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洪水橋新發展區規劃及工程研究 Hung Shui Kiu New Development Area Planning and Engineering Study

第三階段社區參與 Stage 3 Community Engagement

建議發展大綱圖 Recommended Outline Development Plan

立法會發展事務委員會
Legislative Council
Panel on Development
22 July 2015

背景 Background

- 「香港2030：規劃遠景與策略」建議推展洪水橋新發展區
‘Hong Kong 2030: Planning Vision and Strategy’
recommended proceeding with Hung Shui Kiu NDA
- 2007-08年度《施政報告》宣布新發展區為十大基礎建設項目之一
NDAs as one of the ten major infrastructure projects in the
‘2007-08 Policy Address’



社區參與 Community Engagement

研究過程 Study Process

社區參與計劃

Community Engagement Programme



展開本研究
Commencement of
the Study

第一階段社區參與 Stage 1 Community Engagement

首輪: 討論主要課題和訂定洪水橋新發展區的社區願景
次輪: 討論有關洪水橋新發展區的策略性角色、以人為本的社區、可持續發展及落實機制等主要課題

1st Round:

Discuss key issues and build community vision for the HSK NDA

2nd Round:

Discuss major topics relating to strategic roles of the HSK NDA, people-oriented communities, sustainable development and implementation mechanism



更新基線資料及
檢討主要課題
Baseline Update &
Review of Key Issues



第二階段社區參與 Stage 2 Community Engagement

討論初步發展大綱圖
Discuss the Preliminary Outline Development Plan



確立指導原則
Establish Guiding
Principles



制定初步發展大綱圖
Formulate Preliminary
Outline Development Plan



第三階段社區參與 Stage 3 Community Engagement

討論建議發展大綱圖
Discuss the Recommended Outline Development Plan

我們在此
We are here



- ▶ 編製及分析第二階段社區參與活動所收集到的意見
- ▶ 進行規劃及技術評估
- ▶ 解決規劃及工程問題
- ▶ Compile and analyse comments from Stage 2 Community Engagement
- ▶ Conduct planning and technical assessments
- ▶ Resolve planning and engineering issues

制定建議發展大綱圖
Formulate Recommended
Outline Development Plan

確定建議發展大綱圖
Finalise the Recommended
Outline Development Plan

確定發展藍圖
Finalise Layout Plans

策略性位置 Strategic Location

- 毗鄰天水圍、屯門和元朗
Adjoining Tin Shui Wai, Tuen Mun & Yuen Long
- 北接深圳，南接香港國際機場
Links to Shenzhen in the North, and HKIA in the south
- 擬建洪水橋鐵路站
Proposed HSK Railway Station
- 可能興建新策略性公路連接屯門及市區
Possible new strategic highways connect to Tuen Mun and urban area



新發展區的願景 Vision for the NDA

香港新一代新市鎮
Next Generation New Town
for Hong Kong

新界西北的
「區域經濟及文娛樞紐」
“Regional Economic and
Civic Hub” for the NWNT



新發展區的願景 Vision for the NDA

善用土地資源 Better Land Utilisation

- 我們致力將現有大片棕地改為更合適的用途，以善用土地，並改善環境
We are dedicated to turn the existing vast extent of brownfield sites to more optimal uses and better land utilisation, and improve the environment



發展建議 Development Proposals

洪水橋新發展區

Hung Shui Kiu New Development Area



發展建議 Development Proposals

新發展區總面積 Total NDA Area
714 公頃 ha

發展土地面積 Development Area
442 公頃 ha

總人口 Total Population
215,000

新增人口 New Population
173,000

新住宅單位數目 No. of New Housing Units
大約 About 60,100

房屋組合 Housing Mix

公共 Public 私人 Private

住宅單位 51% : 49%

Housing Units 69% : 31%*

* (連同天水圍 Together with TSW)

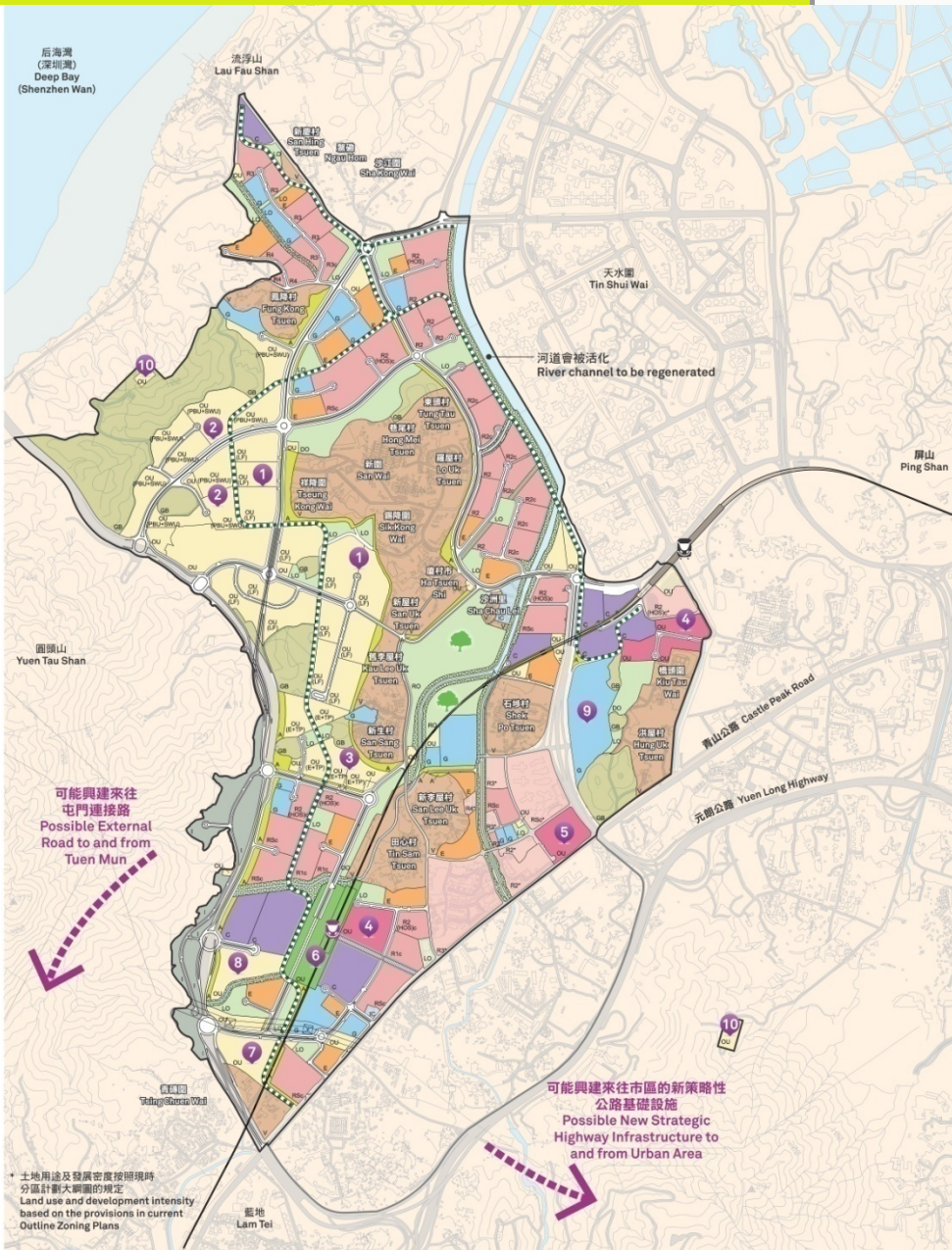
新就業機會 New Employment Opportunities
大約 About 150,000

地積比率 Plot Ratio

最高住用地積比率
Max. domestic Plot Ratio 6

最高非住用地積比率
Max. non-domestic Plot Ratio 9.5

- 圖例 Legend**
- 洪水橋新發展區界線 HSK NDA Boundary
 - 規劃區 Planning Scheme Area
 - 商業 Commercial
 - 住宅 Residential
 - 公共屋宇 - 租住公屋 Special Residential - Public Rental Housing
 - 居屋 Home Ownership Scheme
 - 工業 Industrial
 - 其他指定用途 - 商業及住宅發展 Other Specified Uses - Commercial & Residential Development
 - 其他指定用途 Other Specified Uses
 - 其他指定用途 - 區域廣場 Other Specified Uses - Regional Plaza
 - 鄉村式發展 Village Type Development
 - 政府 Government
 - 機構或社區 Institution or Community
 - 教育 Education
 - 綠化地帶 Green Belt
 - 區域休憩用地 Regional Open Space
 - 地區休憩用地 District Open Space
 - 鄰舍休憩用地 Local Open Space
 - 美化市容地帶 Amenity Area
 - 河畔長廊 Riverside Promenade
 - 道路、路口及其他 Roads, Junctions, etc.
 - 環保運輸走廊 Green Transit Corridor
 - 擬建洪水橋站 Proposed Hung Shui Kiu Station
 - 現有西鐵天水圍站 Existing West Rail Tin Shui Wai Station
 - 區域市鎮公園 Regional Town Park
 - 物流設施 Logistics Facilities (LF)
 - 港口後勤、貯物及工場用途 Port Back-up, Storage and Workshop Uses (PBU+SWU)
 - 企業和科技園 Enterprise and Technology Park (E+TP)
 - 商業及住宅發展 Commercial & Residential Development
 - 商業及住宅發展 (包括輕鐵設施) Commercial and Residential Development (with Light Rail Facilities)
 - 區域廣場 Regional Plaza
 - 環保運輸服務車廠 Environmentally Friendly Transport Services Depot
 - 教育及相關用途 Education & Related Uses
 - 醫院和專科及分科診療所 Hospital, Specialist Clinic/Polyclinic
 - 食水配水庫及 / 或沖廁水配水庫 Fresh Water Service Reservoir and / or Flushing Water Service Reservoir



建議的特點 Highlights of the Proposals

增加房屋供應 Increasing Housing Supply

- 提供約87公頃房屋用地
Provide about 87ha housing land
- 提供約60,100個新住宅單位，容納約173,000新增人口
Provide about 60,100 new housing units, accommodate about 173,000 new population
- 2024年起分期落成
Complete in phases from 2024



	新住宅單位 New Housing Units	公私營房屋單位數目比例 Ratio of Public and Private Housing Units
公營房屋 Public Housing	約about 30,800	} 約 about 51%:49% (連同天水圍Together with TSW: 約 about 69%:31%)
私人住宅 Private Housing	約 about 29,300	

建議的特點 Highlights of the Proposals

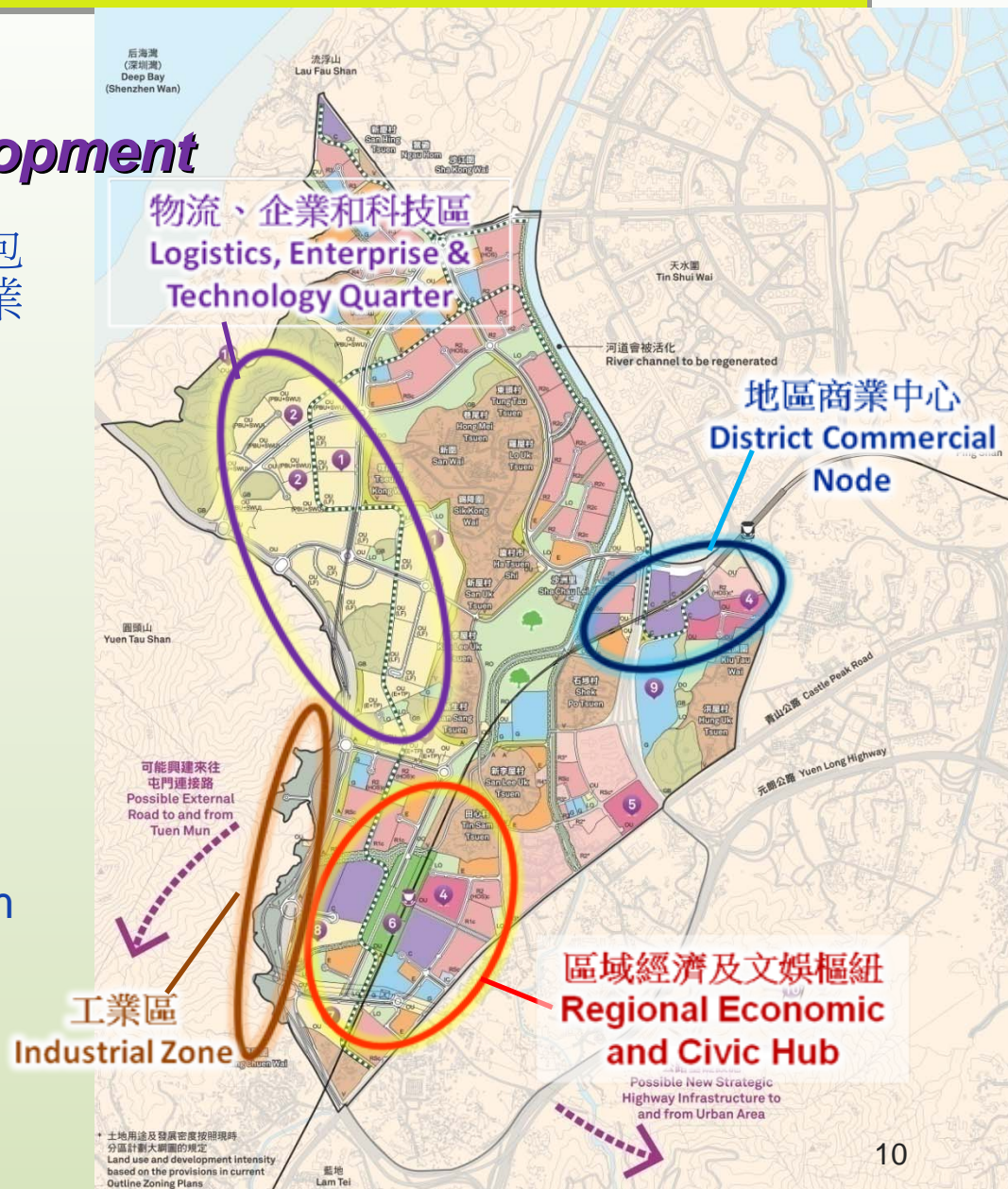
促進經濟發展

Fostering Economic Development

- 預留發展空間予不同經濟用途，包括辦公室、零售、酒店及不同產業用途(包括現代物流、創新科技及檢測認證)

Reserve development spaces to accommodate economic uses including offices, retail, hotels and various industrial uses (including modern logistics, innovation & technology, and testing & certification)

- 提供總樓面面積約560萬平方米
Provide total GFA of 5,600,000sqm
- 創造約150,000個新就業機會
Generate about 150,000 new employment opportunities



建議的特點 Highlights of the Proposals

建設共融社區

Creating Harmonious Community

- 約56公頃土地作不同政府、機構或社區設施，包括醫院、診所、學校、社區會堂、安老院、運動場、體育中心等

Reserve about 56ha of land for different types of Government, Institution or Community facilities, including a hospital, clinics, schools, community halls, residential care homes for the elderly, sports centres and sports ground

- 約62公頃休憩用地，包括區域市鎮公園及地區和鄰舍休憩用地

About 62ha open space including the Regional Town Park and district and local open spaces

- 區域文娛中心 - 政府辦公室、社區會堂和裁判法院，服務新發展區及新界西北

Regional Civic Hub – Government offices, a community hall and a magistracy serving the NDA and the NWNT region

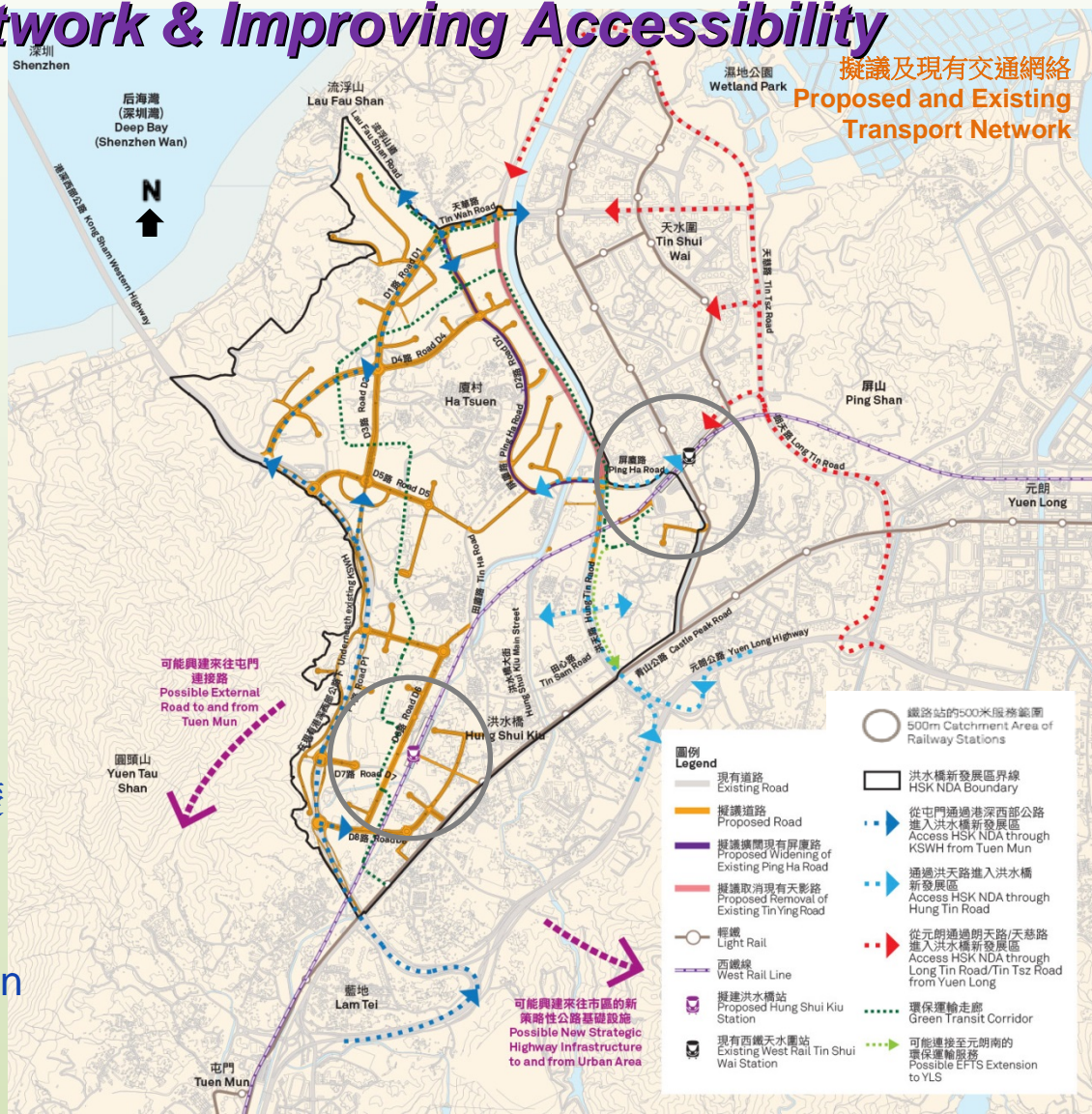


建議的特點 Highlights of the Proposals

優化運輸網絡及促進可達性

Enhancing Transport Network & Improving Accessibility

- 多元化就業機會有利本區就業，減少對外交通
Diversified employment opportunities facilitates local employment and reduce external traffic
- 擬建洪水橋站及現有西鐵天水圍站
Proposed HSK Station and existing WR Tin Shui Wai Station
- 可能興建的新策略性公路連接屯門及市區
Possible new strategic highways connect to Tuen Mun and urban area
- 環保運輸走廊包括以軌道或道路為基礎的環保運輸服務、行人道及單車徑
Green Transit Corridor (include rail-based or road-based Environmentally Friendly Transport Services, pedestrian walkways and cycle tracks)



建議的特點 Highlights of the Proposals

締造一個綠色城市 Creating a Green City

致力締造一個健康、舒適及人與大自然結合的新發展區

NDA will become a place that fosters healthy, wellness and human-nature integration

河畔長廊
Riverside Promenade

休憩用地
Open Space

區域廣場
Regional Plaza

Redefine HSK NDA as a place of restorative nature

區域市鎮公園
Regional Town Park

- ✓ 緊密發展及以鐵路為本的城市形態，輔以環保運輸走廊和單車及行人網絡

Compact and rail-based city form complemented by a Green Transport Corridor, cycling network and pedestrian network

- ✓ 綠色基礎設施以加強水資源/排水/廢物管理及能源效益

Green infrastructures to enhance water/drainage/waste management and energy efficiency

- ✓ 綠色社區/建築

Green neighbourhoods/buildings

- ✓ 資訊與通訊科技平台

Information and Communication Technology platform



實施安排 Implementation Arrangement

補償及安置 Compensation and Rehousing

- 盡可能減少對現有居民的影響，但無可避免會有部分現有構築物需要被清拆

Minimise impacts on existing residents as far as possible, however, it is unavoidable that some existing structures would have to be cleared

- 為受影響的居民制訂合適的安排：

Devise suitable arrangement for all those affected :

- 原區安置 **Local Rehousing**

為受影響並合資格的住戶提供原區安置，就此會預留適當用地

Provide local rehousing to the eligible affected households and suitable sites will be reserved for this purpose

- 特設補償及安置方案 **Special Compensation and Rehousing Arrangement**

參考古洞北／粉嶺北新發展區的補償及安置方案，考慮為受影響的清拆戶提供特設的補償及安置安排

Consider special compensation and rehousing arrangements for the affected clearerees, making reference to the compensation and rehousing package for the Kwu Tung North and Fanling North (KTN/FLN) NDAs



實施安排 Implementation Approach

棕地作業和工業用地的安排

Arrangement for Brownfield Operations and Industrial Areas

- 探討在合適地點發展多層工業大廈或以其他善用土地的方式提供其他處所予部分受影響的棕地作業的可行性

Explore the feasibility of providing alternative accommodation for some of the brownfield operations through development of multi-storey industrial compounds or other land-efficient means at suitable locations

- 探討合適的安排，以處理對現有工業樓宇的影響

Explore suitable arrangements to address the impacts on existing industrial buildings



實施安排 Implementation Approach

協助受影響務農人士 *Assistance to Affected Farmers*

- 積極協助受新發展區計劃影響的務農人士，採用古洞北/粉嶺北新發展區特殊農地復耕計劃，積極和優先為務農人士和農地業權人進行配對

To proactively assist the farmers affected by the NDA project, adopt the special agricultural rehabilitation scheme, as announced for KTN/FLN NDAs, by providing proactive and priority assistance in matching of farmers and agricultural land owners



實施安排 Implementation Approach

實施模式 Implementation Approach

- 確保適時有序地發展新發展區
Ensure timely and orderly development of the NDA
- 參考古洞北／粉嶺北新發展區計劃的實施模式，考慮採用「加強版的傳統新市鎮發展模式」
Consider the “Enhanced Conventional New Town Approach”, drawing reference to the implementation mode adopted for the KTN/FLN NDAs
- 「加強版的傳統新市鎮發展模式」：政府會收回需要規劃作新發展區的土地，同時在符合相關準則及條件的情況下，容許處理土地業權人為個別規劃作私人發展的用地所提出的換地申請。細節有待進一步制定
“Enhanced Conventional New Town Approach” : the Government will resume land required for the NDA while allowing the processing of land owner’s applications for land exchange over individual sites planned for private developments subject to meeting specified criteria and conditions, the details of which are to be worked out

暫定推展時間表 Tentative Implementation Programme

2020年:

第一階段工地平整及基礎設施工程

First Phase of Site Formation and Engineering
Infrastructure Works



2024年:

首批居民入伙

First population intake



2037年:

洪水橋新發展區整體發展完成

Full development of HSK NDA

謝謝
Thank You