平新村剔出洪水橋新發展區規劃的藍圖。
10.2.6	If land is resumed for development, there will be no in-principle objection to the development if the following requests are met: <ul style="list-style-type: none"> • Prior to development, the concern group and local residents should be consulted on the development proposals. • Half year should be allowed for consideration of the proposals. • Reasonable compensation should be offered to land owners and tenants. • The eligibility for applying public rental flats and buying subsidized sale flats should be relaxed for the affected residents.

編號 Nos.	意見和提議 Comments / Suggestions
	<ul style="list-style-type: none"> Speeding up and giving priority to eligible affected residents for local re-housing (such as public rental flats in Hung Shui Kiu) Assisting and allowing village removal/agricultural rehabilitation arrangements for affected land owners/farmers not eligible for re-housing in public housing.
10.2.7	政府只要合情合理補償給蠔民便可解決向蠔民收地之問題，廈村鄉事會可派出適當人員協助政府，以達至和諧社會。
10.2.8	將政府徵收土地的特惠補償金額提升
10.2.9	由於傳統的收地發展需要較長的時間進行，建議可以考慮以「公、私營界別合作」模式進行發展。
10.2.10	政府在處理土地權益時，有關當局應設立一統籌和負責一切有關地區收地事項，使處理土地能更有效率。
10.2.11	希望政府能早點公佈收地時間表，讓居民可盡早準備搬遷計劃。
10.2.12	建議政府以市區七年樓齡作收地賠償。
10.2.13	洪水橋佔地面積廣而政府預期發展效益大，那賠償方面應按二十年後的經濟效益來計算。政府應盡量以村還村，如果受影響的是寮屋居民，希望政府能協助居民「上樓」。
10.2.14	希望政府能親身落區跟居民面對面討論賠償問題
10.2.15	希望政府收地時不要官商勾結，用低價收村民的地然後賣給私人發展商。
10.2.16	田心新村反對洪水橋新發展區的計畫及工程研究，意見並包括反對清拆、不遷不拆、要求換地搬村、合理補償、上樓、樹苗補償等。
10.2.17	堅決捍衛石埔路尾村寮屋區，堅持不遷不拆。若政府堅持發展洪水橋，必須有妥善公屋安置，選擇權利及合理賠償。
10.3	發展權 Development Right
10.3.1	The development right of indigenous villagers should be protected. New development should not be at the expense of the indigenous village development rights. Private land development in the study area should not be frozen during the study period.
10.3.2	To resolve the issue on the development right of indigenous villagers, a "Virtual Land Resource Investment Fund" is proposed for the indigenous villager to apply funding to buy a house in Hong Kong. The Fund is to invest in properties / lands / business development in other southeast Asian countries, then the profit would be used to fund the indigenous villagers and other charities.
10.3.3	Large lot sizes should be avoided and the open sales should be opened up for the smaller developers. This approach will shift some of the responsibility for public facilities back to Government for implementation and require dedicated site to be reserved for such community uses.
11	個別地區發展方案 Site Specific Development Proposals
11.1	<p>將洪屋村與環繞該村沿橋洪路的大幅土地合併發展成一條現代化的新村，改善該村衛生環境，增設社區設施，善用土地，有助提供大量居所。</p> <p>To integrate Hung Uk Tsuen with a large piece of land along Hung Kiu Road for development into a modernized village, to enhance the village environment by improving its hygiene and provision of community facilities and open space. To utilize land in the village for provision of a number of housing units.</p>
11.2	To provide traffic light for Hung Shui Kiu Main Street and Tin Sam Road, a park, a large-scale car park, pedestrian pavement for nullah crossing near 德福酒樓 and cycle track from Tin Ha Road near Lee Uk Tsuen to San Sang Tuen.

編號 Nos.	意見和提議 Comments / Suggestions
12	諮詢安排 Consultation Arrangement
12.1	Apart from collecting public views via e-mail, other proactive alternatives, such as internet and web 2.0 could also be used to enhance public engagement.
12.2	諮詢期間，除了規劃署和土木工程拓展署之外，其他相關部門如地政署、房屋署也應參與其中，聽取市民意見並要作出檢討，以免造成居民的激憤。在研究過程中，居民可找他們的鄉代表或地區人士表達。
13	環境 Environmental
13.1	The rivers in the Pearl River Delta were seriously affected by the strong salinity intrusion and the drinking water of the residents in this area was continuously threatened in recent years. In addition the global warming causes the rise of sea level, which might submerge the surrounding lands. Hence, long term prevention measures should be planned
13.2	There are many existing open storage, backup yard and car park within the HSK NDA which caused serious land contamination, especially to the agricultural land. The vegetation which is grown from these lands might be contaminated as well, yet creating health issues. Decontamination works might be needed prior to the development.
13.3	To use renewable energy, namely solar / wind / hybrid, for street lighting or government buildings. And promote the use of renewable energy in household for electricity.
13.4	To use solar / LED traffic light to provide recycled water, solar heater, solid waste recycled collection points, automatic waste collection system, bicycle parking space, district cooling system, Low-E glasses, charging station for electric car, green roof and other energy-saving installation.
13.5	The new development should have its own waste management facilities so as to reduce pressure on landfill and incinerator in long run; District cooling system will help to minimize electricity consumption; and private car is a source of pollution and city planning should aim to reduce private car use.
13.5	尚城邊上的灰沙圍南路的噪音十分巨大，應加裝隔音板。
13.6	據實地調查，大部份靠岸邊荒廢之私人漁塘，經濟效益低，及有零疏紅樹林。建議該紅樹林可以移植到東北面流浮山舊市場附近，或再購買多些紅樹林籽，大量種植，此乃積極性的保護環境。
13.7	建議在石鼓洲旁填海興建焚化爐，而不是在島上興建。
13.8	大量增加綠化、休憩空間及人工化濕地，特別在物流、回收及倉庫產業地帶與住宅區以大量梯級式綠林分隔，既是天然的隔音屏障也具環保通風效果，更可成為鳥類的中途休息地點；淨化渠道污水系統，將污水循環使用，如清洗街道及綠化。
14	其他 Miscellaneous
14.1	The location of NDA should be extended to cover a wider area in the northwest to include the area to the south of Deep Bay Road.
14.2	Land to the west of Kong Sham Western Highway could be considered for developing a comprehensive development area or low density residential use.
14.3	The villages on both sides of Castle Peak Road in the Tuen Mun District should be excluded from the study area boundary in order to avoid small house applications in the villages to be affected by the Study.
14.4	To setup a webpage for tourists and enhance the promotion by new logo, video clips, posters, souvenir or mascot.
14.5	To use literal translation for the building name and street name, instead of using transliteration, e.g. Kin Hong Street should be changed to Healthy Street.

編號 Nos.	意見和提議 Comments / Suggestions
14.6	To provide museums, exhibition venue, free Wi-Fi zone, hotels and other tourist attractions.
14.7	To record the development history and progress of HSK NDA for future display.
14.8	Design guidelines in Hong Kong i.e. TPDM have been heavily based on British practices. However, in recent years, there is increasing recognition in UK that a far more sensitive design approach is required. To date, such progress has however not been adequately appreciated in Hong Kong
14.9	若已確定為不會受影響之區域，應盡早公報，以釋疑慮，及減少反響；工程應盡量減少受影響之民居戶數，及地面面積；若地方早已被納入遷拆之列，但只要暫時未有發展用途，希望政府能將遷拆期延後；可先行清拆無牌建築物，清理障礙物及棄置物等。
14.10	定期與鄉事會開會，作出諮詢及檢討
14.11	使用現有土地，減少填海
14.12	必須嚴格規管及批核私人發展商建築物之地積密度及高度比例
14.13	The development of Qianhai of China and the linkage to HSK should be promoted as most of the people living outside of the district still have no idea of the importance of the development of Qianhai and its relationship with HSK.
14.14	支持洪水橋新發展區規劃

附錄丙 / Appendix C

**意見概覽 - 公眾論壇和社區工作坊 (2012 年 1 月 7 日) /
Summary of Comments received at Public Forum
and Community Workshops held on 7 January 2012**

附錄丙 - 意見概覽 — 公眾論壇和社區工作坊 (2012 年 1 月 7 日)

Appendix C - Summary of Comments received at Public Forum and Community Workshops held on 7 January 2012

1 公眾論壇 – 以下是在公眾論壇所收到的意見:

Public Forum – Views expressed at the public form are as follows:

Spencer Lee : 大家好，我剛才也花了很久來到這裡，這兒是一個很合適發展的地方。洪水橋新發展區位於地勢較平坦的新界西北部，可以與屯門、元朗和天水圍結合，提供土地作居住和發展優勢產業。洪水橋現有元朗公路、青山公路、港深西部公路和西鐵等良好交通設施，連接本港不同的區域和深圳，政府亦現正規劃西鐵洪水橋站，屯門西繞道及屯門至赤鱗角連接路的交通運輸，可以增強本區發展與其他區域的聯繫。隨著深圳經濟發展西移，前海的發展已列為祖國「十二五」規劃中，深圳的發展代表現代服務業重點的地方，洪水橋新發展區位於香港西北部，連接前海的門廊，具潛力發展為經濟中心的策略性地方，我們要把握這次機會，配合深圳特區，前海和珠江三角洲的快速發展，以免錯失發展良機，在這個經濟發展的巨輪下被邊緣化。但洪水橋新發展區現在的土地用途比較混亂，例如有寧靜的低密度私人住宅及鄉村，也有露天貯物和港口後勤用地，在環境，交通，生活的角度來看，會有少許的不協調。我們可以利用這次機會去改善這些不協調的情況，增加社區設施，優化社區生活。我們建議在洪水橋新發展區興建一些公屋，私型房屋，優閒設施，行人路和單車徑去作為區內交通運輸網絡。在鄉村，文化，生態，自然環境下，利用土地的用途佈局，發展密度，建築物高度和城市設計都要一一考慮。同時要利用這次機會和發展規劃，把發展區的居住環境改善，同時可以提供土地以發展房屋和具經濟優勢的產業，以推動香港的經濟持續發展，維持香港的國際地位，多謝。

Julian TH Kwong : 因為現時還在規劃階段，我們組織比較關心道路的規劃和交通發展，希望就以上兩方面在早期更加顧及居民的道路安全及於設計上去引入一些較新的理念去令這社區更和諧，但具體的理念或要以書面解釋才能更清楚。簡單來說，雖然香港政府在新市鎮的交通設計上已很有經驗，但道路上一般是以車輛為優先，所以要使用大量的行人天橋，令很多市區失去了特色，亦令行人及村民等等在安全方面面對很多的困難。我們希望在洪水橋新發展區方面引入一些新的意念，而具體的意念要以書面解釋。我們在道路設計方面我們亦有一定的經驗希望可以對社會作出貢獻。例如一個新市鎮應該最小要有一條主要的臨蔭大道。因為在新市鎮發展的

過程中會有大量的車輛出入現有的鄉郊鄉村，可能會對居民的安全造成衝擊，那我們的建議書或會在下一個階段給政府參考，多謝。

Chu Mei Hang : 大家好，我是洪水橋的居民。相信在座各位都很關心收地的賠償，因為在洪水橋四周的居住環境很廣闊和寧靜，而且空氣很清新。在香港要找一個相同的地方居住亦不是一件容易的事，所以我希望政府收地賠償會考慮這因素，並作出一個合理的賠償去令居民能找回有同等環境的地方居住。我們亦擔心政府收地發展洪水橋何時會收自己的地，所以我希望政府可以早點公布收地的時間表，讓居民可盡早準備搬遷計劃。

Chan Kim On : 多謝主席。今天我想提供有關於規劃原則的意見。第一點是城市規劃的功能定位，新發展區位於新界西部中心沿海，亦與前海的发展有很密切的關係，它位於這個位置能夠發揮一個「三互」的功能，第一是「互補」、「互利」、「互通」。我相信香港政府是有能力令洪水橋成為一個新界西部新的一個經濟核心區，並貫徹落實二零零九年所提及的優勢產業。當然訂立了目標要行動才能體現治港的手法，同時亦有把就業機會分散的功能。在同鄰區的功能作用方面，亦能做到一個及時雨的效益。特別是天水圍區，現時該區的失業率是全港最高的，所以可以藉此機會提供大量就業機會及半小時內的工作及生活圈，並改善現時社區不平衡的現象。而元朗及屯門亦有相同問題。可以籍著這次規劃把流浮山一帶的生態文化特色帶出來，所以我們要用一些合理的手法去處理露天存放的問題。而最重要一點是接軌時間，因為我們知道前海區會在二零二零年完成，如果在一四完成發展區規劃，並用十年時間去完成整個計劃約二零二六年，相信在這麼大的年份差距下會有很多變數.....

麥炳長 : 主席你好，村民們你們好。因為丹桂村要發展，有村民問我們是否會拆卸，但我們收不到信息。其二，那些關注組令很多村民都問我們將會如何，但政府完全未有信息給我們。因為我住在丹桂村數十年，原本村裡只有十戶人家，所以我也不知道現在的人在作如何打算。政府要發展我們洪水橋丹桂村，那我也要為村民爭取權益。如果政府是要清拆的話，那我們就一定要爭取，如果是不清拆的話，我們就沒有問題。其次，有很多組織令很多村民問我是否清拆，我告訴他們我也不知道因為政府還沒有命令，希望政府會關注我們村民。另外希望各位村民諒一下自己的動靜，希望大家自己考慮。

林堯佳 : 各位主持，各位嘉賓大家好。今天很高興能發表意見。我姓林，是丹桂村和平新村寮屋居民關注組成員，代表這兩條村發言。首先我們的組織

是無政治狀態，無黨無派，只是為這兩條村的寮屋居民發言。由於政府要發展洪水橋，所以這兩條村子的寮屋很有可能被清拆。在過往諮詢，區內並沒有組織及議員諮詢我們村民，以及沒有與我們溝通，所以我們村民於去年七月自發組成了此組織，對洪水橋發展作出了深入了解，並於過去半年做了數份資料派發給村民，讓他們了解事件經過和將來發展。同時在去年八，九月作出了民意調查，結果有百分之九十四的村民均表示不遷不拆。並於上年十一月十二日舉辦了一場居民大會，當時有二百多名的居民參與，同時亦很光榮地邀請了規劃署及土木工程拓展署的官員一起參加及討論發展洪水橋的事宜。我們村民一致通過贊成不遷不拆，而兩署的官員亦有記錄在案，場面非常融洽。但最近收到了兩署編制的宣傳冊子，當中沒有清楚列明丹桂村及和平新村寮屋居民一致表達了不遷不拆的心聲，證明當局漠視我們的聲音，令我們非常不開心。所以藉此機會代表丹桂村及和平新村寮屋居民要求規劃署及土木工程拓展署尊重民意，不遷不拆。多謝各位，剛才已把兩封文件交與兩署，分別是立場信和意見表，兩署亦表示已收到，多謝。

梁偉權：多謝大家。今次的論壇很熱鬧，但並不多人，其實很多人還沒到，官比民多。政府這次發展其實是好事，但是方向就錯了，假若這樣花錢去發展的話，應該去發展吐露港，這樣便不會擾民。因為吐露港並沒有多少人居住，全都是一些廢海，沒有經濟效益。但很多人在洪水橋區謀生，但政府就說那是回收地，可是很多人正在那些回收地工作謀生，但假若趕走了他們的話，這是一個好的發展嗎？其實根本上是擾民。我也不想浪費太多時間，假若大家是希望發展洪水橋，我一個人沒辦法抵擋，在座幾十人有甚麼能力？假如政府有這樣多錢去發展，請以市區七年樓齡機制去收地。

張潤龍：我一出生便住在丹桂村，我一家三口也住在丹桂村，而我自己住了數十年。之前政府為了不影響石鼓洲生態便決定填海興建焚化爐。所以我希望政府要發展的話請在沒人住的地方發展而不要影響到原本的居民，在有人居住的地方趕走他們去發展。既然政府那麼重視石鼓洲的生態，請重視丹桂村及和平新村寮屋居民的意願，他們希望不遷不拆的話政府就別強迫他們搬走。

李榮安：我本人很贊成政府的規劃的，但是我是當地貨櫃經營者，亦同樣是業主。我們希望當政府規劃完後而我們亦找到地方的話，政府可以配合我們申請臨時牌照租約，讓我們可以繼續經營下去，多謝。

陳勇：我有幾個意見想發表。第一點是我覺得所有發展的第一步是要與當地居民深入討論，因為他們住了很長時間。而這次的論壇範圍太闊並不容易讓他們充分表達他們的意見。所以我建議不論政府，當區議員或區議會也好，應該要花時間去這兩條村子聽取每一戶的意見，才能了解清楚他們的想法和要求，這才是前提，屆時規劃的時候會比較容易。第二點是當這規劃是對整個香港都有利的時候，相信大部分市民都會願意去討論，但最關鍵是在討論這個規劃時已是第二個議題。另外我想提的是要先有設施和服務，然後才安排市民搬進去，這是最理想的做法，這樣就避免以往屯門、天水圍的情況。另外屯門、元朗甚至附近區域的市民比較難找工作，所以將來這個發展一定要能提供大量的就業機會，才符合大眾的利益。此外，這次規劃不只在洪水橋一部分，將會配合到前海工程以及深圳「雙中心」，對整個珠三角甚至整個大中華地區的發展會比較大，所以政府應在這方面多加配合。最後一點我想提出的是，這次發展一定會損害到原本居民的權益，以香港現時富裕及文明的程度來看，應該可以對這班居民對社會作出的犧牲作出合理的補償，多謝。

李維剛：大家好。我也明白村民們的想法，政府一定要在規劃及發展上充分諮詢他們，在他們的權益上也要作出充分考慮。其實在前海區有這次發展對於香港服務業和延續發展是一個機遇。另一方面能夠帶動附近區域的發展，因為新界西並沒有一個經濟中心，當地居民時常要跨區尋求工作機會，而當他們找不到工作的時候，往往就要申請綜援。所以這次發展是一個機會帶動當地的經濟。

陳豹智：你好。首先要多謝政府舉辦是次大會，但我感覺上這次並不是諮詢大會，是「假諮詢」。為何我會有此說法？因為剛才規劃署黃偉民先生說有人口需要，其實香港人口在十年前是七百多萬，到現時也時七百多萬。至於顧問公司李炳權先生所說的將來美好的事情，我不知道李先生公司是否有水晶球可預知未來，但我就不知道將來的事情。但政府在過往十多年規劃出來的屋邨，包括天水圍及東涌的，我相信政府是經過研究去規劃出來的，導致當地居民要出外謀生。我不想把事情牽涉到這樣遠，大家應該知道問題所在。但我們村子就不相信政府將來會做得更好。至於剛才提到二零三零年，我有參加那次會議，但我沒有聽到有關西部通道的事情，是中央要求你們才會興建這條西部通道的。至於大家都知道這條通道有多少行車量？究竟有否這個經濟需要？至於運輸方面，據你們所說經濟那樣好，但我可以跟你們說，現時全球經濟是正在下滑的。至於政府為何會說人口方面有需求？其實是你們一手做成把地價抬高而令一般市民無能力接受的。另外，我們亦園村經過你們的「環保城」計劃，

但其實這些環保城是「假」的而最終下馬。如果真的要收新界面積這麼大的地，如果你預期將來的發展會有這樣大的效益，賠償方面應該是以二十年後的經濟效益而計算。另外，如果居民是有村的話，希望你們可以以村還村，如果居民是住在寮屋的話，希望你們可協助他們「上樓」，多謝。

張木林：多謝規劃署的同事跟我們開這次大會。正如很多居民所說，這次是個假諮詢大會。其實規劃署近十多個月來已經於區議會及很多地區舉辦，我在二零一零年十二月已收到一些規劃署發展信息，當時我已提了一些意見給規劃署，希望會在整個規劃中作出一些完整的配套，避免出現第二個天水圍。因為在一個七百九十公頃的地方發展的話，比天水圍更大，而天水圍給予別人甚麼感覺？大家心中有數，天水圍是一個失敗的設計。其次最重要的是在七百九十公頃的地方，有百分之六十是佔了私人土地，而這些地如何去控制，發展和如何去跟居民協調，這是計劃的基礎，否則收地不成功便不能發展，大家看到菜園村的例子，希望政府在這方面多做點事情。其實這百分之六十私人土地權益人很多都是原居民和住了三代的寮屋居民，而政府沒有落區諮詢他們，其實願景大家都想有，希望政府會親自落區跟居民面對面討論賠償問題，如何跟我們合作，同時我希望政府成立一個小組，責任是針對土地的收地賠償，希望政府能做到。

曾先生：我是洪水橋聯村關注組，張先生剛才所說的願景已經於環保城發展計劃及二零三零遠景計劃的時候提出，而政府諮詢方法就是公佈一推不知真假的數字，起初預期說有迫切性需要，香港人口會於二零一零年增長到八百三十萬人，之後改為七百六十萬，現在究竟又有多少？你和我也不清楚，而最新公佈的數字是二零零九年的，我不明白你們所說的迫切性需要在那。另外不論你如何收地和規劃，首先你要確定你的規劃是否正確。在環保城計劃時我們也提出過意見，就是要以人為本，不要官商勾結，你現在是強行用賤價收村民的地後去賣給私人發展商。當初開始規劃的時候已向你們提議發展屯門區的空置工業大廈，讓發展商及財團去計劃。亦提出過不要覬覦洪水橋的地，我們每位居民都投放了所有家當及精神，以為可以安居樂業，貽養天年。社會是進步的，沒有人希望洪水橋好像潮州汕頭烏炊村那樣，官迫民反。

陶錫源：本人是屯門鄉郊的區議員，亦是屯門鄉事委員會的第一副主席和鄉議局的執行委員。因何我們要出席每一次諮詢？因為我們要聽取民意，好讓規劃署知道。現時政府花了六千萬去做這次研究報告，如果這樣的研究

報告通過，我們在議會一定會指責，因為當中與顧問公司涉及利益輸送。發展上問題我們下回分解，民生上的問題才最重要。一九五七年開始屯門元朗本是一家，並於一九七五年分家，當時香港還沒回歸，英政府用懷柔政策去發展新市鎮，要多點關注民生，所以解釋了為何民心會傾向英政府。在一九七九年發展兆康苑時，是可以遷建的，政府在收地時，居民可遷移到其他地方謀生，豈料回歸後政府收緊。不過每次我們諮詢和檢討政策的時候，如果沒有其他部門來聽取聲音的話，是枉然的。當規劃署規劃後交給地政署，地政署便會一意孤行，不理當地居民死活。政府發展我們支持的，不過要妥善的安排，但每次諮詢地政署及房屋署也未能聽取聲音。洪水橋有屯門鄉，廈村鄉和屏山鄉，最主要還有很多圍村和原居民居住的地方，根本不能發展。當時環保城計劃時，本人亦是區議會環委會小組召集人，現時亦有代表去開會。當時計劃暫停了，到去年又重新研究，但你們是否有把意見記載，請把這些意見轉交地政署，因為地政署並沒有檢討。為何居民會這樣激憤，因為西鐵進場及現時港深通道，令民不聊生，你以為在收地時安置居民搬到公屋就解決了問題，但事實並不如此，很多居民是自力更新。但規劃中說得很大仁大義，但也是假的，根本沒有兩手準備。所以今次請仔細一點，千萬不要做到天怒人怨，因為既然這次研究花了這樣龐大的金錢，就請把報告做好，不要令居民擔心。未來的填海工程和道路設計我們並不擔心，擔心的是政府如何安撫受影響的居民。而丹桂村和和平新村我們也不擔心，因為沒有甚麼地可發展。而最重要一個問題是究竟現時是自由發展或政府收地發展？現在還沒方向性，如果政府收地發展便運用高壓政策，特別是住在私人土地的居民，賠償是可完全不顧的，而對於住在官地的臨時屋賠償更是慘無人道，只是賠搬遷費就了事。而我們在劉皇發的帶領下於地政總署開會，但所提出的意見都被拒於門外，一個意見也沒接受，所以我在此告訴大家，鄉議局不是不工作，而家政府部門不接受，你不妨找回那會議記錄。關於檢討政策時是完全不接受，所以現時令所有居民都很憤慨。大家知道這研究還有時間，就算之後有甚麼意見，還可找你所屬的鄉或地區人士表達。

2 社區工作坊

Community Workshop

2.1 議題一：新發展區的策略性角色

Topic 1: Strategic Roles of HSK NDA

問題一： 你對新發展區的**發展主題**有何願景？

- 應從高層次規劃洪水橋發展區，克服困難，不應阻礙發展
- 應抓緊時間
- 在交通、污染及保育方面都要有良好的安排

問題二： 除了提供土地興建房屋外，新發展區可如何滿足**全港、地區和當地**的需要？

- 在發展新界西北同時應照顧當地需要。區內要有足夠配套如醫院、社區中心、青年中心
- 有參加者提出不遷不拆

問題三： 新發展區未來的土地用途和基建發展可如何善用本身鄰近深圳的位置，並把握香港與深圳在經濟上日漸融合的趨勢，協助促進本港**經濟增長**？

- 發展應與國家<<十二五規劃>>配合
- 利用新發展區吸納精英人士來推
- 發展應配合深圳的發展，充分利用其地理優勢如與機場連接

問題四： 應在新發展區**組合那類工業/商業/服務業**和創造那類就業職位？除了考慮發展**特** **業**外，新發展區是否也有機會發展**物流業**？

- 新發展區可考慮發展物流、文化產業、商業，發展同時應尊重現有文化
- 可考慮發展零售業、服務業、商業服務業，亦可考慮發展大學城或教育基地或物流後勤基地

2.2 議題二：可持續發展

Topic 2: Sustainable Development

問題一： 為了在新發展區營造優質生活環境和低碳生活方式，你對區內的**土地用途布局、發展密度、建築物高度、城市設計和基建規劃/ 建築設計的環保措施**有何意見？

- 住宅比例不應太重
- 現存在貨櫃場問題，統一貨櫃場位置
- 規劃發展應根據現有原居民和非原居民的位置
- 延長輕鐵的路線到洪水橋的心臟地帶
- 高密度與低密度住宅應分開，高密度住宅應集中於鐵路沿線附近

問題二： 為了在新發展區建設配套完備的和諧社區，你對區內的**人口結構、公私營房屋組合、社區設施、休憩用地和就業機會**有何意見？

- 平衡各方面發展如衣、食、住、行、就業來促進社區和諧
- 注意低收入人士
- 提高公眾參與性

問題三： 有何**城市設計的考慮因素**，可促使現有的鄉村/ 近郊發展與新發展區未來的新發展項目**互相融合**，令視覺上協調一致，社區和諧共融？

- 建設配套要考慮周邊地區如天水圍、元朗、前海等等

問題四： 怎樣把新發展區的**文化、生態和自然景觀資源**所受到的負面影響減至最低，並充分發揮這些資源的價值？

- 原區發展資源分配例如發展水資源及污水處理
- 保留原居民文化
- 發展同時也要保育，例如發展行山徑

2.3 議題三：土地用途組合

Topic 3: Land Use Planning

問題一： 既然新發展區與各策略性及跨界公路網絡連通，我們應否趁此機會整合新發展區現時羣集的露天貯物/ 港口後勤用途，以應付在短期至中期內對港口外後勤用地的需求，以及鞏固該區長遠作為物流中心的地位？

- 希望發展能互相協調並發展高增值的物流中心
- 可考慮於洪水橋發展工業中心，從而帶動香港經濟發展
- 露天貯物場需要整合，港口後勤改至內地

問題二： 露天貯物/ 港口後勤用途易受本港經濟表現和跨界貨運活動的影響，所以這類用地的需求趨勢往往會出現波動或變化，我們應採用什麼發展模式配合這些變動？

- 倉貯現多在內地，因此發展模式應與內地政策所配合

問題三： 露天貯物/ 港口後勤用途應否遷移，以騰出土地作房屋及其他較高增值的就業用途？

- 騰出土地可作興建公屋、私人屋苑之用
- 可考慮綜合發展從而帶動就業機會及住宅發展
- 可考慮發展環保事業如發展環保旅遊或環保公園等等
- 增加高增值及多元化工作機會創造多層次社區

問題四： 我們應採取什麼措施來解決工業與住宅用途地帶接鄰所產生的問題？

- 有部份參加者認為貨櫃場需整合及遠離住宅；有部份參加者則指貨櫃場可與周邊住宅所結合從而便利上班
- 發展環保工業並與住宅結合

2.4 議題四：落實計劃安排

Topic 4: Implementation Mechanism

問題一： 新發展區內由於大部份的土地是私人擁有，而現正用作不同用途，我們應採用什麼發展機制去處理不同的土地權益？

- 有參加者表明其“不遷不拆”的意願；而部份參加者則支持洪水橋發展，並希望發展能盡快落實，不要拖延
- 政府需向居民作合理賠償，有些居民要求以地換地
- 政府需按照菜園村及九龍城土地上樓賠償基準，全部土地應作統一賠償
- 十五年前制訂的補償政策已不適用於現在，賠償要緊貼市價，賠償考慮不應把資產審查作考慮
- 預留足夠時間去收地，要循序漸進
- 有參加者認為政府需先安排收地方案；有些則認為政府應先有妥善的規劃才提出收地計劃
- 不要把居民的土地規劃為價格較低的公共用地

問題二： 你認為有什麼因素才能讓新發展區的發展建議得以順利落實？

- 收集並注重居民意見
- 發展局應成立特別小組去處理洪水橋研究的事宜，政府及顧問公司應多作實地訪問了解村民的想法
- 政府應將不同的居民作分類並與他們一一作討論
- 建議社工到每戶作諮詢
- 政府要有妥善規劃監管

問題三： 在規劃落實新發展區時，受影響的市民的特別需求，應如何處理？

- 現有的地政主任可由社工取替，真正了解民生需要

其他意見:

- 私有財產，不可侵犯
- 原區發展，不能影響居民
- 不應在洪水橋發展新市鎮
- 擔心發展只有利於發展商
- 發展應以人為本
- 政府需把區內基建做好從而吸引私人發展商發展
- 原居民表示他們應有權決定土地如何發展，有些居民更提出洪水橋應交由村民發展
- 政府不應因為洪水橋正進行研究而擱置其他洪水橋發展
- 可考慮將現有的荒廢土地或厭惡性的用地先發展
- 政府應承認寮屋居民的價值

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附錄丁 / Appendix D

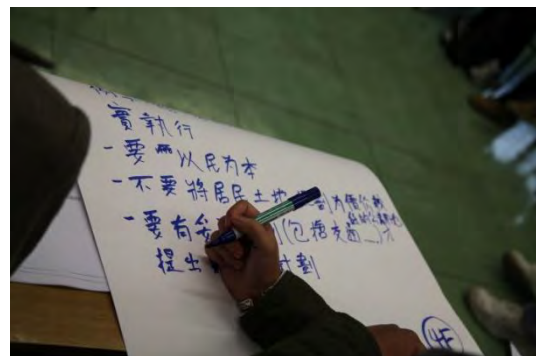
**相片集 - 公眾論壇和社區工作坊 (2012 年 1 月 7 日) /
Photos taken at Public Forum and Community
Workshops held on 7 January 2012**

附錄丁 - 相片集 - 公眾論壇和社區工作坊 (2012 年 1 月 7 日)

Appendix D - Photos taken at Public Forum and Community Workshops held on 7 January 2012









附圖 / Figures

暫定研究範圍界線 / Proposed Study Area Boundaries

圖例:
LEGEND:



研究區界線
STUDY AREA BOUNDARY



暫定洪水橋新發展區初步位置
TENTATIVE LOCATION
OF HUNG SHUI KIU NDA

836700 N

815500 E

818500 E



后海灣
DEEP BAY

天水圍
TIN SHUI WAI

廈村
HA TSUEN

屏山
PING SHAN

833700 N

圓頭山
YUEN TAU SHAN

港深西部公路
KONG SHAN WESTERN HIGHWAY

洪水橋
HUNG SHUI KIU

元朗公路
YUEN LONG HIGHWAY

830700 N

青山公路
CASTLE PEAK ROAD

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AECOM

合約編號:CE2/2011(CE)洪水橋新發展區規劃及工程研究
AGREEMENT NO. CE 2/2011 (CE)
HUNG SHUI KIU NEW DEVELOPMENT AREA PLANNING AND ENGINEERING STUDY - INVESTIGATION
擬議研究區界線
PROPOSED STUDY AREA BOUNDARIES

SCALE	A3 1 : 25000	DATE	JUN. 2013
CHECK	-	DRAWN	SH
JOB No.	60222570	DRAWING No.	圖1.1 FIGURE 1.1
		REV	-

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洪水橋新發展區

規劃及工程研究

第二階段社區參與摘要 二零一三年七月

Hung Shui Kiu New Development Area Planning and Engineering Study

Stage 2 Community Engagement Digest July 2013



規劃署
Planning Department



土木工程拓展署
Civil Engineering and
Development Department

AECOM

引言

Introduction

在二零零三年完成的「新界西北規劃及發展研究」選定洪水橋為新發展區，以滿足本港長遠發展的需要。然而，由於當時人口增長和住屋需求放緩，這項開拓洪水橋新發展區的建議被暫時擱置。「香港2030：規劃遠景與策略」研究其後重新審視在新界拓展新發展區的需要，並建議開拓多個新發展區包括洪水橋新發展區，以應付長遠的住屋需求和提供就業機會。行政長官在《二零零七至零八年施政報告》中，宣布在洪水橋及新界東北籌劃開拓新發展區，以作為促進經濟增長的十大基建項目之一。

土木工程拓展署聯同規劃署於二零一一年八月委聘顧問進行「洪水橋新發展區規劃及工程研究」（下稱「研究」），為洪水橋新發展區制訂可行的土地用途框架。在研究開展前，我們已在二零一零年十一月進行第一階段首輪社區參與，引發公眾討論新發展區的各個主要課題，包括遠景、策略性角色及規劃原則。

研究開展後，我們在二零一一年十二月進行了為期約兩個月更大規模的第一階段次輪社區參與，總括在首輪社區參與收集到的意見，並通過更廣泛的公眾參與，為顧問草擬初步發展大綱圖提供指引。

參照第一階段社區參與收集到的公眾意見和分析有關基礎資料及初步技術評估結果，我們草擬了洪水橋新發展區的初步發展大綱圖。

我們誠意邀請您參與第二階段社區參與，表達您對初步發展大綱圖的意見，以便在下一階段制定建議發展大綱圖。

The “Planning and Development Study on North West New Territories”, which was completed in 2003, identified Hung Shui Kiu (HSK) as a New Development Area (NDA) to cater for the long-term development needs of Hong Kong. However, in the light of a slower growth of population and housing demand at that time, the HSK NDA proposal was temporarily shelved. The “Hong Kong 2030: Planning Vision and Strategy” subsequently revisited the need for NDAs in the New Territories and recommended proceeding with the development of various NDAs, including HSK NDA, to address the long-term housing demand and provide employment opportunities. The Chief Executive announced in his 2007-08 Policy Address the planning for the NDAs in HSK and the North East New Territories as one of the ten major infrastructure projects for economic growth.

The Civil Engineering and Development Department and the Planning Department jointly commissioned the HSK NDA Planning and Engineering Study (the Study) in August 2011 to formulate a feasible land use framework for the HSK NDA. Prior to the commencement of the Study, the first

round of Stage 1 Community Engagement was convened in November 2010 to initiate public discussions on the key issues of the NDA including the vision, strategic role and planning principles.

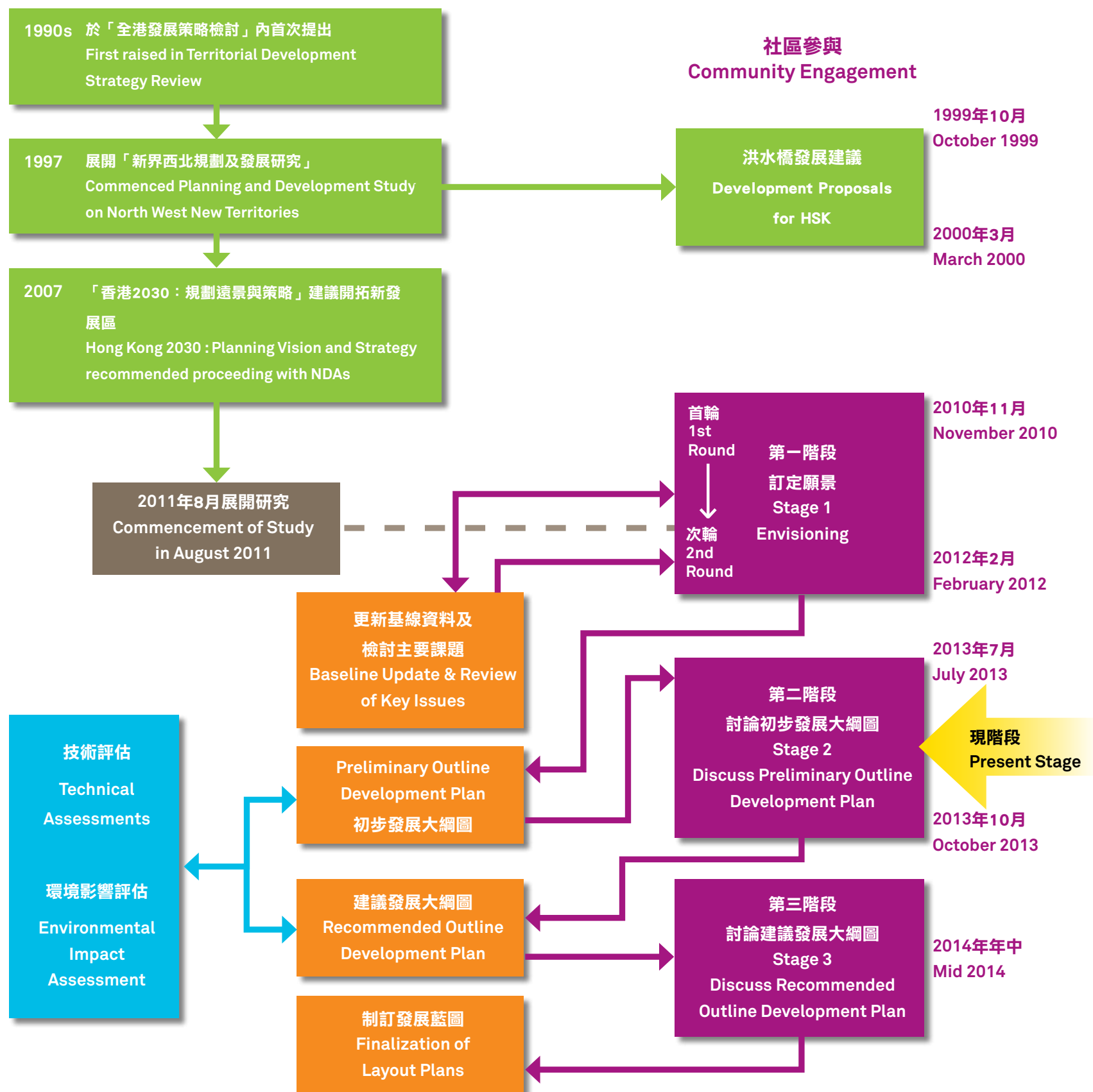
After the Study commenced, a more extensive second round of Stage 1 Community Engagement was launched in December 2011 which lasted for about 2 months. The views received during the first round of Stage 1 Community Engagement were summarized and the wider public were engaged to provide guidance to the consultants in formulating the Preliminary Outline Development Plan (PODP).

Taking into account the public views received in Stage 1 Community Engagement, the analysis of baseline information and results of initial technical assessments, the PODP for HSK NDA has been formulated.

You are cordially invited to participate in the Stage 2 Community Engagement to express your views on the PODP to facilitate the formulation of the Recommended Outline Development Plan (RODP) in the next stage.



研究流程 Study Flowchart



建議新發展區範圍

Proposed Extent of the NDA

洪水橋新發展區佔地約826公頃，位於新界西北部，在屯門新市鎮和天水圍新市鎮之間。新發展區的建議範圍，東面至天影路、屏廈路和橋洪路，東南面至元朗公路，西面至港深西部公路，北面至流浮山道及深灣路沿路的山坡。

The HSK NDA, with an area of about 826 hectares, is located in the north-western part of the New Territories, midway between the Tuen Mun and Tin Shui Wai New Towns. The proposed extent of the NDA is bounded by Tin Ying Road/Ping Ha Road/Kiu Hung Road to the east, Yuen Long Highway to the south-east, Kong Sham Western Highway to the west and Lau Fau Shan Road and hill slopes along Deep Bay Road to the north.





后海灣
(深圳灣)
Deep Bay
(Shenzhen Wan)

流浮山
Lau Fau Shan

整體環境
Overall Context

豐樂園
Fung Lok Wai

天水圍新市鎮
Tin Shui Wai
New Town

元朗新市鎮
Yuen Long New Town

圓頭山
Yuen Tau Shan

建議西鐵洪水橋站
Proposed West Rail
Hung Shui Kiu Station

元朗南具發展潛力區
Potential Development Areas at
Yuen Long South

藍地
Lam Tei

屯門新市鎮
Tuen Mun New Town

深灣路
Deep Bay Road

流浮山道
Lau Fau Shan Road

天影路
Tin Ying Road

屏廈路
Ping Ha Road

橋洪路
Kiu Hung Road

青山公路
Castle Peak Road

元朗公路
Yuen Long Highway

西鐵綫
West Rail Line

西鐵天水圍站
West Rail Tin Shui Wai Station

Shenzhen Bay Bridge

圖例
Legend



洪水橋新發展區
建議界線
Proposed HSK NDA
Boundary

現時狀況

Existing Conditions

1 位置

洪水橋鄰近屯門、天水圍和元朗新市鎮，可發展為新界西北的區域中心，為區內居民提供就業機會。

2 地貌

洪水橋地貌比較平坦，發展潛力大，在發展時不需要進行大規模土地平整工程。

3 交通設施

現有鐵路及公路連接天水圍及元朗新市鎮、香港市中心和其他地區以及深圳。這些設施能鞏固洪水橋作為交通樞紐的地位。

4 土地業權

新發展區內約百分之六十二的土地為私人土地，當中很多屬祖堂地，私人整合土地發展很困難。其餘政府土地散佈於區

內各處，主要用作政府、機構或社區及一些臨時用途，可作新發展的空置政府土地有限。

私人土地 Private Land

約 511 公頃ha
About (62%)

政府土地 Government Land

約 315 公頃ha
About (38%)

5 現有社區

洪水橋新發展區內已發展的社區主要分佈在中心地區及青山公路兩旁，包括29條現有鄉村（20條原居民鄉村及9條非原居民鄉村）。在發展時應小心考慮，以減少對現存鄉村和民居的影響。

6 文化遺產

元朗位於南中國珠江河口的肥沃平地上，曾是昔日的活躍農業基地，建立了歷史悠久重要的廈村市和人口眾多的村落，並遺留下豐富的文化遺產。在發展洪水橋時，應小心保存洪水橋的人文歷史及珍貴文化遺產資源。

7 港口後勤及露天貯物用途

洪水橋區內現有超過190公頃土地用作港口後勤及露天貯物用途。這些場地的用途主要支援港口服務，繼而帶動香港經濟重要一環的物流業，但它們的運作對鄰近民居及環境亦造成影響。

8 高生態價值地點

除了一個在新生新村的鷺鳥林有重要保育價值，新發展區內的植物和動物棲息地一般屬低生態價值。在新發展區外有高生態價值



的地方，包括位於北面的潮感泥灘和紅樹林。發展時需要避免對新發展區內的鳥林和區外有高生態價值地方造成影響。

1 Location

Being located close to the Tuen Mun, Tin Shui Wai and Yuen Long New Towns, HSK could be developed as the regional centre of the North West New Territories and provide employment opportunities for residents in the region.

2 Landform

The area is generally flat with great potential for development without the need for substantial site formation works.

3 Transport Facilities

There are railway systems and road networks linking HSK with the Tin Shui Wai and Yuen Long New Towns, the main urban areas and other districts of Hong Kong as well as Shenzhen, which can strengthen HSK's position as a transport hub.

4 Land Status

About 62% of the land within the NDA is private

land with a large amount under Tso Tong ownership, posing great difficulties for site amalgamation for development by the private sector. Government land scattered in the area is mainly occupied by Government, Institution or Community (GIC) uses and some temporary uses. Vacant Government land for new development is limited.

5 Established Communities

There are already established communities within the NDA, with 29 existing villages (20 indigenous villages and 9 non-indigenous villages) mainly located in the central part of the NDA and on both sides of Castle Peak Road. Careful consideration should be given to minimize impact on these villages and settlements.

6 Cultural Heritage

Situated on the fertile flat plains at the Pearl River Estuary, Yuen Long had been a vibrant agriculture base of South China in the past, with Ha Tsuen Shi established as an important market town together with other well

populated village clusters, creating a rich endowment of cultural heritage. Care needs to be exercised to preserve the cultural history of HSK and the precious heritage resources.

7 Port Back-up (PBU) and Open Storage (OS) Uses

Currently there are over 190 ha of land within HSK used as PBU/OS uses. These uses support port services and in turn the logistics industry which accounts for a significant share in Hong Kong's economy. However, many of these activities also affect existing residential areas nearby at the surrounding environment.

8 High Ecological Value Sites

While flora and fauna habitats identified within the NDA are generally of low ecological value, there is an egret site at San Sang San Tsuen which has conservation importance. To the north of the NDA are some intertidal mudflats and mangroves which are of high ecological value. Impact on the egret site within the NDA and other habitats outside the area with high ecological value should be avoided.



在第一階段社區參與，公眾對多個關於洪水橋新發展區規劃的主要課題作出了廣泛討論。所收集的意見和研究團隊的回應，已輯錄在本研究項目第一階段社區參與報告內，並可在本研究網站搜看 <http://www.hsknda.gov.hk>。

有助我們確立初步發展大綱圖指導原則的主要公眾意見節錄如下：

1 洪水橋新發展區的策略性角色

- 新發展區可充分利用現有和計劃中連接香港國際機場、新界西北和深圳(包括前海和大珠江三角洲)的交通運輸網絡，提升其策略性角色
- 新發展區需要與屯門、元朗和天水圍新市鎮的發展協調
- 新發展區應該配合區內居民的人口結構，提供用地作房屋發展和創造就業機會

2 以人為本社區

- 要照顧本區居民生計
- 提供足夠政府、機構或社區設施，臨街商舖和就業機會，締造一個和諧及自給自足的社區
- 新發展需要與現有鄉村和周邊自然環境融合
- 歷史建築和有考古價值的地方需要保存，並建立旅遊徑介紹區內的歷史
- 政府應該避免規劃一個形式單調，公營房屋比例過高的住宅區

3 可持續發展

- 公營和私營房屋的地積比率需要降低
- 需要在洪水橋提供鐵路服務以加強與九龍和香港島的聯繫
- 區內尤其在旅遊景點的地方應提供停車設施
- 應改善排污設施和排水系統
- 現有的鄉郊環境和具重要生態價值的地方需要保存，同時提供緩衝地帶以減少對生態敏感地方的影響
- 港口後勤及露天貯物用途要小心考慮，同時要用靈活方式處理，以確保維持從業員的生計

4 落實發展機制及補償和安置

- 新發展區的規模較大，應分階段實施，並提供適時有關的基礎設施
- 補償標準應予以檢討，有意見認為收地應只用於發展公屋或基礎設施，亦有意見認為發展新發展區不應容許私人參與

Main topics related to the planning of the HSK NDA were widely discussed by the public during Stage 1 Community Engagement. Comments received and the Study Team's responses are summarized in a separate Stage 1 Community Engagement Report, which is available at the Study's website at <http://www.hsknda.gov.hk>.

Major comments which aid the establishment of guiding principles for the PODP are set out below:

1 Strategic Role of HSK NDA

- the NDA should play a strategic role in capitalizing on transport connection with the Hong Kong International Airport, North West New Territories and Shenzhen, including Qianhai and the wider Pearl River Delta Region
- the NDA should tie in with the developments in Tuen Mun, Yuen Long and Tin Shui Wai New Towns
- the NDA should provide sites for housing development and job opportunities which match with the population profile of residents in the area

2 People-Oriented Communities

- means of living for the local residents should be ensured



- adequate GIC facilities, shopping streets and employment opportunities should be provided to create a harmonious and self-sufficient community
- the new development should integrate well with the existing villages and the surrounding natural environment
- historic buildings and sites of archaeological interest should be preserved and tourist routes should be established for introducing the history of the area
- homogenous residential area with a high proportion of public housing should be avoided

3 Sustainable Development

- plot ratios for public and private housing should be lowered
- railway services should be provided in HSK, enhancing its connection with Kowloon and Hong Kong Island
- parking facilities in particular at scenic spots should be provided
- drainage and sewerage provisions should be improved
- the existing rural environment and sites with significant ecological values should be preserved and buffer zones should be provided to minimize disturbance to the ecological sensitive habitats

- the PBU/OS uses should be carefully considered, and a flexible approach should be adopted to ensure the PBU/OS uses operators' livelihood could be sustained

4 Implementation Mechanism/ Compensation and Rehousing

- in view of the large scale of the NDA development, implementation should be phased and complemented by timely provision of related infrastructure
- ex-gratia compensation rates should be reviewed, some considered that land resumption should only be carried out for development of public housing or infrastructure, while some considered private sector participation in the development of the NDA should not be allowed



遠景及指導原則

Vision and Guiding Principles

遠景

洪水橋新發展區處於新界西北區的策略性位置，現有和計劃中的鐵路和公路貫通該區，連接香港國際機場、香港各區和深圳。藉著有利的地理位置，新發展區可促進一些建於與內地互動的經濟活動，包括為機場或港口服務提供支援，繼而帶動香港經濟重要一環的物流業。

洪水橋新發展區將會是香港中長期的主要土地來源之一，以應付未來房屋發展的需求。新發展區應結合鄰近現有的城鎮群，包括天水圍、元朗和屯門，以有效地共用基礎設施、政府、機構或社區服務及就業機會，並改善房屋組合。

在可持續發展原則下，並顧及基建容量限制及城市設計原則，新發展區的發展潛力應充份利用，而同時要減少對現有社區、文化遺產和自然環境的影響。

洪水橋新發展區的遠景是為香港建造一個可持續發展、以人為本及均衡生活和工作社區。新發展區不單是一個地區性的住宅及就業中心，而且是一個有助香港未來經濟發展及增長的區域中心。



指導原則

在發展遠景的議題下及參考第一階段社區參與所收集到的公眾意見，我們制定了以下的指導原則，以擬備初步發展大綱圖：

1 提升洪水橋新發展區的策略性角色

- 營造洪水橋新發展區為一個多功能發展區，有不同類型的住宅、營商和就業機會
- 利用聯繫香港和深圳主要貨運和乘客通道的策略性位置，新發展區的主要經濟活動可包括商業用途如辦公室和酒店、特殊工業及物流設施等

2 締造以人為本社區

- 提供多類型房屋和就業用途，以締造一個均衡社區
- 在鄰近住宅發展區的地方提供本區設施和服務
- 充分利用土地作住宅用途，滿足房屋需要，同時符合現行的規劃和發展指引



- 確保有一個合理的土地用途和房屋分佈，並配合周邊環境
- 盡量避免影響鄉村及其他民居
- 保存發展區內的文物和確保附近的規劃與文物互補和連貫

3 建造綠色生活和工作環境

- 在公共交通樞紐中心建設大型發展以鼓勵多用集體公共運輸
- 建造有效、安全和便利市民使用的行人通道和單車徑
- 主要幹道設置在新發展區的周邊，以減低過多車輛進入住宅區
- 利用現有河道和綠色山景資源，建造一個具特色的城市
- 提供環保交通運輸模式
- 提倡可持續固體廢物和水資源管理，及利用再生能源
- 提倡綠色和環保建築技術

4 連繫屯門、天水圍及元朗的發展

- 改善接駁交通
- 改善房屋組合，提供政府、機構或社區設施和就業機會

Vision

The HSK NDA commands a strategic location in the North West New Territories with existing and planned railways and highways linking the Hong Kong International Airport, different districts of Hong Kong and Shenzhen. This geographically favourable location enables development of the area in promoting economic activities which build upon interaction with the Mainland. These include support to airport and port services, and in turn the logistics industry, which accounts for a significant share in Hong Kong's economy.

HSK NDA will be a major source of land supply to meet housing needs of Hong Kong in the medium to long term. It should integrate well with the existing neighbouring urban clusters including Tin Shui Wai, Yuen Long and Tuen Mun to enable effective sharing of infrastructure, GIC facilities and job opportunities, and to improve the housing mix.

In line with sustainable development principles, the development potential of the NDA should be maximized within the infrastructure capacity limits without compromising urban design principles, while minimizing impacts on existing communities, cultural heritage resources, as well as the natural environment.

The overall vision of the HSK NDA is to build a sustainable, people-oriented and balanced living and working community for Hong Kong. The NDA will not be just a localized residential and employment hub, but a regional centre that will serve to foster the future economic development and growth of Hong Kong.

Guiding Principles

Under the overall vision and taking into account public views received in Stage 1 Community Engagement, we have formulated the following guiding principles to facilitate preparation of the PODP:

1 Enhancing the Strategic Role of HSK NDA

- develop the HSK NDA into a multi-functional development node with a variety of housing types, business and employment opportunities
- given its strategic location on major freight and passenger routes between Hong Kong and Shenzhen, main economic activities could include commercial uses such as offices and hotels, special industries as well as logistics facilities

2 Building a People-Oriented Community

- create a balanced community through a mix of housing and employment uses
- provide local facilities and services within close proximity to residential developments
- maximize the provision of residential land to meet housing needs while meeting prevailing planning and development guidelines
- ensure a rational distribution of land uses and housing developments that relate to the surrounding context

- avoid disturbance of villages and other local settlements wherever possible
- preserve cultural heritage within the NDA and ensure the areas around the heritage features are planned in a complementary and coherent manner

3 Creating a Green Living and Working Environment

- plan major developments around public transport nodes to encourage use of mass public transport
- create efficient, safe and pedestrian friendly walkway and cycling networks
- plan major trunk roads at the periphery of the NDA to avoid penetration of excessive vehicular traffic into residential neighborhoods
- capitalize on existing landscape resources such as river channels and green mountain backdrops to create a townscape of character
- provide environmentally friendly transport modes
- promote sustainable waste and water management and use of renewable energy
- promote green building and environmentally friendly technologies

4 Integrating with Development of Tuen Mun, Tin Shui Wai and Yuen Long

- improve transport connection
- improve housing mix and provide GIC facilities and job opportunities

整體規劃及設計框架

Overall Planning and Design Framework

主要特色

- 1 主要市中心位於建議的西鐵洪水橋站周邊，設大型購物商場、其他商店和服務業、辦公室及酒店用途和高密度住宅發展，以建造一個新界西北區域性的商業及商貿樞紐
- 2 次中心將毗鄰西鐵天水圍站，同時為天水圍居民服務
- 3 新發展區的東部和北部為住宅發展區，與天水圍新市鎮和流浮山融合，並提供各類社區設施
- 4 就業區設在新發展區的西北部，將有道路直接與港深西部公路連接，重型車輛不需要進入住宅區
- 5 在新發展區內的鄉村聚落會盡量保留，而歷史遺跡及文物亦將會保存
- 6 位於青山公路南面的住宅和其他民居將會保留，該區未來的發展按照現時法定圖則的規定
- 7 為改造河道及增強與天水圍的融合，河道環境將會提升，設低層商舖帶動河畔長廊，以營造特色和加強活力，河道旁的天影路會被取消。取消天影路可同時改善附近地區的空氣質素，並減輕對居民所受到的交通噪音滋擾，尤其是住在河道東面的天水圍居民
- 8 綜合休憩用地網絡，提供不同類型的靜態和動態康樂設施

- 9 完善的單車徑和行人路網絡，連接各住宅發展、活動地帶、社區設施和休憩空間以及天水圍
- 10 觀景廊、適當的樓宇退入及不同樓宇高度使現有和未來發展可在視覺上配合，與周邊自然景色在視覺上連繫和確保空氣流通

Main features

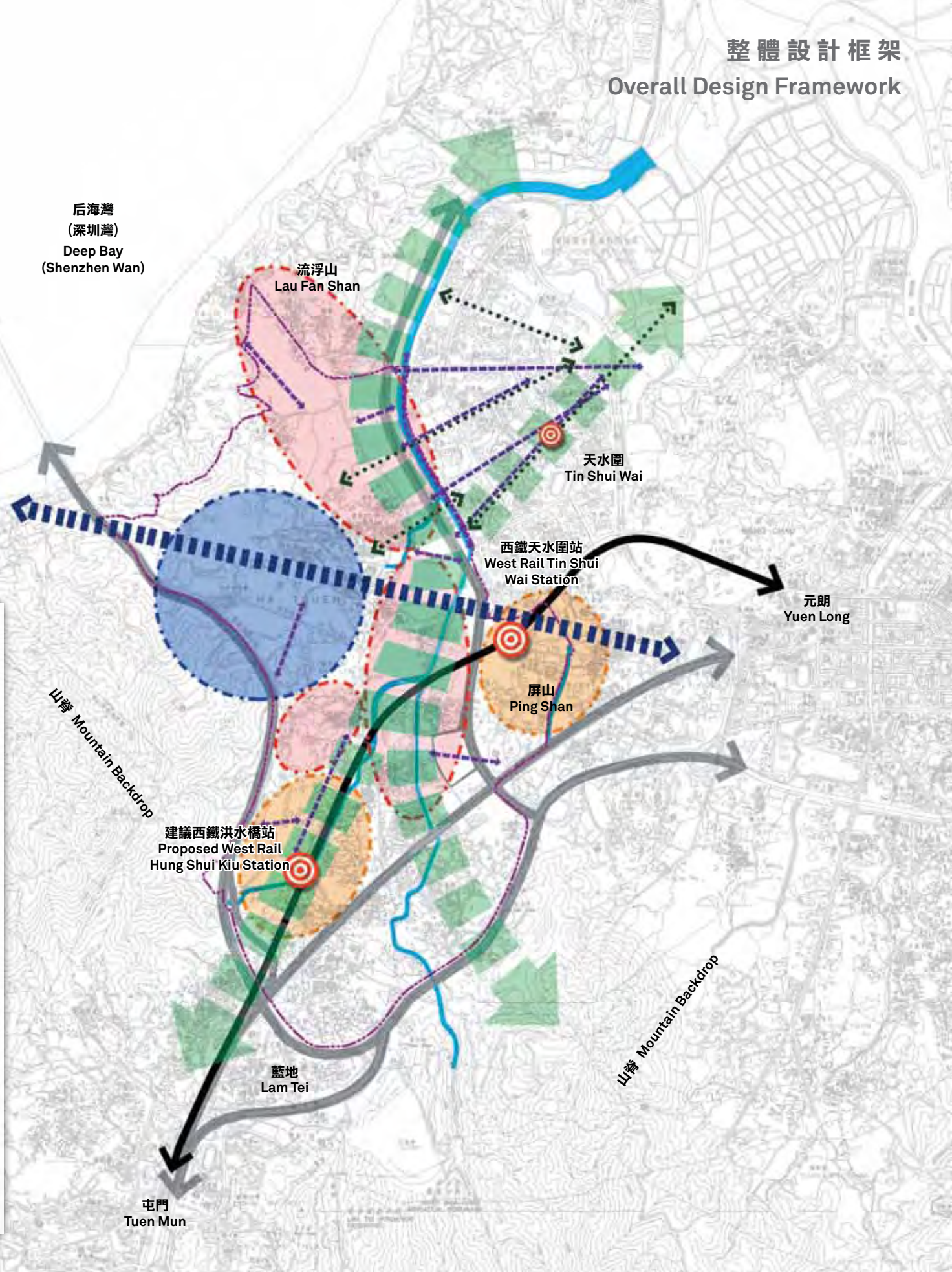
- 1 The major town centre with a mega shopping facility and other shops and services, office and hotel uses as well as high density residential developments is planned around the proposed West Rail Hung Shui Kiu Station. It is intended to be a regional commercial and business hub in the North West New Territories
- 2 A secondary hub will be located near the West Rail Tin Shui Wai Station which will also serve residents of Tin Shui Wai
- 3 Areas in the east and north of the NDA are proposed for residential development with various community facilities which would integrate well with Tin Shui Wai and Lau Fau Shan
- 4 The employment area is located in the north-western part of the NDA with direct access onto Kong Sham Western Highway to avoid intrusion of heavy vehicles into residential neighbourhood
- 5 Existing village clusters within the NDA will be retained wherever possible, and the historical relics and monuments will be preserved
- 6 The residential and other settlements south of Castle Peak Road will remain while allowing future growth in accordance with the current statutory plans
- 7 Regeneration of the river channel system and enhancement of the integration with Tin Shui Wai will be achieved by upgrading the environment of the river channels and provision of low-rise retail and eating places to create a distinct character and to enhance vibrancy, facilitated by the removal of Tin Ying Road abutting the channel. The removal of the road will also improve the air quality of the surrounding areas and reduce traffic noise nuisance to the residents in particular the Tin Shui Wai residents living on the eastern side of the channel
- 8 An integrated open space network including a wide variety of passive and active recreational facilities
- 9 A comprehensive cycle track and pedestrian network to connect all residential developments with activity nodes, community facilities and open spaces as well as Tin Shui Wai
- 10 Visual corridors, appropriate building setbacks and varied building heights to allow for visual relationships between existing and future developments, visual linkage with surrounding natural features and air ventilation



整體設計框架 Overall Design Framework

圖例
Legend

- 洪水橋新發展區建議界線
Proposed HSK NDA Boundary
- 主要道路
Major Roads
- 西鐵線
West Rail Line
- 綠化幹道/通風廊
Green Spine/Breezeway
- 河道
River Channel
- 住宅區
Residential Area
- 就業區
Employment Area
- 混合用途區
Mixed Use Area
- 主要觀景廊
Main Visual Corridor
- 次要觀景廊
Secondary Visual Corridor
- 綠化通道
Green Link
- 商業中心點
Commercial Node



初步發展大綱圖

Preliminary Outline Development Plan

新發展區面積 NDA Area

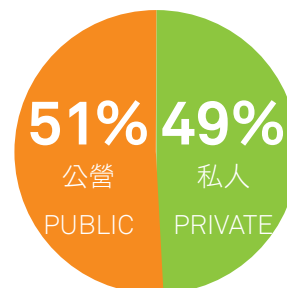
約 **826** 公頃
About ha

人口 Population

約 **218,000***
About

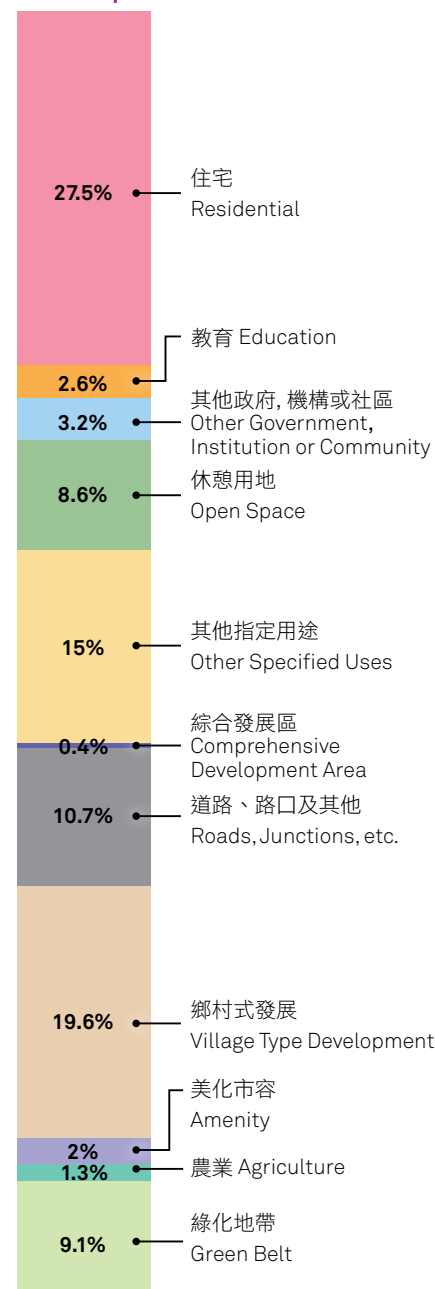
*包括現有人口及基本增長共4萬3千
including existing population and base
growth of 43,000

房屋組合 Housing Mix[#]



[#]洪水橋及天水圍整體的房屋組合為
69 (公營) : 31 (私人)
Overall housing mix of HSK and Tin Shui
Wai is 69 (Public) : 31 (Private)

建議土地用途 Proposed Land Use



新住宅單位 New Housing Units

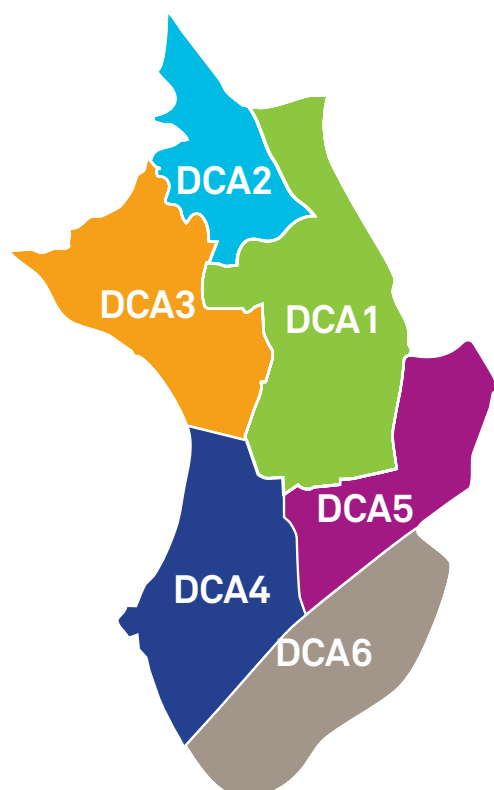
約 **60,000**
About

新就業機會 New Employment Opportunity

約 **100,000**
About

新發展區內有六個發展特色區，各有不同的特色和功能。

Six Development Character Areas (DCAs) are identified.
Each has a defined character and function.



DCA 1

河畔和鄉村區
Riverine and Village Neighbourhood

DCA 2

灣景區
Bayview Neighbourhood

DCA 3

物流和科技區
Logistics and Technology Quarter

DCA 4

商業及住宅綜合區
Commercial-Residential Hub

DCA 5

東部住宅區及商業中心
Eastern Residential Neighbourhood cum
Commercial Centre

DCA 6

南面住宅區
Southern Residential Neighbourhood

圖例 Legend

- R 住宅
Residential
- PRH 租住公屋
Public Rental Housing
- HOS 居屋
Home Ownership Scheme
- G 政府
Government
- IC 機構或社區
Institution or Community
- E 教育
Education
- GB 綠化地帶
Green Belt
- LO 鄰舍休憩用地
Local Open Space
- DO 地區休憩用地
District Open Space
- V 鄉村式發展
Village Type Development
- A 美化市容
Amenity
- OU 其他指定用途
Other Specified Uses
- CDA 綜合發展區
Comprehensive Development Area
- AGR 農業
Agriculture
- 河道
River Channel
- 河畔長廊
Riverside Promenade
- 道路、路口及其他
Roads, Junctions, etc.
- 建議西鐵洪水橋站
Proposed West Rail Hung Shui Kiu Station
- 西鐵天水圍站
West Rail Tin Shui Wai Station
- 現有輕鐵站
Existing Light Rail Station
- 市鎮公園
Town Park
- 1 特殊工業 - 物流設施
Special Industry - Logistics Facility
- 2 特殊工業 - 資訊科技及電訊業、
測試和認證設施及商業
Special Industry - Information Technology & Telecommunications, Testing & Certification, Business Uses
- 3 混合用途 - 住宅, 商業
Mixed Use - Residential, Commercial
- 4 住宅及港鐵巴士廠
Residential cum MTR Bus Depot
- 5 商業, 酒店, 辦公室
Commercial, Hotel, Office
- 6 鐵路站及上蓋發展
Station & above Station Development
- 7 混合用途 - 公共交通交匯處, 住宅, 商業, 酒店, 辦公室
Mixed Use - PTI, Residential, Commercial, Hotel, Office
- 8 環保運輸系統支援處
Environmentally-friendly Transport System Supporting Area
- 9 教育及相關用途
Education & Related Uses
- 10 可能作醫院和專科及
分科診療所的用地
Possible Site for Hospital, Specialist Clinic/Polyclinic

后海灣
(深圳灣)
Deep Bay
(Shenzhen Wan)



圓頭山
Yuen Tau Shan

港深西部公路
Kong Sham Western Highway

藍地
Lam Tei

初步發展大綱圖的主要土地用途

Major Land Use under Preliminary Outline Development Plan

天水圍
Tin Shui Wai

屏山
Ping Shan

青山公路
Castle Peak Road

元朗公路
Yuen Long Highway

*土地用途及發展密度按照現時分區計劃大綱圖的規定
Land use and development intensity based on the provisions in current Outline Zoning Plans

初步發展大綱圖在第30頁
PODP at Page 30

DCA1

河畔和鄉村區 Riverine and Village Neighbourhood

DCA2

灣景區 Bayview Neighbourhood

河畔和鄉村區建議成為優質的住宅區及河畔環境。現有天影路將被取消，加強與天水圍的聯繫，改善河畔的環境質素及令規劃及設計更具彈性。河畔將設有行人和單車徑。現有鄉村的可達性及周邊環境將會改善。

Riverine and Village Neighbourhood is proposed to be a quality residential and riverine environment. The removal of Tin Ying Road allows better integration with Tin Shui Wai, enhances the riverside environment and permits greater flexibility in planning and layout. Pedestrian and cycle paths will be provided on the riverside. The accessibility and surrounding environment of the existing villages will be improved.

灣景區內的土地用途包括租住公屋、居屋和私人住宅發展及政府、機構或社區用途。建議位於北面的新住宅發展鄰近流浮山。在下一階段研究時，會考慮為流浮山地區加設公眾停車位的需要。

Land uses proposed within the Bayview Neighbourhood include residential development (private, public rental housing and Home Ownership Scheme) and GIC uses. New residential development is proposed in the north, adjacent to Lau Fau Shan. Consideration will be given to the need for providing public car parking spaces to serve Lau Fau Shan in the next stage of the Study.

1 天水圍河道與河畔長廊

Tin Shui Wai River Channel & Riverside Promenade

- 現有河道會優化為景觀和康樂資源，在河道旁營造一個輕鬆環境供漫步及騎單車
- 沿河畔長廊將提供零售及餐飲設施
- 提供較直接路線至西鐵天水圍站

- existing riverine channels will be regenerated as a landscape and recreational resource, along which strolling and cycling can take place within a relaxed environment
- retail and dining facilities along the riverside promenade
- provide a relatively direct route to the West Rail Tin Shui Wai Station



DCA1

5.5-6.5

建議地積比率
Proposed Plot Ratio

20-35 層storeys

建議建築物高度
Proposed Building Height

DCA2

3.5-6

建議地積比率
Proposed Plot Ratio

14-35 層storeys

建議建築物高度
Proposed Building Height

2 市鎮公園

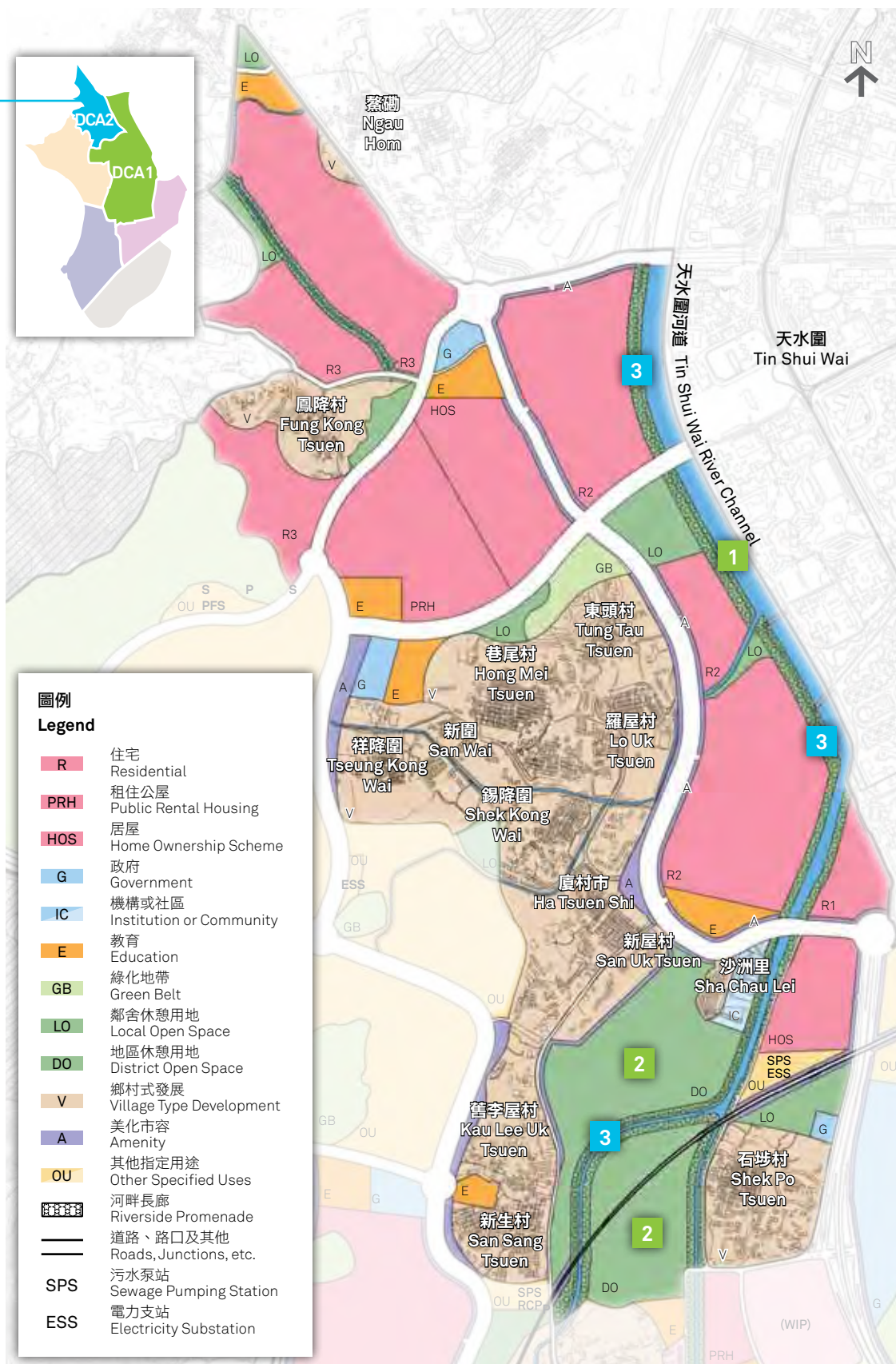
Town Park

- 將成為洪水橋地標
- 提供動態和靜態休憩空間及結合河道於公園設計
- a landmark of HSK
- provides active and passive open space and integrate the river channels into the park design

3 休憩地帶網絡

Network of Open Spaces

- 打造無車環境，讓行人和騎單車者在區內及毗鄰地區無拘無束地活動
- 提供行人專用區和單車徑，並連接鄰近住宅發展和河畔公園，形成一個休憩地帶網絡
- create a vehicle-free environment where pedestrians and cyclists can move freely within the DCA and adjoining areas
- provide facilities for pedestrian circulation and cycling that will connect with adjacent housing developments and parks abutting the riverine channel, forming a network of open spaces



物流和科技區預留土地作特殊工業用途，當中62公頃土地為物流用途，另10公頃土地為資訊科技及電訊業(包括資料儲存中心)、測試和認證設施及商貿用途，是新發展區就業機會的主要來源，並有助擴闊香港的經濟基礎。

這區的規劃和設計方式，是以較現時情況優勝的建築設計和基礎建設支援，營造適合發展特殊工業的環境。這區的設置有助解決現有工業與住宅接鄰的問題，並避免對鄰近發展包括鄉村的環境影響。較高密度的發展可更有效利用土地。

The Logistics and Technology Quarter will be designated for “Special Industry” to accommodate logistics facilities (62 ha) as well as Information Technology and Telecommunications industries including data centre uses, testing and certification facilities and business uses (10 ha). They will be major sources of employment generation within the NDA, and help widening Hong Kong’s economic base.

The layout and urban design approach of this DCA is to promote the development of an environment for special industries which is vastly superior in terms of architectural treatment and infrastructure support than which presently exists. It will eliminate the existing industrial/residential interface problems and avoid producing adverse environmental impacts on adjacent development, including the nearby villages. A more intensive form of development is conducive to better land utilization.



5

建議地積比率

Proposed Plot Ratio

10-15

層storeys

建議建築物高度

Proposed Building Height

1 便捷及優質設計

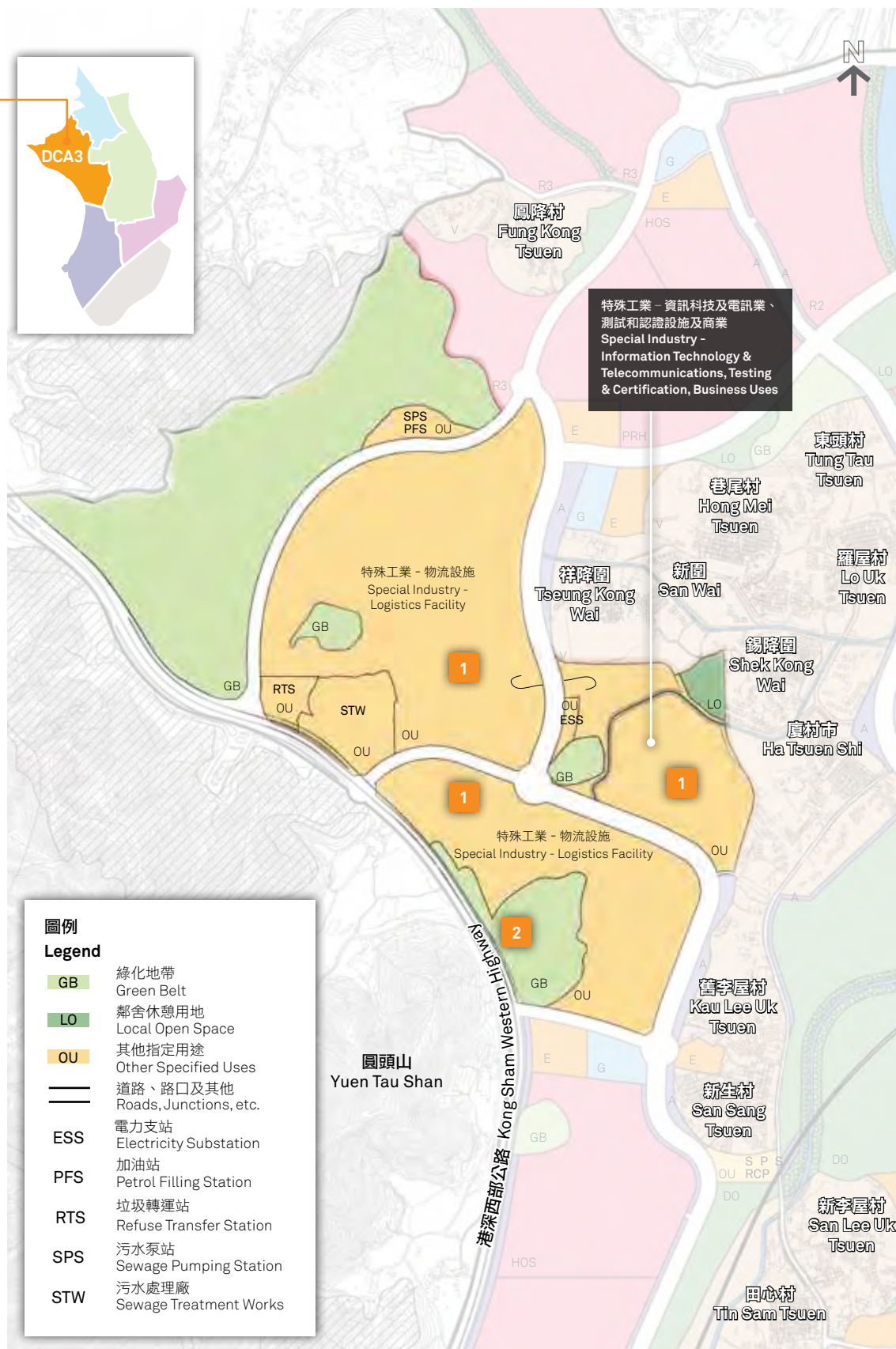
Accessible and Well Designed

- 直接連接港深西部公路，為物流及其他特殊工業用途提供快速的交通運輸接駁到機場及內地
- 提供規劃完善地區、高質素建築設計和富靈活性的辦公室、工作間和儲存倉
- direct access to Kong Sham Western Highway will provide fast connection with the transport corridor to the airport and the Mainland for logistics and other special industry uses
- well planned areas of quality architectural design in a flexible form for offices, workshops and storage

2 保留生態特色

Retention of Ecological Features

- 保留港深西部公路項目建立的補償濕地，並規劃為「綠化地帶」
- 其他有風水特色和小山丘的「綠化地帶」也會保留
- existing areas of wetland compensation installed under the Kong Sham Western Highway project are to be retained and designated as “Green Belt”
- other areas of “Green Belt” which accommodate a combination of Fung Shui features and green knolls will also be retained





商業及住宅綜合區

Commercial-Residential Hub

商業及住宅綜合區位於洪水橋新發展區的西南部。考慮到建議的西鐵洪水橋站的位置及便捷的公路連接，此區將成為新發展區內的主要市中心，提供不同種類的土地用途，包括有廣場、體育場地、政府辦公大樓、零售、酒店、辦公室、和私人及公營房屋。這區亦是規劃為新界西北的區域商業中心。

The Commercial-Residential Hub is located at the south-western edge of the HSK NDA. Taking into account the location of the proposed West Rail Hung Shui Kiu Station and easy highway access, this area will be the major town centre of the NDA. There will be a wide range of land uses including a plaza, sports ground, Government offices building, retail, hotels, offices, and private and public residential development. It is also planned as the regional commercial centre of the North West New Territories.

5-8

建議地積比率
Proposed Plot Ratio

2-40

層storeys

建議建築物高度
Proposed Building Height



1 西鐵洪水橋站及便捷的公路連接

West Rail Hung Shui Kiu Station and Easy Highway Access

- 建議的西鐵洪水橋站會提供便捷的鐵路連接，30分鐘內便可到達香港的商業中心區
- 連接元朗公路和港深西部公路的便捷通道
- the proposed West Rail HSK Station provides a rail link for easy access to Hong Kong's Central Business District within 30 minutes
- there will be easy access from Yuen Long Highway and Kong Sham Western Highway

2 洪水橋新發展區的商業中心 Commercial Core of HSK NDA

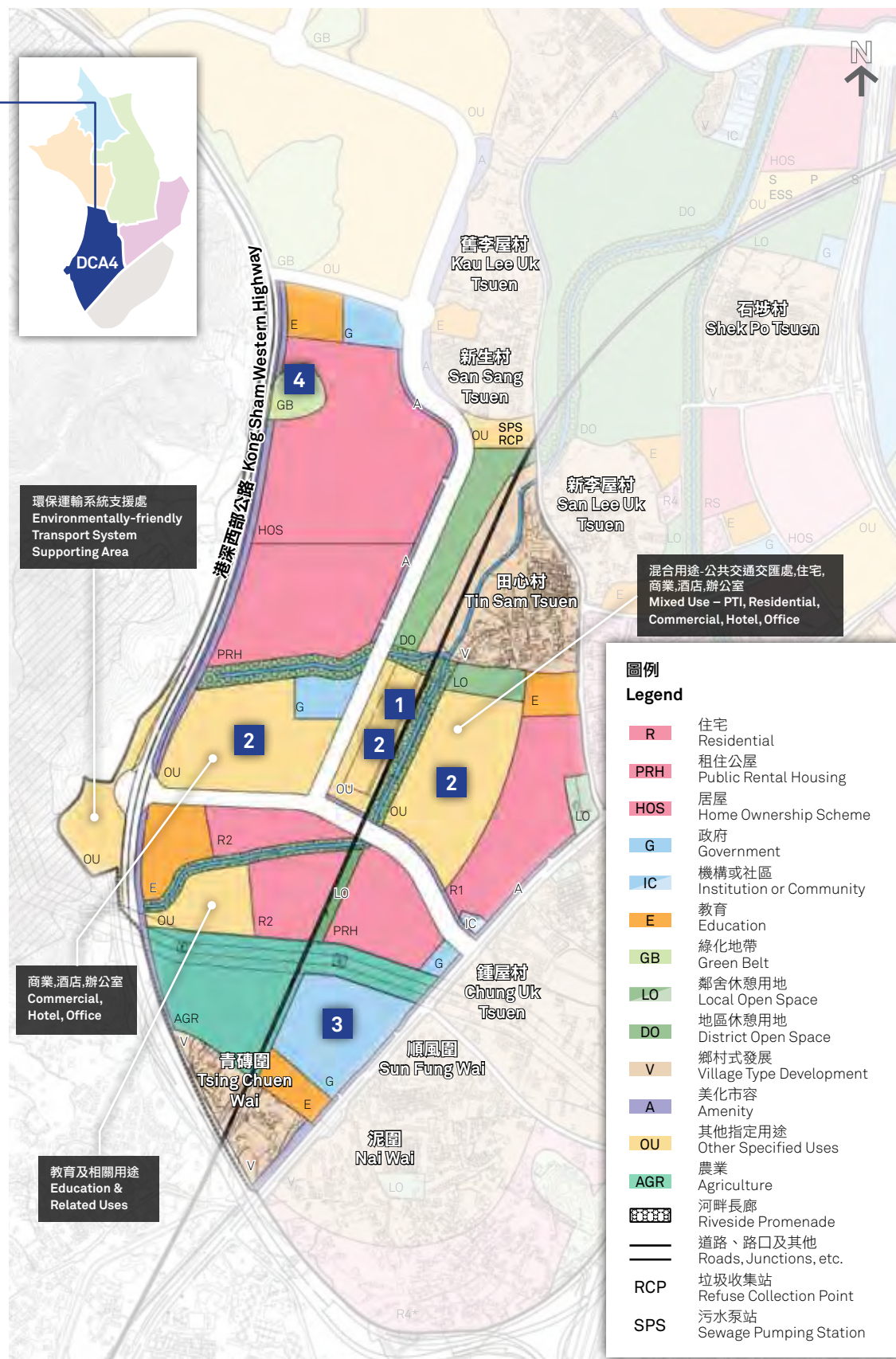
- 建議的西鐵洪水橋站上蓋及毗鄰供混合用途發展的用地，提供大量商業空間作酒店、辦公室和零售用途，亦為新界西北提供服務
- mixed use development sites in the vicinity and above the proposed West Rail Hung Shui Kiu Station will provide a large amount of commercial space to accommodate a mix of hotels, offices and retail uses serving also the North West New Territories

3 運動場地 Sports Ground

- 將成為新發展區內體育活動的中心點
- 主要為新發展區及鄰近新市鎮提供服務
- will become a focus for sports in the NDA
- mainly serves the NDA and neighbouring New Towns

4 保留新生新村鷺鳥林 Retention of San Sang San Tsuen Egretty

- 新生新村的鷺鳥林會保留，劃為「綠化地帶」。鄰近的發展會因應鳥林的位置和鷺鳥的飛行路線而設計
- San Sang San Tsuen Egretty will be retained and designated "Green Belt". The design of future developments in the vicinity will take cognisance of the egretty and associated bird flight paths



DCA5

東部住宅區及商業中心

Eastern Residential Neighbourhood cum Commercial Centre

東部住宅區及商業中心位於西鐵天水圍站以南，發展成為新發展區內的次市中心，並為天水圍新市鎮提供所需的額外商業設施。區內主要有商業發展、私人住宅及公營房屋、政府、機構或社區設施和零售用途。西鐵天水圍站西南的一幅土地，可能用作醫院和專科及分科診療所。

Eastern Residential Neighbourhood cum Commercial Centre is located immediately south of the existing West Rail Tin Shui Wai Station and will be developed as a secondary focal point of the NDA. It can also serve the needs of Tin Shui Wai New Town for additional commercial facilities. Development within this DCA will principally include commercial developments, private and public residential developments, GIC facilities and retail uses. A site to the southwest of the West Rail Tin Shui Wai Station has been reserved for a possible hospital cum specialist clinic/polyclinic.



5.5-8

建議地積比率
Proposed Plot Ratio

20-40

層storeys

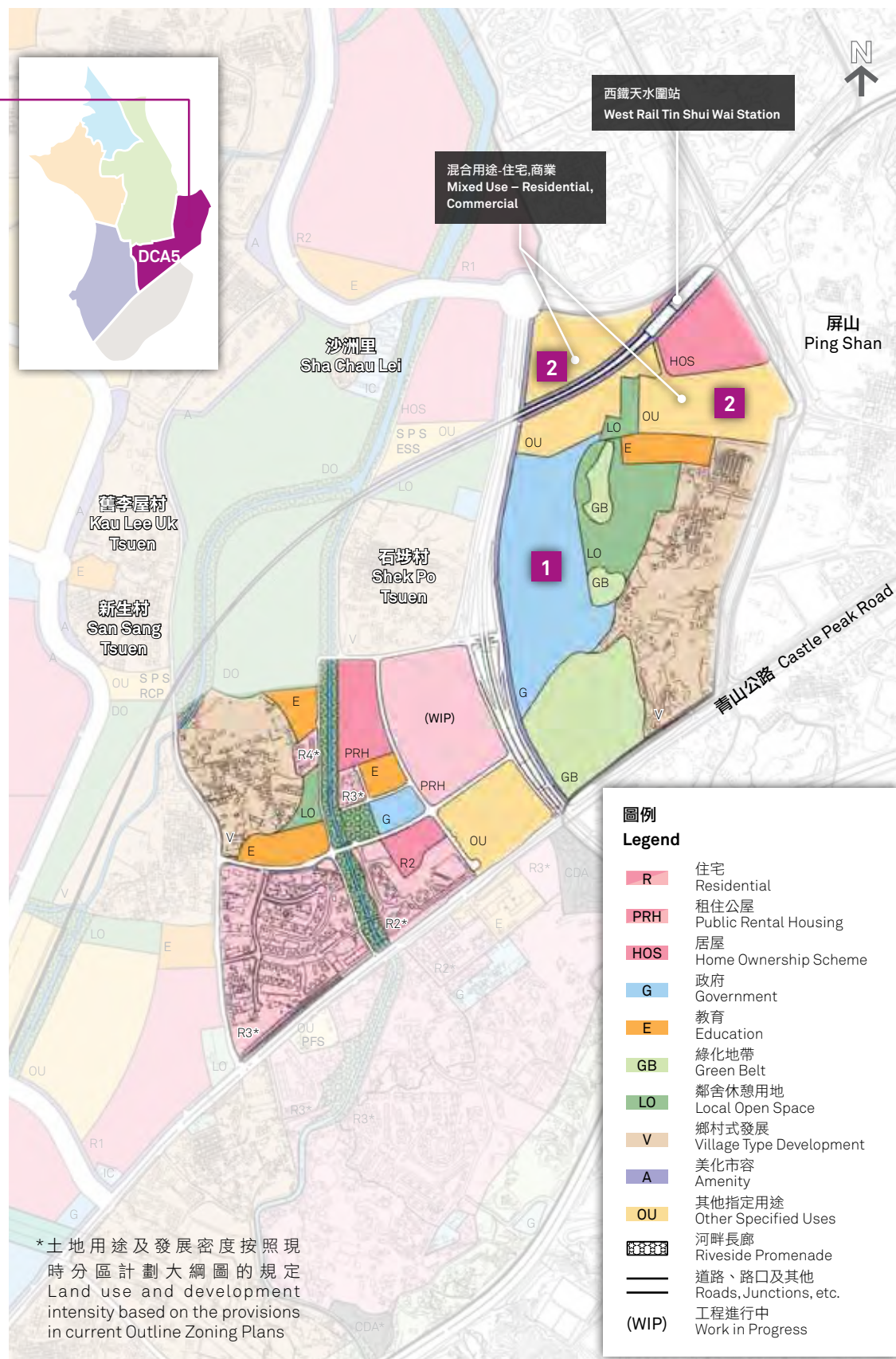
建議建築物高度
Proposed Building Height

1 可能作醫院和專科及分科診療所的用地 Possible Site for Hospital, Specialist Clinic/Polyclinic

- 服務洪水橋區內和鄰近地區居民
- serves residents of HSK NDA and neighbouring areas

2 住宅和商業發展 Residential and Commercial Developments

- 區內將包括私人住宅及公營房屋
- 圍繞着西鐵天水圍站有各種各類的零售和商業用途
- this DCA will include private and public residential developments
- a wide range of retail and commercial uses will be clustered around the West Rail Tin Shui Wai Station



南面住宅區內現有的發展會保留，包括區內的鄉村聚落和私人發展，還有一些學校和政府設施。因區內已有這些已建立的社區，可供發展的土地有限，不會考慮在該區大量增加發展。

Existing developments within the Southern Residential Neighbourhood will be retained. The area is characterised by existing clustered villages and private developments. A number of education and Government facilities are also present. Given the presence of these well established communities and limited available land for further major developments, substantial intensification of development in this area is not contemplated.



本區內的進一步發展將按照現時分區計劃大綱圖的土地用途及發展密度規定，本研究會考慮為這區建議適合的環境和基建改善工程。

Further development of this DCA will follow the land use and development intensity provisions in the current Outline Zoning Plans. This Study would propose suitable environmental and infrastructural improvements for the area.



1 河道與河畔長廊

River Channel & Riverside Promenade

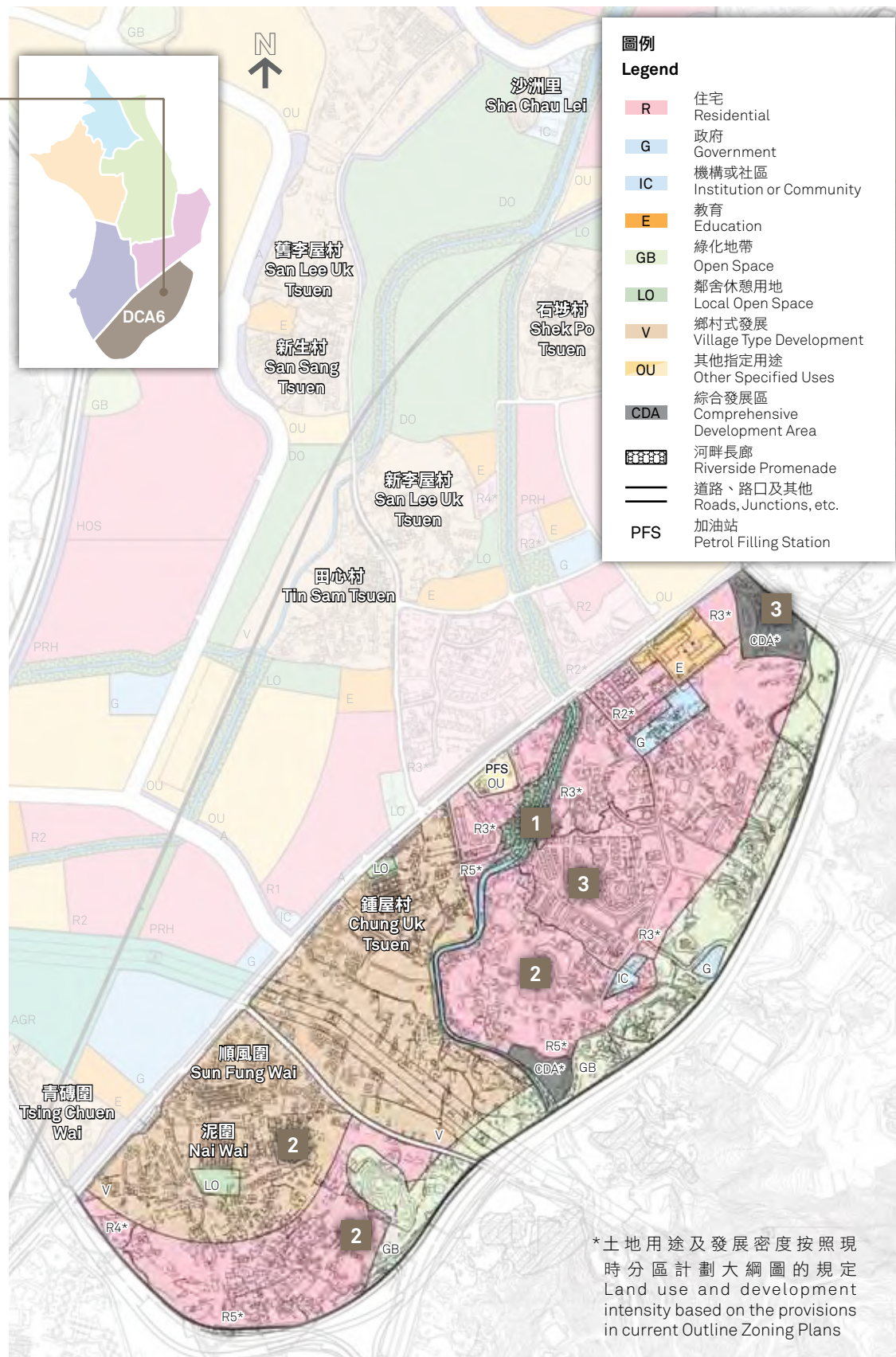
- 現有河道會優化為景觀和康樂資源，漫步和騎單車活動可在河畔輕鬆的環境中進行
- existing riverine channels will be regenerated as a landscape and recreational resource, along which strolling and cycling can take place within a relatively relaxed environment

2 現有鄉村聚落

Existing Village Clusters

3 現有及已規劃的發展

Existing and Planned Developments



以鐵路為本的公共運輸系統

洪水橋新發展區會利用現有西鐵作集體公共運輸骨幹，東面有天水圍站，而西面將來的市中心則有建議的洪水橋站。除西鐵外，現時有輕便鐵路，包括泥圍、鍾屋村和洪水橋三個站，在洪水橋新發展區南面沿青山公路行走。

作為一個有21萬8千人口和10萬個就業人士的新發展區，洪水橋亦需要一套有效率的軌道式或道路式接駁系統。道路式環保運輸，包括較潔淨的歐盟型以及電動和混合燃料巴士。我們會在下一階段研究。

Rail-based Public Transport System

The HSK NDA will make use of the existing West Rail as backbone of mass public transport with Tin Shui Wai Station in the east and the proposed Hung Shui Kiu Station in the future town centre in the west. Apart from West Rail, the existing Light Rail Transit with three Light Rail Transit stations, namely Nai Wai, Chung Uk Tsuen and Hung Shui Kiu, is running along Castle Peak Road at the southern side of HSK NDA.

The HSK NDA will also require good feeder services to serve

about 218,000 population and about 100,000 people in employment. Environmentally-friendly transport system for feeder services in the form of rail-based type and road-based type such as buses using comparatively cleaner Euro models, electric and hybrid buses, will be considered in the next stage of the Study.

道路網絡

洪水橋新發展區連接現有策略性公路，包括港深西部公路和元朗公路。新發展區內將會興建一個完善的道路網絡。

設計新發展區內道路網的原則，是確保最少的道路而又能提供足夠的運輸服務應付需要。重型車輛將使用新發展區周邊的主幹。

在港深西部公路下會興建一條主要幹路，把物流和科技區的交通帶往港深西部公路，避免重型車輛使用住宅區的道路。此外，新發展區北部會興建一條地區幹路，供東西方向來往的車輛使用。其他地區幹路將會服務特殊工業區、建議的西鐵洪水橋站以及主要的商業和住宅發展區。

取消新發展區東北面的天影路及分流交通後，不會影響新發展區內及附近地區的可達性。

Road Network

The HSK NDA is well served by existing strategic highways such as Kong Sham Western Highway (KSWH) and Yuen Long Highway. HSK NDA will be provided with a comprehensive road network.

In designing the road network for the NDA, the principle is to ensure a minimum amount of roads while sufficiently serving the transportation needs, with heavy vehicles running on trunk roads along the periphery of the NDA.

There will be a primary distributor running underneath KSWH and diverting traffic from the Logistics and Technology Quarter (DCA3) to KSWH, avoiding heavy vehicles to use the roads within the residential neighbourhood. There will be a district distributor in the northern part of the NDA to facilitate eastwest movements. Other district distributors will be provided serving the special industrial uses and the proposed West Rail HSK Station and major commercial and residential development areas.

Even with the removal of Tin Ying Road at the north-eastern edge of the NDA and some traffic redistribution, the accessibility within the NDA and surrounding areas will not be compromised.





后海湾
(深圳湾)
Deep Bay
(Shenzhen Wan)

港深西部公路
Kong Sham Western Highway

流浮山道
Lau Fan Shan Road

天華路
Tin Wah Road

天鰲路
Tin Shui Road

天水圍
Tin Shui Wai

天慈路
Tin Tsz Road

現有及建議交通網絡
Existing and Proposed Transport Network

圖例 Legend

- 現有道路
Existing Road
- 建議道路
Proposed Road
- 建議取消道路 (天影路)
Existing Road to be removed (Tin Ying Road)
- 建議改善道路 (屏廈路/D2路)
Existing Road to be improved (Ping Ha Road/
Road D2)
- 考慮接駁至天水圍醫院的道路
Road connection to TSW Hospital to be
considered
- 現有西鐵綫
Existing WRL
- 西鐵天水圍站
West Rail Tin Shui Wai Station
- 建議西鐵洪水橋站
Proposed West Rail HSK Station
- 現有輕鐵站
Existing Light Rail Station
- 從屯門通過港深西部公路進入洪水橋新發展區
Access HSK NDA through KSWH from Tuen
Mun
- 通過洪天路進入洪水橋新發展區
Access HSK NDA through Hung Tin Road
- 從元朗通過朗天路/天慈路進入洪水橋新發展區
Access HSK NDA through Long Tin Road/
Tin Tsz Road from Yuen Long

廈村
Ha Tsuen

屏廈路
Ping Ha Road

屏山
Ping Shan

洪水橋
Hung Shui Kiu

藍地
Lam Tei

洪水橋大街
Hung Shui Kiu Street

田心路
Tin Sam Road

丹桂村路
Tan Kwan Yuen Road

青山公路
Castle Peak Road

元朗公路
Yuen Long Highway

田園路
Tin Ha Road

石邊路
Shek Po Road

橫天路
Hung Tin Road

朗天路
Long Tin Road

在現有港深西部公路下
Underneath existing KSWH

P1路
Road P1

D6路
Road D6

D7路
Road D7

D1路
Road D1

D3路
Road D3

D5路
Road D5

D4路
Road D4

D2路
Road D2

石邊路
Shek Po Road

橫天路
Hung Tin Road

橫天路
Hung Tin Road

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Hung Tin Road

單車徑網絡

Cycle Track Network

單車徑和相關設施

- 伸延現有水圍單車徑到洪水橋新發展區
- 接駁沿青山公路至元朗及將來連接新界東北的單車徑
- 在靠近主要公共交通基建、休憩用地、社區設施和住宅區的主要位置，設置單車停泊處

Cycle Track Network and Facilities

- extend existing cycle track network in Tin Shui Wai to HSK NDA
- link with the cycle tracks along Castle Peak Road to Yuen Long and in the North East New Territories in the future
- provision of cycle parking areas at strategic locations near major public transport infrastructure, open spaces, community facilities and residential areas



在洪水橋新發展區和其周邊有豐富文化遺產。當中許多位於鄉村內的歷史建築物將會原地保存，它們大多散佈在新發展區內遊人不容易找到的地方。建議在洪水橋新發展區內建造一個文物徑網絡，把有特色的文物連貫起來，同時連接現有的屏山文物徑，有助市民大眾更容易欣賞這些資源。亦可考慮在沿文物徑的地方興建資源/遊客中心。

HSK NDA and its environs have a rich cultural heritage. While many of the historic buildings are located within village areas and are proposed to be preserved in-situ, they are generally scattered over the NDA and difficult to be located by visitors. A network of cultural heritage trails is therefore proposed within the HSK NDA to interlink the heritage features within NDA, as well as the existing Ping Shan Heritage Trail to facilitate better appreciation of these resources by general public. The possibility of providing a resource/visitor centre along the trails could also be explored.



技術可行性及落實發展安排

Technical Feasibility and Implementation Arrangements

技術評估

研究顧問已經就初步發展大綱圖進行初步技術評估，結論為建議方案在技術上是可行的。在收集公眾對初步發展大綱圖的意見後，顧問會在下一階段展開進一步的技術評估，以制定建議發展大綱圖及詳細發展建議。新發展區項目在環境影響評估條例下是指定工程項目，必須遵守環境影響評估的法定要求。

Technical Assessments

The Study consultants have conducted initial technical assessments for the PODP with conclusion that the proposals are technically feasible. After collecting public views on the PODP, the consultants will conduct further technical assessments for the formulation of the RODP and detailed development proposals. Development of this

NDA is a designated project under the Environmental Impact Assessment Ordinance and must comply with the statutory requirements of the Environmental Impact Assessment.

發展時間表

研究的下一階段會制定發展時間表。參考其他新市鎮發展的經驗，會特別關注適時提供各項社區及基礎設施，確保能與新發展區陸續遷入的人口互相配合。

Development Timetable

A development timetable will be set out at the next stage of the Study. Taking the experience of developing other new towns, attention will be paid to ensure timely provision of various GIC facilities and infrastructure in tandem with the population intake of the NDA.

落實發展機制

政府以往透過「傳統新市鎮發展模式」發展多個新市鎮。這個模式的優點是政府可掌握整個發展計劃，並且全面而有統籌的落實計劃。這模式可確保新發展區適時落實，而且可讓各類發展和相關基礎建設及公共設施能按時間表實施。

在本研究的第一階段社區參與中，對傳統新市鎮發展模式有不同的意見。反對的人士建議應讓私人機構發展他們的土地，並由政府提供基礎建設和公共設施。另一方面亦有意見不同意新發展區由發展商進行發展。我們會細心考慮各方的意見。

新發展區會分階段發展，在落實時會影響現有土地業權人、居民、港口後勤及露天貯物用途經營者和其他佔用人。政府會小心考慮落實發展的詳細安排。

Implementation Mechanism

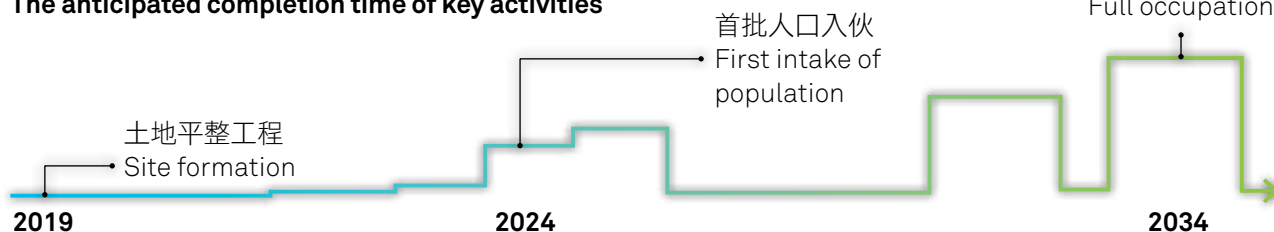
The “Conventional New Town Approach”(CNTA), which has been used before in implementing our new towns, has the merit of ensuring a comprehensive and well coordinated implementation programme over which the Government has control. This can ensure timely development of the NDA, including synchronization of various developments with provision of supporting infrastructure and public facilities.

During CE1, views on the CNTA were diverse. Those who opposed to it suggested that the private sector should be allowed to develop their private land, facilitated by the Government's provision of infrastructure and public facilities. On the other hand, some comments objected to the development of the NDA by the private sector. Different views will need to be carefully considered.

The phased implementation of the NDA will inevitably affect some of the existing land owners, residents, PBU/OS uses operators and other occupants. The Government will carefully consider the detailed implementation arrangements.

各主要項目的預計完成時間

The anticipated completion time of key activities



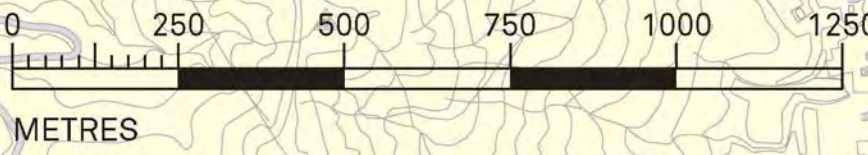
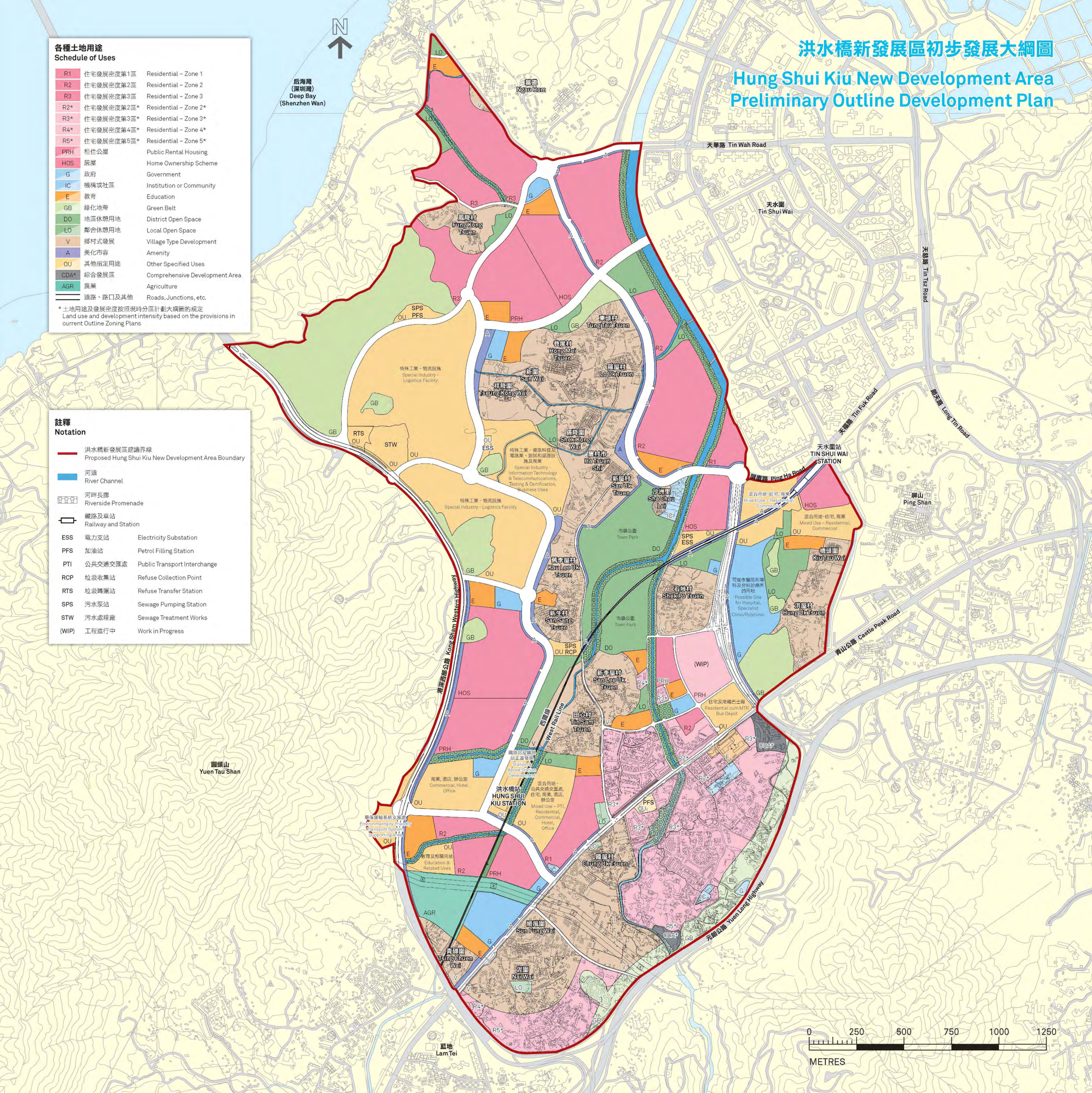
洪水橋新發展區初步發展大綱圖

Hung Shui Kiu New Development Area Preliminary Outline Development Plan

各種土地用途 Schedule of Uses		
R1	住宅發展密度第1區	Residential – Zone 1
R2	住宅發展密度第2區	Residential – Zone 2
R3	住宅發展密度第3區	Residential – Zone 3
R2*	住宅發展密度第2區*	Residential – Zone 2*
R3*	住宅發展密度第3區*	Residential – Zone 3*
R4*	住宅發展密度第4區*	Residential – Zone 4*
R5*	住宅發展密度第5區*	Residential – Zone 5*
PRH	租住公屋	Public Rental Housing
HOS	居屋	Home Ownership Scheme
G	政府	Government
IC	機構或社區	Institution or Community
E	教育	Education
GB	綠化地帶	Green Belt
DO	地區休憩用地	District Open Space
LO	鄰舍休憩用地	Local Open Space
V	鄉村式發展	Village Type Development
A	美化市容	Amenity
OU	其他指定用途	Other Specified Uses
CDA*	綜合發展區	Comprehensive Development Area
AGR	農業	Agriculture
道路、路口及其他 Roads, Junctions, etc.		

*土地用途及發展密度按照現時分區計劃大綱圖的規定
Land use and development intensity based on the provisions in current Outline Zoning Plans

註釋 Notation	
	洪水橋新發展區建議界線 Proposed Hung Shui Kiu New Development Area Boundary
	河道 River Channel
	河畔長廊 Riverside Promenade
	鐵路及車站 Railway and Station
ESS	電力支站 Electricity Substation
PFS	加油站 Petrol Filling Station
PTI	公共交通交匯處 Public Transport Interchange
RCP	垃圾收集站 Refuse Collection Point
RTS	垃圾轉運站 Refuse Transfer Station
SPS	污水泵站 Sewage Pumping Station
STW	污水處理廠 Sewage Treatment Works
(WIP)	工程進行中 Work in Progress



歡迎提供意見

Invitation for Comments

- 歡迎就洪水橋新發展區初步發展大綱圖提出您的寶貴意見和建議。
 - 我們誠意邀請您在二零一三年九月七日出席公眾論壇提出您的意見。詳情會於稍後透過本研究的網頁(見下)及其他媒體公布。
 - 請於二零一三年十月十五日或之前，把書面意見/建議送交土木工程拓展署或規劃署。
- You are welcome to express your views and comments on the Preliminary Outline Development Plan.
 - You are cordially invited to join our public forum on 7 September 2013. Details will be further announced via the Study website (see below) and other media.
 - Please send us your written comments or suggestions to the Civil Engineering and Development Department or the Planning Department on or before 15 October 2013.

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閣下亦可瀏覽本研究的網頁, 參閱更詳盡的背景資料:

For details of the Study, please visit our Study website:

www.hsknda.gov.hk



聲明: 凡在「洪水橋新發展區規劃及工程研究」過程中向土木工程拓展署或規劃署提供意見和建議的個人或團體, 將被視作同意土木工程拓展署或規劃署可將全部或部分提供的內容(包括個人姓名及團體名稱)公布。如你不同意這個安排, 請於提供意見和建議時指明。

Disclaimer: A person or an organization providing comments and suggestions in the process of the "Hung Shui Kiu New Development Area Planning and Engineering Study" shall be deemed to have given consent to the Civil Engineering and Development Department or Planning Department to wholly or partially publish the comments and suggestions (including the name of the individual and organization). If you do not agree to this arrangement, please state so when providing comments and suggestions.