

**For information  
on 25 April 2017**

**LEGISLATIVE COUNCIL  
PANEL ON DEVELOPMENT**

**Implementation Arrangements for  
Hung Shui Kiu New Development Area Project**

**Purpose**

This paper briefs Members on the implementation arrangements for the Hung Shui Kiu (HSK) New Development Area (NDA) project.

**Background**

2. HSK NDA is one of the potential growth areas recommended in the “Hong Kong 2030: Planning and Vision Strategy” study which was an update of the Territorial Development Strategy completed in 2007. The land use proposals for the NDA project have been formulated under the HSK NDA Planning and Engineering Study (the study) commenced in 2011 with the public involved throughout the planning process through its three-stage community engagement (CE) undertaken in 2010/2011, 2013 and 2015.

3. We consulted the Legislative Council Panel on Development on 22 October 2013 and 22 July 2015 during the Stages 2 and 3 CE respectively (LC Papers No. CB(1)1543/12-13(03) and CB(1)987/14-15(07)). The Panel conducted a public hearing on 9 October 2015 which received submissions from 21 deputations. After the promulgation of the Revised Recommended Outline Development Plan (Revised RODP) for the HSK NDA in September 2016, we briefed Members on the Revised RODP (LC Paper No. CB(1)51/16-17(05)) on 8 November 2016.

**Significance of HSK NDA**

4. Together with the North East New Territories (NENT) NDAs project, the HSK NDA project is among the ten major infrastructure projects announced by the

former Chief Executive in the 2007-08 Policy Address<sup>1</sup>. HSK NDA will be the next generation new town of Hong Kong and form a major new town development cluster in the western part of the territory, together with the existing Tin Shui Wai (TSW), Yuen Long and Tuen Mun New Towns, and the Yuen Long South development under planning. As a comprehensive new town development, HSK NDA will be a major land supply for Hong Kong in the medium to long term, providing 61,000 additional housing units, over half of which would be public housing, for a new population of about 176,000. It is also positioned as a “Regional Economic and Civic Hub” for the NWNT to create about 6.4 million m<sup>2</sup> gross floor area (GFA) space for various types of economic activities offering about 150,000 jobs in various commercial, industrial, special industry and community services sectors, which would help redress the current shortfall of jobs in the region. Details of the project are provided in the paper (LC Paper No. CB(1)51/16-17(05)) discussed by Members on 8 November 2016.

5. The infrastructure and land development works of the HSK NDA project would cover an area of about 441 hectares (ha), including about 324 ha of private land. The project area has included some 190 ha brownfield sites being used for container storage, warehouse, construction materials/machinery storage, car repair workshops, recycling yards and rural workshops, and intermingled with licenced structures, squatters and other temporary structures. Developments of individual brownfield sites in a piecemeal manner would be difficult to support high-density developments including public housing to release the full development potential of suitable sites. Through comprehensive planning and provision of enhanced infrastructure, the NDA project will incorporate land occupied by brownfield and other uses including squatters and abandoned and spoilt farmland as part of the new town development and transform the haphazard and damaged rural lands into optimal land uses. The planning of NDA therefore enables rationalisation of land uses and provision of adequate infrastructure and community facilities for the HSK NDA as a whole, and facilitates implementation through land resumption and clearance with appropriate compensation and relocation arrangements in a holistic manner.

6. That said, we are mindful of the occupants that would be affected by the implementation of the HSK NDA project, which include mainly, according to the

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<sup>1</sup> The Kwu Tung North and Fanling North NDAs, together with the Ping Che/Ta Kwu Ling NDA, were originally the three parts of the NENT NDAs project being explored in the NENT NDAs Planning and Engineering Study conducted between 2008 and 2013, but the Ping Che/Ta Kwu Ling NDA has subsequently been taken out for further examination in the Preliminary Feasibility Study on Developing the New Territories North. The other ten major infrastructure projects include the South Island Line (East), Shatin to Central Link, Tuen Mun Western Bypass and Tuen Mun-Chek Lap Kok Link, the Hong Kong Section of the Guangzhou-Shenzhen-Hong Kong Express Rail Link, Hong Kong-Zhuhai-Macao Bridge, Hong Kong-Shenzhen Airport Co-operation, Hong Kong-Shenzhen Joint Development of the Lok Ma Chau Loop, West Kowloon Cultural District and Kai Tak Development.

broad estimation made under the study for the project, some 300 brownfield operations operating on the 190 ha affected brownfield sites, about 1,600 households mostly in squatters and temporary structures, and farmers on about 7 ha active agricultural land<sup>2</sup> in areas close to future town centre or development/activity nodes. All brownfield operations on the affected brownfield sites and intermingled squatters and licensed/temporary structures would have to be cleared to release land for development under the project. Some of the affected domestic structures are found at five non-indigenous villages, including Tin Sam San Tsuen, San Sang San Tsuen, Yick Yuen Tsuen, Shek Po Road Mei Tsuen and Sha Chau Lei (II) which cannot be retained due to their prominent locations and site conditions<sup>3</sup>. In addition, nine low-rise industrial buildings at Kiu Tau Wai<sup>4</sup> have been incorporated in the NDA for forming a “District Commercial Node” around the existing West Rail TSW Station serving as the secondary commercial node of the NDA.

7. As the Government has indicated during Stage 3 CE, in view of the strategic importance and clearance scale of the HSK NDA project which are comparable to that of the Kwu Tung North and Fanling North (KTN/FLN) NDAs, the Government will adopt the following implementation arrangements for the project –

- (a) to provide local rehousing to eligible affected households and also consider special compensation and rehousing (C&R) arrangements for the affected clearerees of the NDA, drawing reference to the KTN/FLN NDAs;
- (b) to explore the feasibility of providing alternative accommodation for some of the brownfield operations through development of multi-storey industrial buildings (MSBs) or other land-efficient means at suitable locations;
- (c) to adopt the special agricultural land rehabilitation scheme as announced for the KTN/FLN NDAs, by providing proactive and priority assistance in matching of farmers and agricultural land owners; and

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<sup>2</sup> These agricultural land are mainly situated near the existing Yick Yuen Tsuen and San Sang San Tsuen area, in proximity to the proposed HSK Station, which will be the future town centre of the HSK NDA.

<sup>3</sup> Tin Sam San Tsuen, San Sang San Tsuen and Yick Yuen Tsuen are located within 500m of the proposed HSK Station which would be the future regional economic and civic hub for high density development. Shek Po Road Mei Tsuen and Sha Chau Lei (II) are located in the central areas of the HSK NDA and would be developed into the future town park and sports facilities for serving the whole Northwest New Territories. As the affected structures are rather dispersed, it is difficult to preserve them in any consistent manner without adversely affecting the coherence of the plan for the NDA project.

<sup>4</sup> Another new industrial building is under construction in the area.

- (d) to consider the “Enhanced Conventional New Town” (enhanced CNT) approach as the implementation mode, drawing reference to the KTN/FLN NDAs.

8. Taking into account the public views collected during Stage 3 CE and also the latest special C&R package for KTN/FLN NDAs, we have formulated the details of the implementation arrangements for HSK NDA as set out below.

## **Details of Implementation Arrangements for HSK NDA**

### Special C&R Arrangements

9. The special package to be offered for the HSK NDA has been formulated with reference to the special C&R package for eligible clearances affected by the KTN/FLN NDAs, the details of which are set out in the paper submitted to the North District Council (NDC) in April 2017 (NDC paper no. 10/2017) (**Enclosure 1**(Chinese version only)). The package includes the prevailing general C&R arrangements and also the following special C&R arrangements subject to the specified eligibility criteria, restrictions and discretions as set out at **Annex 7 of Enclosure 1** -

#### *(a) Special Rehousing Scheme (SRS)*

We have formulated a Special Rehousing Scheme (SRS), generally the same<sup>5</sup> as the special rehousing arrangements adopted for KTN/FLN NDAs, that offers eligible households<sup>6</sup> affected by the HSK NDA project the option to rent or buy subsidised housing units at a dedicated en-bloc local rehousing estate (Dedicated Rehousing Estate). Two adjacent sites near Hung Fuk Estate have been reserved for the development of the Dedicated Rehousing Estate, which can provide a total of about 2,100 flats, including rental and subsidized sale flat (SSF) units. We will invite the Hong Kong Housing

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<sup>5</sup> For KTN/FLN NDAs project, a one-off bridging allowance in the form of a lump-sum cash allowance to cover broadly the rental expenses during the time gap between clearance and flat intake date would be offered. According to the latest development programme for HSK NDA, it is the plan to make the rehousing units at the reserved rehousing sites for HSK NDA available in time for clearance, the special C&R arrangements for HSK NDA do not include any bridging allowance.

<sup>6</sup> Eligible households are those which occupy licensed or surveyed domestic or non-domestic structures for domestic use in the 1982 squatter structure survey (SSS), are registered in the 1984/85 squatter occupancy survey (SOS), are registered in the pre-clearance survey (PCS) to be conducted in due course, do not own properties and meet other specified eligibility criteria and restrictions. The Secretary for Development may exercise discretions to cater for the special circumstances of individual households (e.g. households not registered in the 1984/85 SOS but have resided in the licensed/survey structures for 10 years or more prior to PCS, and elderly households with compassionate grounds).



Society (HKHS) to develop and manage the Dedicated Rehousing Estate. The eligibility criteria and restrictions are the same as those applied to households affected by the KTN/FLN NDAs project.

For assessing the eligibility of households opting for rental units under the SRS, the prevailing maximum income and asset limits for HKHS's Group B rental housing will be generally adopted<sup>7</sup>. Nevertheless, for elderly households<sup>8</sup> opting for the rental housing, the Secretary for Development (SDEV) has discretion to relax the maximum asset test requirement (but not the income test requirement) making reference to the estimated discounted sale prices of HKHS's SSF units at the Dedicated Rehousing Estate. For eligible households opting to purchase SSF units under SRS, the means test requirement would be waived and a discounted amount of the Special Ex-gratia Cash Allowance (SEGCA) explained in item (b) below be offered (see below for details).

*(b) Special Ex-gratia Cash Allowance (SEGCA)*

Same as for KTN/FLN NDAs, eligible households<sup>9</sup> affected by the HSK NDA project would be offered a SEGCA in the form of a lump-sum cash allowance at a maximum of \$600,000, regardless of the area occupied by the relevant structures. The SEGCA offered will be on a structure or household basis, whichever is smaller. That is, if a household occupies more than one structure, the SEGCA will only be paid once for the household; if more than one household occupies one structure, the SEGCA will only be paid once for the structure, and the households will have to agree amongst themselves on the sharing arrangement. The amount of SEGCA receivable in individual cases with special circumstances which warrant discretion to be exercised by SDEV to grant SEGCA will be determined with reference to, inter alia, the

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<sup>7</sup> Under the SRS, households should be subject to the maximum asset and income limits for HKHS's Group B rental housing and there is no minimum income limit. Rental units of HKHS fall into two groups: Group A and Group B. Group A caters for low-income families whereas Group B targets families of relatively higher incomes. The eligibility criteria of Group A are very similar to the Comprehensive Means Test (CMT) requirement of the Hong Kong Housing Authority (HKHA)'s public rental housing units while those of Group B are more lenient than HKHA's CMT requirement. For illustration purpose, for a family of four, as at 1 June 2016, the maximum family income and family asset limits under Group A eligibility are \$27,500 and \$510,000 respectively, while those under Group B eligibility are \$41,000 and \$510,000 respectively. The corresponding minimum family income limit of \$27,501 under Group B eligibility is not applicable for assessing the eligibility of clearerees for rental units at the Dedicated Rehousing Estate under the SRS.

<sup>8</sup> For the purpose of the SRS, an elderly household is broadly defined as a household with at least 50% of its members (excluding children aged below 18 at the time of actual clearance) being elderly persons aged 60 or above at the time of actual clearance.

<sup>9</sup> See footnote 6 above.

length of continuous occupation in the structures concerned for domestic use immediately preceding the date of the pre-clearance survey or freezing survey to be conducted. The cash allowance will be discounted at a maximum of \$500,000 if the relevant household opts for purchasing an SSF under the SRS mentioned in item (a) above.

*(c) Domestic Removal Allowance (DRA)*

The coverage of DRA would be extended to all households covered by the freezing survey and vacated by the Government.

The special C&R arrangements of SEGCA and DRA proposed above would be subject to approval of the Finance Committee of the Legislative Council.

Enhanced CNT Approach

10. Drawing reference to the arrangements for the KTN/FLN NDAs project, we will adopt the enhanced CNT approach as the mode of implementation for HSK NDA. Under the approach, the Government will, as a general rule, resume and clear all the private land planned for developments, and dispose of the land planned for private developments in the market. Prior to the programmed resumption and clearance of land, the Government may allow in-situ land exchange applications from private land owners of individual sites within areas planned for private development, subject to their meeting specified criteria and conditions designed to facilitate early development of the NDA, achieve the planning scheme of the NDA, and ensure that occupants on such private land would not be treated worse-off in terms of monetary compensation receivable when compared with the scenario of resumption by the Government. This approach allows for a comprehensive and well-coordinated implementation programme over which the Government would have firm control to ensure timely development of the NDA to meet Hong Kong's housing and other development needs.

11. The enhanced CNT approach is formulated largely on the basis of that applied to the KTN/FLN NDAs, with the criteria for processing land exchange applications in HSK NDA formulated and refined taking into consideration the planning context of the project. In particular, refinements have been made to facilitate the creation of a "Regional Economic and Civic Hub" in the NDA for the NWNT, providing a large amount of land for commercial and industrial uses which are crucial for the economic development and employment generation in the region. The refined criteria for considering land exchange applications for sites in commercial and private residential zones as set out at **Enclosure 2** have included additional requirements to help achieve the planning objectives with reference to the Hung Shui Kiu and Ha Tsuen Outline Development Plan (the ODP) (**Enclosure 3**) which is based

on the Revised RODP for HSK NDA (presented to Members on 8 November 2016).

12. General and special industrial sites are excluded from in-situ land exchange. General industrial sites zoned “Industrial” (“I”) in the ODP are designated to provide opportunity for industrial operators affected by the NDA project to bid for these “I” sites through open-bidding for relocating their operations, if they wish to do so, before the resumption of their existing industrial lots. Special industrial zones<sup>10</sup> are planned to cater for policy-driven industrial land uses. The implementation models and mechanisms would be subject to considerations by the relevant bureaux in the context of their policies for the respective sectors/industries. A site to the immediate southeast of Hung Fuk Estate currently occupied by Light Rail (LRT) facilities (i.e. LRT emergency loop and bus depot for bus parking at night time) which is designated “OU” annotated “Commercial and Residential Development with Light Rail Facilities” in the ODP is also excluded from land exchange. This is because a substantial portion of the site is currently occupied by the LRT facilities and the development of the site would require in-situ reprovisioning of the LRT facilities.

#### Arrangements for Affected Brownfield Operations

13. Upon full implementation, the HSK NDA will transform some 190 ha of brownfield sites into an integral part of a new generation new town, removing such brownfield sites and their incompatibilities and releasing the land they occupied for new town development, thereby greatly enhancing land use efficiency and improving the overall environment.

14. As part of our efforts to tackle brownfield sites and to facilitate implementation of HSK NDA, we are exploring the technical feasibility and financial viability of accommodating and consolidating some of the brownfield operations that are still needed in Hong Kong in a more land efficient manner, such as in MSBs. To this end, the Civil Engineering and Development Department has commissioned feasibility studies on MSBs for accommodating brownfield operations in HSK NDA. The studies cover the conceptual design, planning, engineering, environmental and financial assessments, and explore possible mode of operation and management of the proposed MSBs. Relevant stakeholders, including existing operators, trade representatives and locals, will be consulted during the feasibility studies in order to understand their operational needs and listen to their views. The studies are expected to be completed within 2018. Apart from MSBs, we would not rule out the possibility and need for accommodating certain operations which could not be

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<sup>10</sup> Including “OU” annotated “Enterprise and Technology Park”, “OU” annotated “Logistics Facility” and “OU” annotated “Port Back Up, Storage and Workshop Use” which are designated for policy-driven industrial uses. The “OU” annotated “Port Back Up, Storage and Workshop Use” zone is also planned for re-accommodation of some of the brownfield operations affected by the HSK NDA project.

practically feasible to move into MSBs on suitable open-air sites with provision of proper infrastructure and segregation from sensitive receivers. We have reserved about 24 ha of land in the northern part of the HSK NDA in the ODP for accommodating brownfield operations in a more land efficient manner<sup>11</sup>, and would explore other potential sites in the nearby areas.

15. Upon clearance, eligible business operators may be offered ex-gratia allowances (EGAs). In this regard, the Government announced on 11 April 2017 the proposal of extending the current EGA arrangement for eligible business undertakings. For details, please refer to the Legislative Council Panel on Development paper on the proposal issued on 11 April 2017 (LC Paper No. CB(1)801/16-17(01)). The proposal of extending the current EGA arrangement will be subject to approval of the Finance Committee of the Legislative Council, and would be applicable to eligible business operators affected by HSK NDA, if approved.

16. As part of the Government's overall multi-pronged land use strategy, and beyond the release of brownfield sites through comprehensive land development projects (including HSK NDA, KTN/FLN NDAs and Yuen Long South development which cover a total of some 340 ha brownfield sites) and individual public housing development projects, DEVB aims to formulate a policy framework to tackle brownfield sites in a holistic manner, in collaboration with relevant government bureaux and departments, with the objectives of optimising land utilisation, rationalising rural land uses, supporting industrial development and improving the rural environment. We would consult the Panel on the details in due course.

#### Arrangements for Affected Agricultural Operations

17. According to the broad estimation made under the study, about 7 ha of active farmland will be affected by the HSK NDA development. Under the special agricultural land rehabilitation arrangement proposed for the farmers affected by the KTN/FLN NDAs project, priority assistance will be given to match them with landowners who are willing to sell/lease land for agricultural use. We will apply the same arrangement to the HSK NDA project. In this connection, we have identified clusters of agricultural land in Lau Fau Shan and Pak Nai which may be suitable for rehabilitation. We are formulating the details of the special agricultural land rehabilitation arrangements for HSK NDA in collaboration with the Agriculture, Fisheries and Conservation Department.

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<sup>11</sup> The sites for accommodation of some of the brownfield operations affected by the HSK NDA project are zoned "OU" annotated "Port Back Up, Storage and Workshop Use" in the ODP.

## **Advice Sought**

18. Members are invited to note the implementation arrangements for the HSK NDA project.

## **Attachments**

**Enclosure 1** North District Council Paper on KTN/FLN NDAs Project

**Enclosure 2** General Criteria for Consideration of Lease Modification (including In-situ Land Exchange) Applications in the Hung Shui Kiu New Development Area

**Enclosure 3** Hung Shui Kiu and Ha Tsuen Outline Development Plan

**Development Bureau  
Lands Department  
Planning Department  
Civil Engineering and Development Department  
April 2017**

2017年4月13日  
討論文件

北區區議會  
文件第 10/2017 號

古洞北及粉嶺北新發展區  
前期及第一期地盤平整和基礎設施工程  
按《收回土地條例》(第 124 章)收回相關私人土地  
及  
石湖墟污水處理廠改善計劃

## 目的

1. 本文件旨在諮詢議員對古洞北及粉嶺北新發展區(“新發展區”)內前期及第一期地盤平整和基礎設施工程(“前期及第一期工程”)與按《收回土地條例》(第 124 章)收回相關私人土地的意見，以及對石湖墟污水處理廠改善計劃的意見。

## 背景

### 新發展區前期及第一期工程

2. 土木工程拓展署及規劃署曾於 2008 至 2012 年期間就新界東北新發展區的規劃及工程研究進行了三個階段的公眾參與，諮詢公眾及北區區議會對有關計劃的意見。詳情請參閱北區區議會文件第 60/2008 號，第 49/2009 號及第 42/2012 號。

3. 發展局其後於 2013 年 7 月公布新界東北新發展區的修訂方案，並於 2013 年 7 月 19 日向北區區議會匯報，詳情請參閱北區區議會文件第 38/2013 號，建議首先推展古洞北及粉嶺北兩個新發展區，作為粉嶺／上水新市鎮的擴展部分，並整合

為粉嶺／上水／古洞新市鎮。該新市鎮將會發展成為一個綜合社區，總人口約為四十六萬，除了提供更多的就業機會，亦會因應較大的人口規模提供不同的商業、社區、康樂及文化設施。古洞北及粉嶺北新發展區的前期及第一期工程的首批居民，預計於 2023/2024 年入住。古洞北及粉嶺北新發展區前期及第一期工程完成後，預計將提供約 16,000 個單位，可容納人口約為 46,600 人。行政長官在 2017 年施政報告中，重申決心盡快推展各項大型土地發展項目，包括落實古洞北和粉嶺北新發展區。為善用土地資源，政府正探討適度增加公營房屋用地的發展密度，以增加公營房屋的供應。

4. 土木工程拓展署於 2015 年 7 月 30 日曾就古洞北及粉嶺北新發展區前期及第一期道路及排污設備工程與安老院舍大樓地盤平整工程諮詢北區區議會，詳情請參閱北區區議會文件第 41/2015 號。北區區議會對新發展區前期及第一期道路及排污設備工程的刊憲和新安老院舍大樓的收地安排原則上沒有反對。有關的道路工程和排污設備工程已於 2015 年 12 月 31 日及 2016 年 1 月 8 日根據《道路（工程、使用及補償）條例》（第 370 章）及《水污染管制（排污設備）規例》（第 358 章附屬法例）刊登憲報。建議收回新安老院舍大樓地盤平整工程所涉及的私人土地，亦已於 2016 年 8 月 12 日按《收回土地條例》（第 124 章）刊登憲報。

#### 石湖墟污水處理廠改善計劃<sup>1</sup>

5. 為配合新發展區前期及第一期工程和其餘位於粉嶺、上

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<sup>1</sup> 「石湖墟污水處理廠改善計劃」包括石湖墟污水處理廠改善及擴建工程第 1A 期、第 1B 期及第 2 期。第 1A 期及第 2 期將提升基建容量，以應付粉嶺、上水和鄰近地區的污水處理需求，而第 1B 期則會配合新發展區前期及第一期工程推行。

水及鄰近地區的房屋發展，以及提升石湖墟污水處理廠的環保表現以進一步降低其對周邊環境的影響，環境保護署和渠務署計劃逐步改善現有的石湖墟污水處理廠，包括增加其污水處理能力及提升其處理級別。整項改善計劃預計於 2033 年完成，石湖墟污水處理廠的設計污水處理能力將達至每日 19 萬立方米，並提供最高級別的三級污水處理服務。改善計劃亦包括全面覆蓋所有產生氣味的污水處理設施、增設除味裝置及加入適當的園境設施以改善廠房及周邊河岸範圍的景觀。

6. 土木工程拓展署及渠務署聯同環境保護署已分別於 2013 年 12 月 12 日及 2014 年 3 月 17 日就與新發展區有關的石湖墟污水處理廠改善計劃第 1B 期工程及與粉嶺、上水當區發展有關的第 1A 期的前期工程諮詢北區區議會，詳情請參閱北區區議會文件第 75/2013 號及北區區議會地區小型工程及環境改善委員會文件第 5/2014 號。委員會同意石湖墟污水處理廠需要保持足夠的污水處理能力以應付區內的發展，但對現時廠內的運作對附近居民的影響表示關注，並要求當局在進一步推行工程時需要妥善處理附近居民的關注事項。渠務署其後聯同環境保護署於 2015 年 5 月及 2016 年 7 月就石湖墟污水處理廠改善計劃舉行了社區聯絡小組會議。

### **前期及第一期地盤平整和基礎建設工程範圍**

7. 新發展區前期及第一期工程原定的範圍已在北區區議會文件第 41/2015 號及在北區區議會 2015 年 7 月 30 日的會議中作出簡介。因應前期及第一期道路及排污設備工程刊憲所收到的意見及前期及第一期工程內個別項目的發展進度，我們已為有關範圍作出檢討及修訂，主要修訂包括-



- a.) 在粉嶺北新發展區，修訂擬建粉嶺繞道東段近崇謙堂及塘坑的走線設計及取消擬議的麻笏河改道工程；
- b.) 修改安樂村工業區道路及永久封閉一段現有安居街；
- c.) 在粉嶺北新發展區，暫緩興建部分 L 1 路和部分 L2 路及興建連接 L1 路和 L2 路的臨時道路作替代；及
- d.) 修訂隔音屏障設計。

8. 有關的道路及排污設備工程修訂設計已於 2016 年 11 月 18 日及 25 日根據《道路（工程、使用及補償）條例》（第 370 章）及《水污染管制（排污設備）規例》（第 358 章附屬法例）刊登憲報。最新的工程範圍可參考附件一至二。

9. 最新前期及第一期的工程主要包括-

- a) 在古洞北新發展區興建外環路連接粉嶺公路及在區內建造新道路和相關隔音屏障；
- b) 在粉嶺北新發展區興建粉嶺繞道東段及在區內建造新道路和相關隔音屏障；
- c) 在新發展區為房屋、休憩用地及社區設施等用地進行土地平整工程；
- d) 在古洞北新發展區興建塋原自然生態公園；及
- e) 在新發展區建造行人路、單車徑、排水及排污設備、抽水站、食水設施、配水庫等基礎設施及紓減環境影響措施。

## 石湖墟污水處理廠改善計劃工程範圍

10. 石湖墟污水處理廠改善計劃工程範圍只限於現有的污水處理廠範圍和祝運街以北的一幅約 3.2 公頃的政府土地。有關工程範圍及改善計劃完成後的建築設計圖可參考附件三及四。

## 對交通的影響

11. 根據新界東北新發展區的交通影響評估，當一系列的交通基礎改善設施包括粉嶺繞道東段完成後，建議的古洞北及粉嶺北新發展區不會對現時的北區對外幹線道路及內部路網產生不可接受影響。另外，石湖墟污水處理廠改善計劃預計亦不會為區內交通帶來負面影響。

12. 在鐵路運輸方面，已經規劃的古洞站將配合古洞北新發展區的發展，新發展區的居民可以利用鐵路便捷地往來市區各地。最新的《鐵路發展策略 2014》已建議建造北環線，連接古洞北將會新設的古洞站和西鐵線的錦上路站。這條新鐵路預期有助分流現時東鐵的乘客以及容納鐵路沿線新增人口的交通需求。

## 對雨水排放及排污設備的影響

13. 在雨水排放方面，我們會為新發展區建立一個有足夠排洪能力的綜合排水系統，以應付新發展區及其上游流至區內的雨水，並分別經新鋪設的排水設施排放雨水至雙魚河及梧桐河。

14. 在污水收集及處理方面，土木工程拓展署會為新發展區興建包括有污水抽水站的排污設施，配合環境保護署和渠務署的石湖墟污水處理廠改善計劃，以應付污水收集及處理需求。

### **對環境的影響**

15. 根據已批准的環境影響評估，有關工程項目對環境方面的潛在影響屬可接受的水平，並符合相關法例及規範的要求。我們會密切監察工程項目對周邊環境的影響，並會在工程合約內訂明必須實施合適的緩解措施，以減低工程進行時對環境的短期影響。

### **建議徵收及清理土地**

16. 除已刊憲的道路及排污設備工程範圍外，為配合新發展區前期及第一期的地盤平整和基礎設施工程和石湖墟污水處理廠改善計劃所需，政府會按工程實施時間表再收回及清理約 100 公頃的私人和政府土地，其中包括會引用《收回土地條例》(第 124 章) 收回約 55 公頃的私人土地。有關建議收地及清拆範圍可參考附件五及六。為配合收地及清拆工作，政府已制訂新的補償及安置方案，以安置受新發展區計劃影響的合資格居民，詳情請參閱「新界東北新發展區計劃」收回及清理土地的一般特惠津貼、特設特惠補償及特設原區安置安排簡介(附件七)。

### **進展前瞻**

17. 我們現正為新發展區前期及第一期工程和石湖墟污水處理廠改善計劃進行詳細設計及工地勘測工作，並計劃最快於

2017/2018 年向立法會財務委員會申請建造前期及第一期工程、相關收地補償和石湖墟污水處理廠改善及擴建工程的撥款，以期主要的建造工程可於 2018 年展開，以配合 2023 年讓首批居民入住新發展區的目標。

## 徵詢意見

18. 請議員就上述建議發表意見及支持新發展區前期及第一期工程、相關徵收土地、石湖墟污水處理廠改善計劃；及支持為上述建議向立法會財務委員會申請撥款。我們會繼續與北區區議會及社區保持緊密聯繫，並會積極回應議會和地區人士所關注的事宜。我們亦會適時諮詢北區區議會有關新發展區的相關發展項目，讓社區一同參與及了解新發展區的推展。

## 附件

附件一：古洞北新發展區前期及第一期地盤平整和基礎設施工程平面圖

附件二：粉嶺北新發展區前期及第一期地盤平整和基礎設施工程平面圖

附件三：石湖墟污水處理廠改善計劃現有及工程後的佈局

附件四：石湖墟污水處理廠改善計劃完成後的建築模擬圖

附件五：古洞北新發展區前期工程及第一期工程收地／清拆範圍

附件六：粉嶺北新發展區前期工程及第一期工程收地／清拆範圍

附件七：古洞北和粉嶺北新發展區補償、特惠津貼和安置安排簡介

發展局

土木工程拓展署

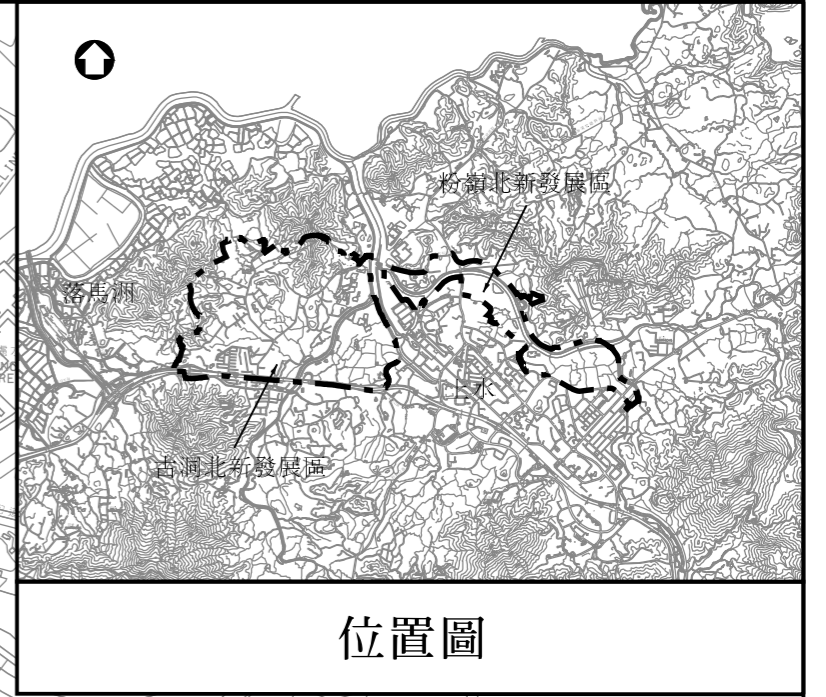
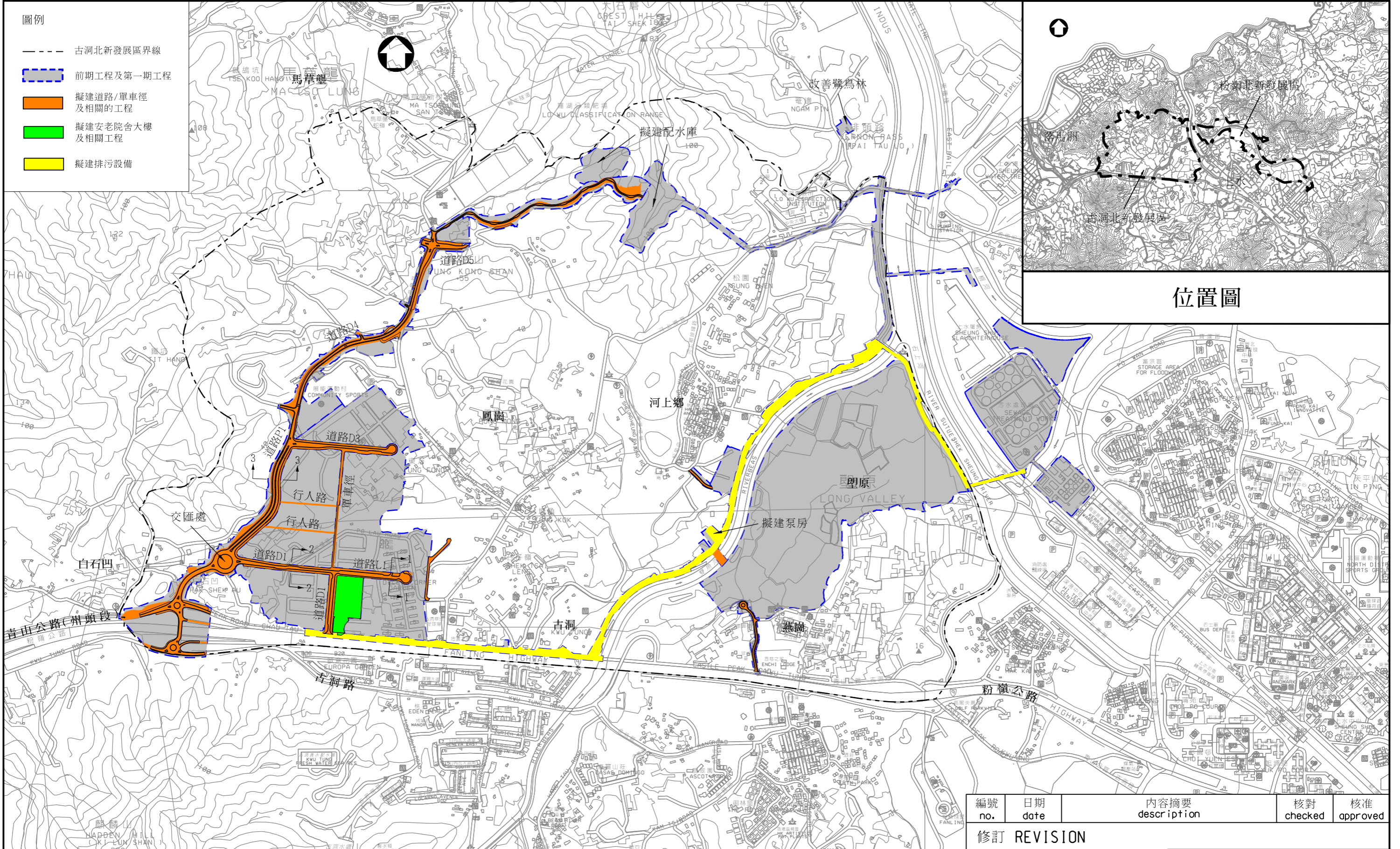
地政總署

環境保護署

渠務署

2017年4月





- 圖例**
- 古洞北新發展區界線
  - 前期工程及第一期工程
  - 擬建道路/單車徑及相關的工程
  - 擬建安老院舍大樓及相關工程
  - 擬建排污設備

編號 no.	日期 date	內容摘要 description	核對 checked	核准 approved
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修訂 REVISION

圖則名稱 drawing title

**古洞北新發展區前期及第一期地盤平整和基礎設施工程平面圖**

繪圖 drawn	簽署 initial	日期 date	項目編號 item no.
W K LAU		18.01.17	
核對 checked	簽署 initial	日期 date	比例 scale
W M TANG		03.04.17	1:12 000
核准 approved	簽署 initial	日期 date	圖則編號 drawing no.
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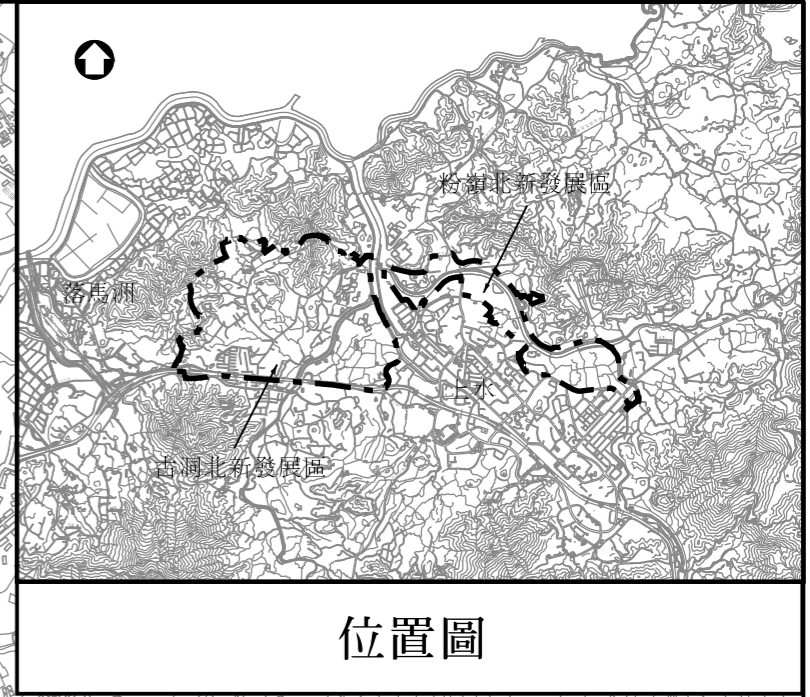
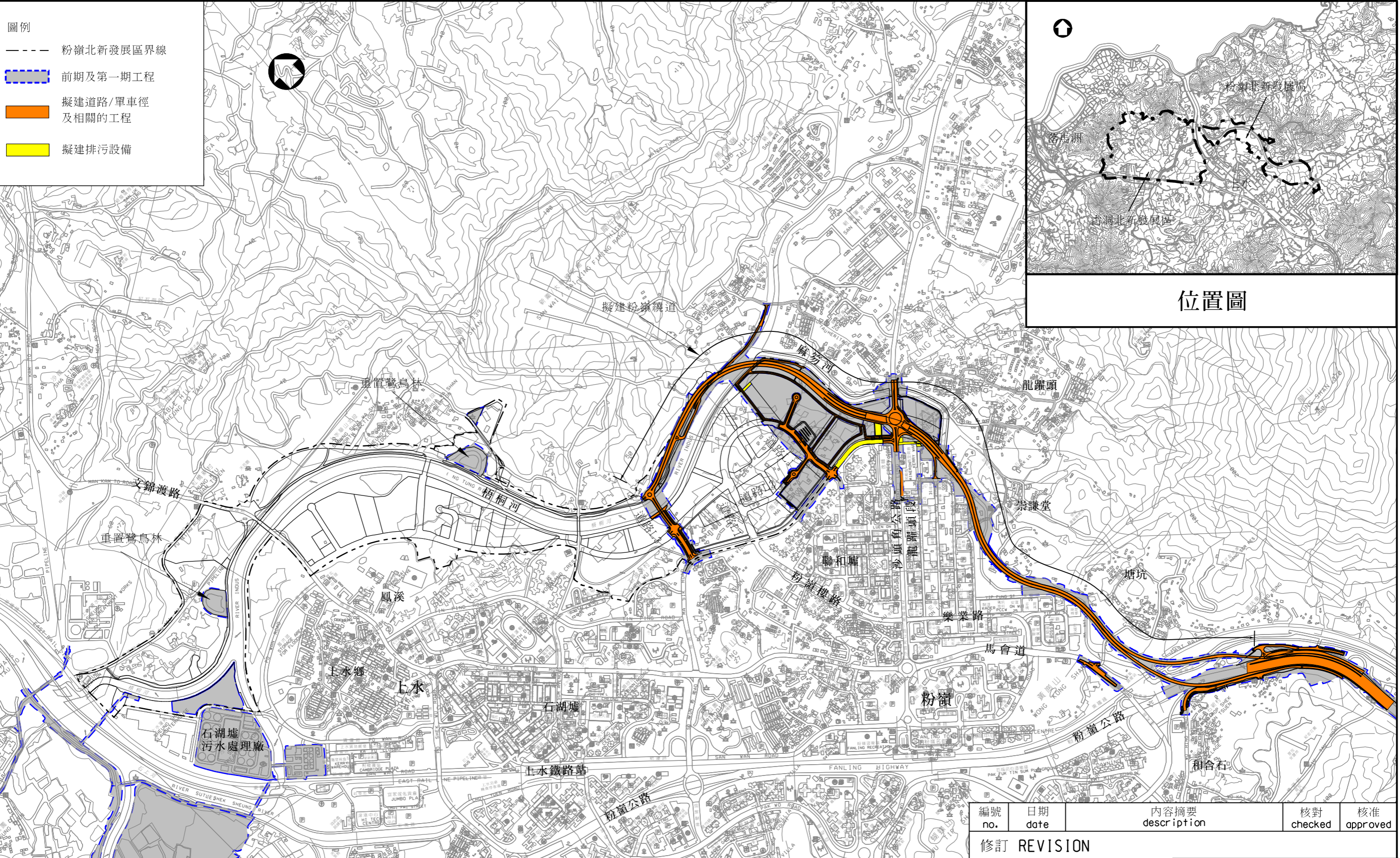
辦事處 office

新界東拓展處  
NEW TERRITORIES EAST DEVELOPMENT OFFICE

土木工程拓展署  
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT



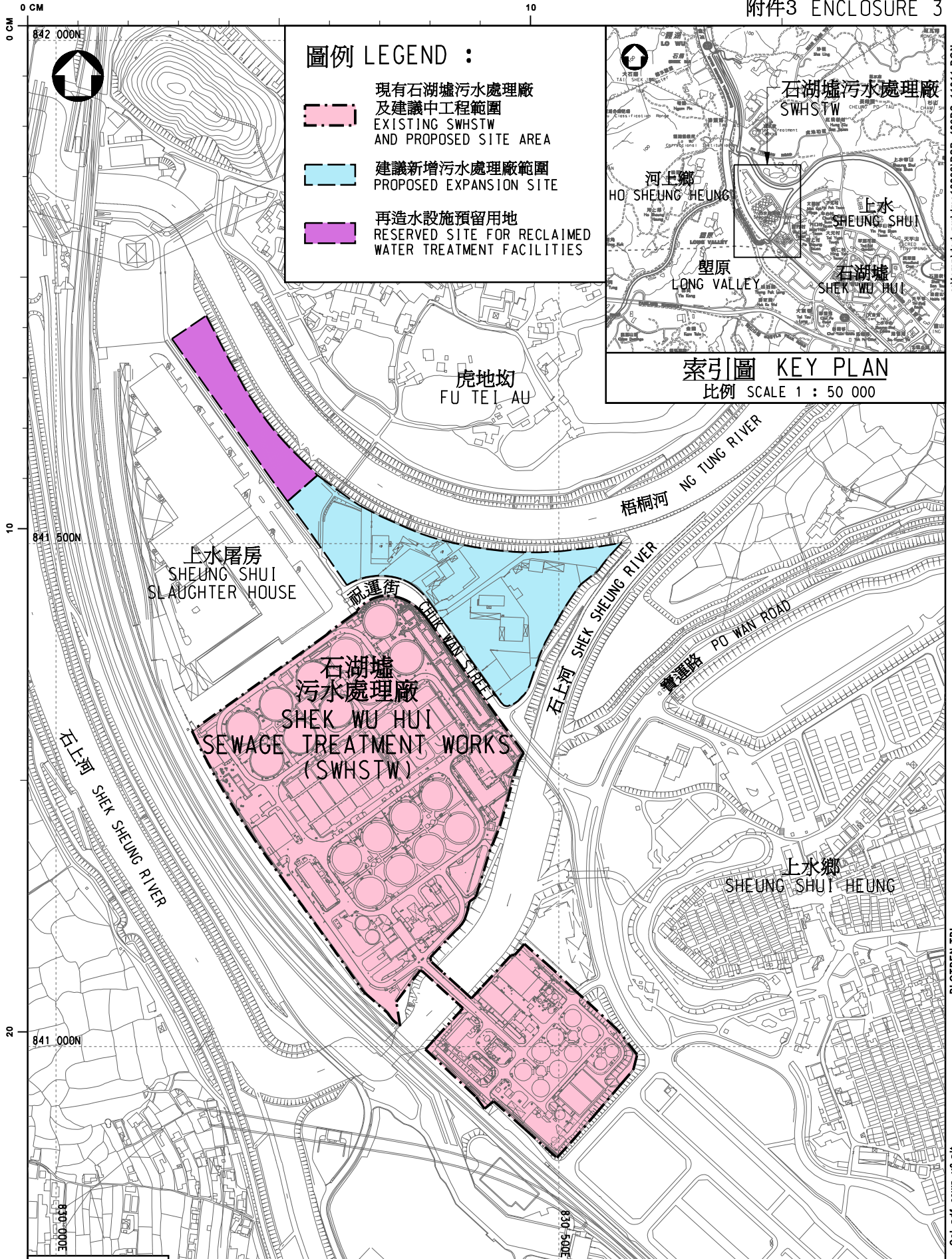





圖則名稱 drawing title	繪圖 drawn	簽署 initial	日期 date	項目編號 item no.	辦事處 office
粉嶺北新發展區前期及第一期地盤平整和基礎設施工程平面圖	W K LAU		18.01.17	1:15 000	新界東拓展處 NEW TERRITORIES EAST DEVELOPMENT OFFICE
	核對 checked	簽署 initial	日期 date		
	W M TANG		03.04.17		
	核准 approved	簽署 initial	日期 date	圖則編號 drawing no.	土木工程拓展署 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT
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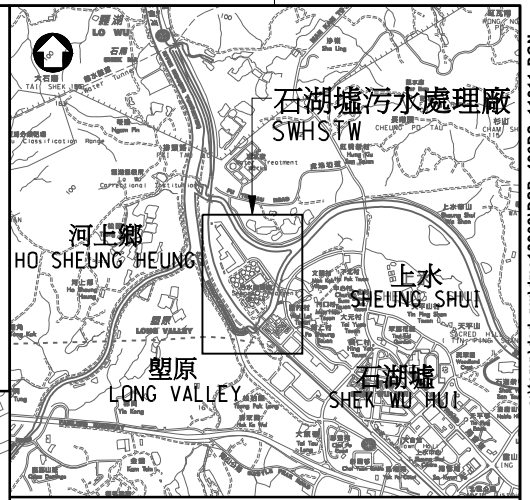
編號 no.	日期 date	內容摘要 description	核對 checked	核准 approved
修訂 REVISION				





圖例 LEGEND :

-  現有石湖墟污水處理廠及建議中工程範圍  
EXISTING SWHSTW AND PROPOSED SITE AREA
-  建議新增污水處理廠範圍  
PROPOSED EXPANSION SITE
-  再造水設施預留用地  
RESERVED SITE FOR RECLAIMED WATER TREATMENT FACILITIES



索引圖 KEY PLAN

比例 SCALE 1 : 50 000

**PROVISIONAL**  
SUBJECT TO AMENDMENT

版 no.	日期 date	修改項目 description	簡簽 initial
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圖則名稱 drawing title	繪畫 drawn	日期 date	圖則編號 drawing no.	比例 scale
	核對 checked	日期 date		
石湖墟污水處理廠改善計劃 現有及工程後的佈局 SHEK WU HUI SEWAGE TREATMENT WORKS - EXISTING AND PROPOSED SITE LAYOUT	批核 approved	日期 date	保留版權 COPYRIGHT RESERVED	1 : 5000 OR AS SHOWN
	部門 office	污水工程部 SEWERAGE PROJECTS DIVISION		



香港特別行政區政府渠務署  
DRAINAGE SERVICES DEPARTMENT  
GOVERNMENT OF THE  
HONG KONG  
SPECIAL ADMINISTRATIVE REGION

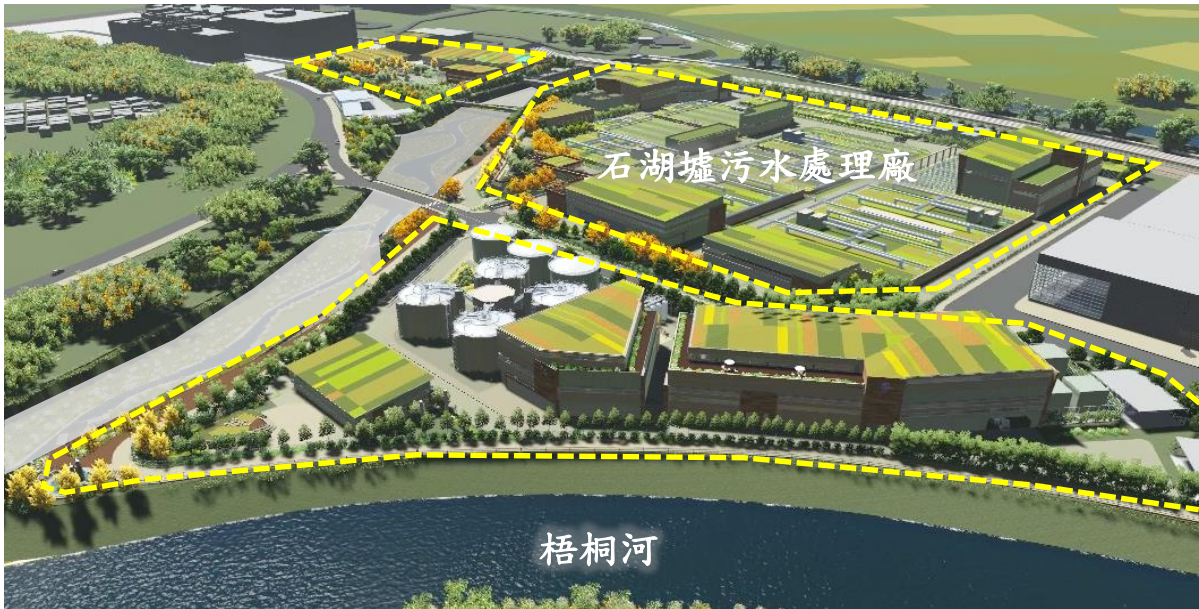
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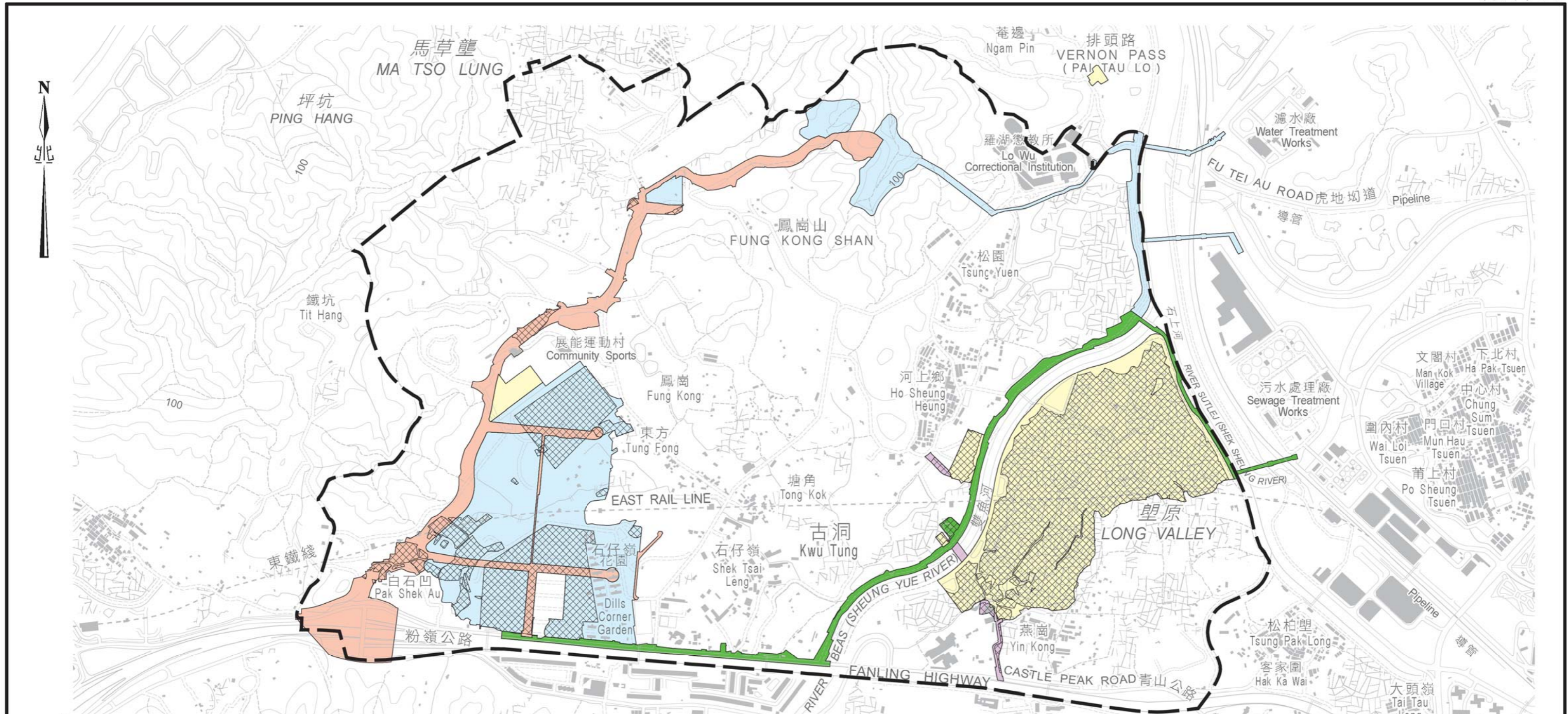
附件四：

石湖墟污水處理廠改善計劃完成後的建築模擬圖

從梧桐河上空鳥瞰改善計劃完成後的石湖墟污水處理廠建築模擬圖







圖例 LEGEND

- 古洞北分區計劃大綱圖編號S/KTN/2的規劃範圍界線  
PLANNING SCHEME BOUNDARY OF KWU TUNG NORTH OUTLINE ZONING PLAN No. S/KTN/2
- 將予收回的私人地  
PRIVATE LAND TO BE RESUMED
- 工務計劃項目第7747CL號 - 古洞北新發展區及粉嶺北新發展區發展計劃前期工程的用地  
SITE FOR PWP ITEM No. 7747CL - ADVANCE WORKS FOR DEVELOPMENT AT KWU TUNG NORTH NEW DEVELOPMENT AREA AND FANLING NORTH NEW DEVELOPMENT AREA
- 工務計劃項目第7747CL號 - 古洞北新發展區及粉嶺北新發展區前期地盤平整和基礎設施工程(道路工程)的用地  
SITE FOR PWP ITEM No. 7747CL - ADVANCE SITE FORMATION AND ENGINEERING INFRASTRUCTURE WORKS AT KWU TUNG NORTH NEW DEVELOPMENT AREA AND FANLING NORTH NEW DEVELOPMENT AREA (ROAD WORKS)
- 工務計劃項目第7747CL號 - 古洞北新發展區及粉嶺北新發展區前期地盤平整和基礎設施工程(排污工程)的用地  
SITE FOR PWP ITEM No. 7747CL - ADVANCE SITE FORMATION AND ENGINEERING INFRASTRUCTURE WORKS AT KWU TUNG NORTH NEW DEVELOPMENT AREA AND FANLING NORTH NEW DEVELOPMENT AREA (SEWERAGE WORKS)
- 工務計劃項目第7759CL號 - 古洞北新發展區及粉嶺北新發展區發展計劃第一期工程的用地  
SITE FOR PWP ITEM No. 7759CL - FIRST STAGE WORKS FOR DEVELOPMENT AT KWU TUNG NORTH NEW DEVELOPMENT AREA AND FANLING NORTH NEW DEVELOPMENT AREA
- 工務計劃項目第7759CL號 - 古洞北新發展區及粉嶺北新發展區第一期地盤平整和基礎設施工程(道路工程)的用地  
SITE FOR PWP ITEM No. 7759CL - FIRST STAGE OF SITE FORMATION AND ENGINEERING INFRASTRUCTURE AT KWU TUNG NORTH NEW DEVELOPMENT AREA AND FANLING NORTH NEW DEVELOPMENT AREA (ROAD WORKS)



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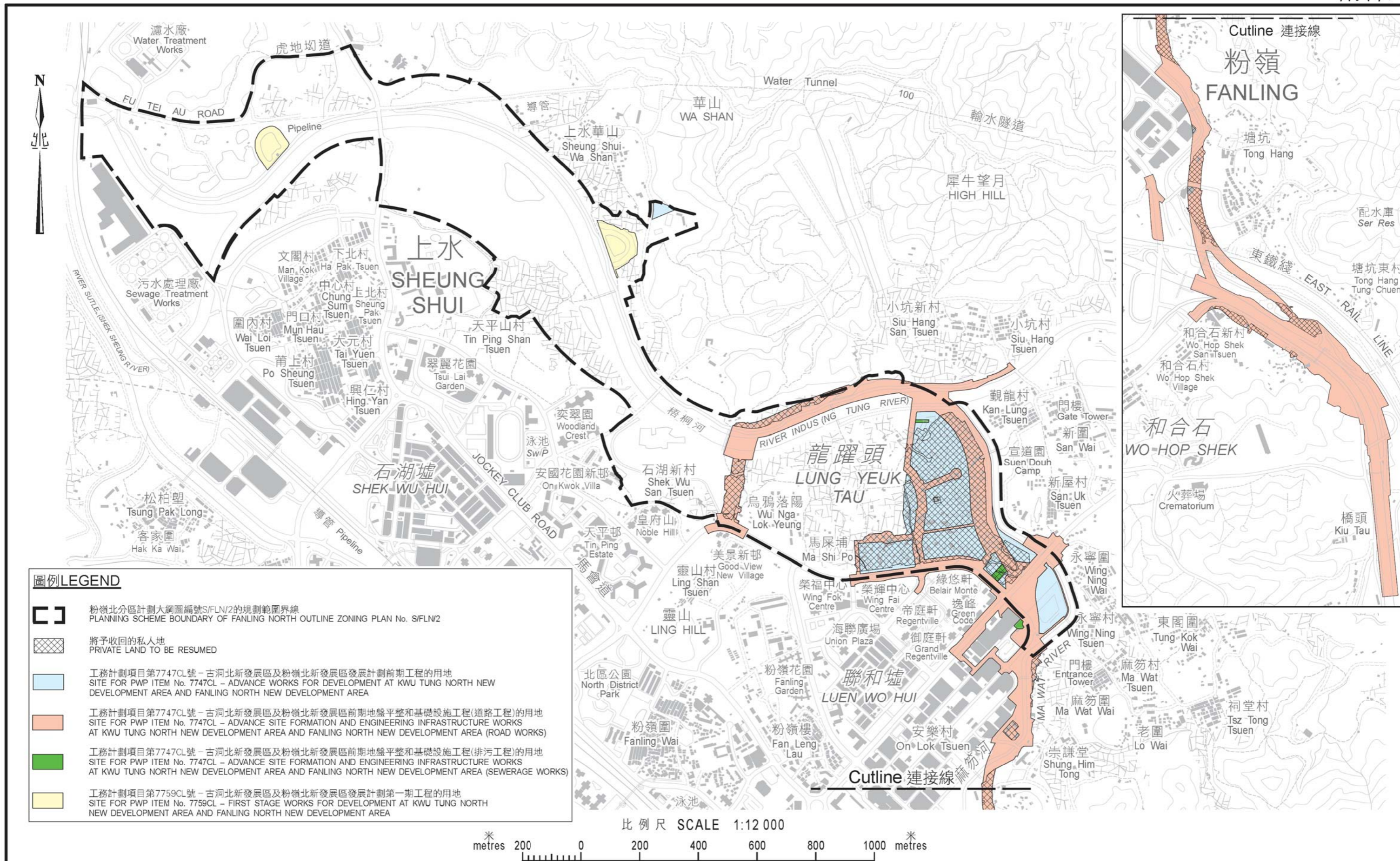
地政總署 工程項目組  
 Projects Section  
 Lands Department  
 圖則由測繪處工程項目測量小組繪製  
 Plan Prepared by Projects Survey Unit, Survey and Mapping Office  
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位置圖  
 古洞北新發展區  
 前期工程及第一期工程收地/清拆範圍

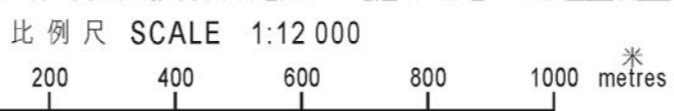
LOCATION PLAN  
 RESUMPTION / CLEARANCE BOUNDARIES OF ADVANCE WORKS AND FIRST STAGE WORKS  
 FOR THE DEVELOPMENT OF KWU TUNG NORTH NEW DEVELOPMENT AREA

檔案編號 File No. -----  
 地圖編號 Map Sheet No. 2 & 3 (Series HM20C/2)  
 分區計劃大綱圖編號 O.Z.P. No. S/KTN/2  
 參考圖編號 Reference Plan. No. -----  
 圖則編號 PLAN No. DNM5082





- 圖例 LEGEND**
- 粉嶺北分區計劃大綱圖編號S/FLN/2的規劃範圍界線  
PLANNING SCHEME BOUNDARY OF FANLING NORTH OUTLINE ZONING PLAN No. S/FLN/2
  - 將予收回的私人地  
PRIVATE LAND TO BE RESUMED
  - 工務計劃項目第7747CL號 - 古洞北新發展區及粉嶺北新發展區發展計劃前期工程的用地  
SITE FOR PWP ITEM No. 7747CL - ADVANCE WORKS FOR DEVELOPMENT AT KWU TUNG NORTH NEW DEVELOPMENT AREA AND FANLING NORTH NEW DEVELOPMENT AREA
  - 工務計劃項目第7747CL號 - 古洞北新發展區及粉嶺北新發展區前期地盤平整和基礎設施工程(道路工程)的用地  
SITE FOR PWP ITEM No. 7747CL - ADVANCE SITE FORMATION AND ENGINEERING INFRASTRUCTURE WORKS AT KWU TUNG NORTH NEW DEVELOPMENT AREA AND FANLING NORTH NEW DEVELOPMENT AREA (ROAD WORKS)
  - 工務計劃項目第7747CL號 - 古洞北新發展區及粉嶺北新發展區前期地盤平整和基礎設施工程(排污工程)的用地  
SITE FOR PWP ITEM No. 7747CL - ADVANCE SITE FORMATION AND ENGINEERING INFRASTRUCTURE WORKS AT KWU TUNG NORTH NEW DEVELOPMENT AREA AND FANLING NORTH NEW DEVELOPMENT AREA (SEWERAGE WORKS)
  - 工務計劃項目第7759CL號 - 古洞北新發展區及粉嶺北新發展區發展計劃第一期工程的用地  
SITE FOR PWP ITEM No. 7759CL - FIRST STAGE WORKS FOR DEVELOPMENT AT KWU TUNG NORTH NEW DEVELOPMENT AREA AND FANLING NORTH NEW DEVELOPMENT AREA



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**地政總署 工程項目組**  
Projects Section  
Lands Department

圖則由測繪處工程項目測量小組繪製  
Plan Prepared by Projects Survey Unit, Survey and Mapping Office

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位置圖  
粉嶺北新發展區  
前期工程及第一期工程收地/清拆範圍  
LOCATION PLAN  
RESUMPTION / CLEARANCE BOUNDARIES OF ADVANCE WORKS AND FIRST STAGE WORKS  
FOR THE DEVELOPMENT OF FANLING NORTH NEW DEVELOPMENT AREA

檔案編號 File No. -----

地圖編號 Map Sheet No. 3 (Series HM20C/2)

分區計劃大綱圖編號 O.Z.P. No. S/FLN/2

參考圖編號 Reference Plan. No. -----

圖則編號 PLAN No. DNM5083



## 古洞北和粉嶺北新發展區 補償、特惠津貼和安置安排簡介

古洞北及粉嶺北兩個新發展區將分階段提供合共約 6 萬個公、私營房屋單位。第一期收地預計於 2018 年展開，當局會向合資格住戶提供特惠津貼及安置安排。合資格的業權人、商戶和農戶亦會獲發各種補償和特惠津貼。

### (甲) 合資格住戶的特惠津貼及安置安排

當局除繼續提供香港房屋委員會(下稱「房委會」)的「公共租住房屋單位」(下稱「公屋單位」)及「持牌住用構築物和已登記住用寮屋的核准佔用人的特惠津貼」(下稱「核准佔用人特惠津貼」)予合資格住戶外，更特別提供「特設特惠現金津貼」及由香港房屋協會(下稱「房協」)在北區發展的特設原區安置屋邨(下稱「特設屋邨」)內的資助單位，以供選擇。

### 特惠津貼及/或安置方案

受當局清拆行動影響而須遷離現居構築物的寮屋住戶，可視乎方案資格要求，申請以下其中一項的特惠津貼及/或安置方案。

特惠津貼及/或安置方案		資格要求(請參閱註明和方案簡介部份)									
方案(一)	房委會公屋單位	(a)	(b)		(d)	(e)			(h)		
方案(二)	核准佔用人特惠津貼	(a)		(c)	(d)		(f)				
方案(三)	特設特惠現金津貼 <sup>1</sup>	(a)		(c)				(g)			
方案(四)	房協特設屋邨內的資助出租單位 <sup>1</sup>	(a)	(b)					(g)		(i)	
方案(五)	房協特設屋邨內的資助出租或出售單位(入伙前作選擇) <sup>1</sup>	(a)	(b)					(g)			(j)

<sup>1</sup> 方案(三)至方案(五)部份的資格要求可能須待發展局局長的酌情批准。

註明：

- (a) 已在凍結登記時記錄在案。
- (b) 現時並非公屋居民；沒擁有任何本港住宅物業；及不曾享有任何形式的資助置業計劃或相關福利。
- (c) 現時並非公屋居民；沒擁有任何本港住宅物業；及並未喪失享有任何資助房屋或相關福利的資格。
- (d) 現居的構築物已在 1982 年寮屋登記中登記為**住用構築物**或為已獲政府牌照的**住用構築物**。
- (e) 須在 1984-85 年度進行的寮屋居民登記中已經記錄在案，或可提供證據證明直至緊接凍結登記的日期前，持續佔用上述(d)項所指的住用構築物作居住用途達兩年或以上。
- (f) 須在 1984-85 年度進行的寮屋居民登記中已經記錄在案，或可提供證據證明直至緊接凍結登記的日期前，持續佔用上述(d)項所指的住用構築物作居住用途達十年或以上。
- (g) 現居的構築物已在 1982 年寮屋登記中登記為構築物；及須在 1984-85 年度進行的寮屋居民登記中已經記錄在案，或可提供證據證明直至緊接凍結登記的日期前，持續佔用該構築物作居住用途達十年或以上。
- (h) 申請者及其家庭成員的每月總入息和總資產淨值不得超過房委會規定的有關入息及總資產淨值限額，及須符合房委會所訂定的其他公屋申請資格。
- (i) 申請者及其家庭成員的每月總入息和總資產淨值不得超過房協乙類出租屋邨規定的有關入息及總資產淨值上限(除長者家庭可享更寬鬆總資產上限)，及須符合房協所訂定的乙類出租屋邨其他申請資格。
- (j) 構築物內所有其他住戶(如有)已達成一致的共識，同意放棄任何其他特惠津貼及安置安排。

其他不符合以上資格的住戶，如有短期臨時居所需要，可獲安排入住臨時收容中心，以等候審核資格及作進一步安置或自行另覓居所。如有關住戶在臨時收容中心住上三個月及通過「無家可歸評審」，證明別無居所，並且符合既定的公屋申請資格準則（包括入息限額、資產限額及「不得擁有住宅物業規定」），房屋署會安排他們入住屯門的中轉房屋，並透過公屋申請輪候入住公屋。

所有已在凍結登記時記錄在案並受當局清拆行動影響而須遷離居所的住戶，會另獲發放「搬遷津貼」。(註：有關「搬遷津貼」安排須待立法會財務委員會批准)

### 方案簡介：

#### 方案(一)：房委會公屋單位的「不得擁有住宅物業」、「入息及資產審查」及其他規定

- 申請者必須年滿 18 歲。
- 配屋時，最少一半的家庭成員必須在無任何附帶逗留條件下居港滿 7 年並仍在香港居住<sup>2</sup>。
- 在進行凍結登記當日起至申請獲配公屋並簽訂新租約該日為止，申請者及其家庭成員在香港並無擁有或與他人共同擁有香港任何住宅物業或該類物業的任何權益；或簽訂任何協議(包括臨時協議)購買香港的住宅物業；或持有任何直接或透過附屬公司擁有香港住宅物業的公司 50% 以上的股權。住宅物業包括在香港的任何住宅樓宇、未落成的私人住宅樓宇、經建築事務監督認可的天台構築物、用作居住用途的屋地及由地政總署批出的小型屋宇批地。
- 申請者及其家庭成員須接受全面入息及資產審查，其家庭總入息及資產淨值不得超逾房委會訂定的入息及總資產

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<sup>2</sup> 18 歲以下子女，不論居港年期長短或其父母的居留身份為何，只要在港出生並已確立香港永久性居民身分；或不論在何處出生，只要父母其中一人在無任何附帶居留條件下居港滿 7 年，均一律視為已符合 7 年居港年期的規定。

淨值限額。有關房委會入息及總資產淨值限額，請參考房委會網頁([www.housingauthority.gov.hk/tc/flat-application/income-and-asset-limits/index.html](http://www.housingauthority.gov.hk/tc/flat-application/income-and-asset-limits/index.html))。

- 申請者及其家庭成員須符合房委會所訂定的其他公屋申請資格。
- 符合入住公屋資格的申請者如放棄公屋單位，可申請「綠表資格證明書」，以普通綠表資格申請購買「居者有其屋」計劃(居屋)單位(視乎當時是否有居屋單位推出發售)或居屋第二市場的單位以代替安置，惟須符合有關「出售居屋計劃」或居屋第二市場的申請資格。

#### 方案(二)：核准佔用人特惠津貼

- 津貼金額按住戶之住用構築物的居住面積及居住年期計算，上限為 60 萬元。
- 獲發津貼後，兩年內不可申請公共房屋及相關津貼。

#### 方案(三)：特設特惠現金津貼

- 視乎居住年期及是否為獲登記的住用構築物，每個構築物或每戶(以較少者為準)最高可獲發的津貼金額為 60 萬元。
- 若構築物內有多於一個住戶，最高 60 萬元的津貼金額須按構築物內所有住戶數目攤分(所有住戶協議自行分配除外)。
- 獲發津貼後，三年內不可申請資助房屋或相關福利。
- 有關「特設特惠現金津貼」安排須待立法會財務委員會批准。

#### 方案(四)：房協特設屋邨內資助出租單位的入息及資產審查及其他規定

- 申請人須年滿 18 歲，已在香港居住滿 7 年，及持有香港身份證，並擁有香港居留權或其在港的居留並不受香港入境事務處所限制。
- 申請人及其家庭成員必須長期在香港居住。
- 就房協「乙類出租屋邨的入息及資產審查」，申請人及其家庭成員的每月總入息上限及總資產淨值上限，請參考房協網頁([www.hkhs.com/chi/business/rentapply.asp](http://www.hkhs.com/chi/business/rentapply.asp))。
- 選擇方案(四)的申請人及其家庭成員無須符合每月總入息下限。
- 長者家庭(即一半或以上家庭成員已屆 60 歲)，可享更寬鬆總資產淨值上限，有關上限將參考與房協特設屋邨相近的資助出售單位的預計折實售價。
- 已通過上述的入息及資產審查及其他規定的獲批住戶，在遷入時無須再次接受有關入息及資產審查，惟仍須符合當時的其他規定(如沒有擁有任何本港住宅物業)。

#### 方案(五)：房協特設屋邨內的資助出租或出售單位

- 申請獲批後，可在入伙前的限定時間內進一步選擇資助出租單位或資助出售單位。
- 倘在入伙前的限定時間內選擇資助出租單位，須符合相關的入息及資產審查<sup>3</sup>及其他規定。
- 倘在入伙前的限定時間內選擇資助出售單位，須符合當時房協資助出售單位的有關規定(入息及資產審查除外)。購入單位時，會同時獲發經折算的特設特惠現金津貼(經折算後最高 50 萬元，視乎居住年期及居所是否為獲登記的住用構築物)。

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<sup>3</sup> 就房協「乙類出租屋邨的入息及資產審查」，申請人及其家庭成員的每月總入息上限及總資產淨值上限，請參考房協網頁，惟申請人及其家庭成員無須符合每月總入息下限。長者家庭(即一半或以上家庭成員已屆 60 歲)，可享更寬鬆總資產淨值上限，有關上限將參考與房協特設屋邨相近的資助出售單位的預計折實售價。



- 有關「經折算的特設特惠現金津貼」安排須待立法會財務委員會批准。

### 特設過渡安排及一筆過過渡津貼

- 方案(四)及方案(五)涉及房協特設屋邨。由於合資格住戶須待房協特設屋邨落成後方可遷入有關單位，因此當局會提供特設過渡安排。
- 獲批方案(四)或方案(五)，以及在指定清拆限期前遷出的住戶，可獲一筆過(不作調整)的過渡津貼。金額視乎構築物內所有住戶總人數而定<sup>4</sup>。
- 獲發一筆過過渡津貼後，三年內不可申請資助房屋及相關福利。
- 如獲批方案(四)或方案(五)的住戶最終在入伙前的限定時間內決定放棄或不符合資格遷入特設屋邨，有關過渡津貼無需歸還，惟不能再選擇其他方案。
- 有關「一筆過過渡津貼」安排須待立法會財務委員會批准。

### 特設方案的申請截止限期

- 所有申請須於指定截止限期前提出。有關限期容後由地政總署公布。
- 申請方案(四)的住戶如未能符合相關入息資產要求而令其方案不獲批，可於其後一個月內申請其他特設安置/津貼方案(即方案(三)或方案(五))。
- 如所有特設方案(即方案(三)至方案(五))的申請都不獲批，該住戶可於指定清拆限期前，按其資格申請其他安置/津貼方案(即方案(一)或方案(二))。如仍不符合方案(一)或方案(二)的資格要求，如有短期臨時居所需要，可獲安排入住臨時收容中心。

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<sup>4</sup> 1至2人為20萬元；3至4人為30萬元；5至6人為40萬元；7人或以上為50萬元。

## 構築物內不同住戶可選擇不同特惠津貼及安置安排

- 同一構築物內不同住戶可選擇不同特惠津貼及安置安排，惟選擇方案(五)時，構築物內所有其他住戶須達成一致的共識，同意放棄任何其他特惠津貼及安置安排。
- 另外，不論其他住戶是否選擇方案(三)，特設特惠現金津貼的金額須按構築物內所有住戶數目攤分(所有住戶協議自行分配除外)。

### (乙) 其他業權人、住戶、商戶及農戶的補償及特惠津貼安排

當局會向合資格的業權人、住戶、商戶和農戶，按個別情況發放以下各種補償和特惠津貼：

- (a) 因收回私人農地／建築用地(即屋地)而發放的特惠補償；
- (b) 因收回和清拆住宅樓宇而發放的特惠津貼；
- (c) 因收回合法商業樓宇和工業樓宇而發放的特惠津貼；
- (d) 因收回和清拆農業經營設施而發放的特惠津貼；
- (e) 因收回和清拆漁業經營設施而發放的特惠津貼；
- (f) 因遷移新界區墳墓、金塔和神龕而發放的特惠津貼；及
- (g) 因清拆寮屋區／平房區商舖、工場、貨倉、船排、學校和教堂以及觀賞魚類養殖場而發放的特惠津貼。

(本簡介只為可能受「古洞北和粉嶺北新發展區計劃」影響的人士提供適用的補償、津貼和安置安排的基本資料，只供作一般參考之用，不能視為相關政策的正式陳述。地政總署保留增減或修訂本簡介的部分或全部內容的權利。若政府日後開展收地及清理土地程序時，地政總署會按凍結登記的記錄，及按既定機制處理各項津貼申請，包括審核申請人提交的資料、計算有關款額等事宜。至於個別受影響人士或住戶可否獲得補償、津貼和安置，有關具體安排，須視乎當時適用的準則和資格，並按個別情況及所提交的資料作出評定，不同個案所得的補償、津貼和安置安排會有所不同，不能一概而論。)

**地政總署**  
**2017年4月**

**General Criteria for Consideration of Lease Modification  
(including In-situ Land Exchange) Applications  
in the Hung Shui Kiu New Development Area**

**General Planning Criteria**

1 **Location** – confined to sites planned for private development in the adopted Hung Shui Kiu and Ha Tsuen Outline Development Plan (ODP).

2 **Confinement within the planned private development site for specific uses** – only private lots lying within a planned private residential, mixed residential and commercial, or commercial development site in the ODP will be considered. Surrender of lots within the following sites in the ODP will not be accepted –

- a) earmarked for “Other Specified Uses” (“OU”) annotated “Enterprise and Technology Park”, “Logistics Facility”, or “Port Back-up, Storage and Workshop Uses” in the ODP which is subject to further study on the implementation mechanism;
- b) earmarked for “Industrial” use in the ODP, of which the sites will be disposed through open tender to provide an opportunity for existing industrial operators to bid the sites;
- c) planned for public use such as road, Government, Institution or Community use, public facility within “OU” zones in the ODP, open space, public/subsidised housing, local rehousing, etc.;
- d) earmarked for “OU” annotated “Commercial & Residential Development with Light Rail Facilities” in the ODP as piece-meal development of the private land within the site may severely constrain the development of the portion currently occupied by the Light Rail facilities;
- e) earmarked for “Residential – Zone 4” use intended for village resite or “Village Type Development” in the ODP; and
- f) designated as “Green Belt” or “Amenity” in the ODP.

3 **Size** – the proposed site to be surrendered (i.e. the Surrender Site) should have an area meeting the following criteria –

- a) for site earmarked for “Commercial”, “OU” annotated “Commercial & Residential”, or “OU” annotated “Commercial cum Public Transport Interchange and Public Carpark” in the ODP – not less than the total area of the private land within the corresponding development site designated in the ODP, excluding land subject to minor adjustments of the development site boundary that will not adversely affect the development layout of the site concerned. The planning intention is to pursue a single development for

each of these development sites designated in the ODP. Thus the re-grant site (i.e. the site to be re-granted in exchange of the surrendered sites if approved) shall conform to the site boundary of the corresponding development site as shown in the ODP, subject to minor adjustment of the development site boundary that would not adversely affect the development layout of the site concerned. For avoidance of doubt, this does not imply any intention or obligation on the part of the Government to make available government land adjoining or intervening the private land within the development site to enable the re-grant site to conform to the development site layout as shown in the ODP (see paragraph 12 below); and

b) for other – not less than 4 000 m<sup>2</sup> (which is a reasonable size to achieve a decent residential development with supporting facilities).

4 **Ownership** – all private lots contained within the Surrender Site should be under the ownership of a single owner or joint venture owners as the applicant.

5 **Configuration** – the application site should be reasonably regular in shape with no intervening private lots not owned by the applicant. Lots to be surrendered comprising the Surrender Site should be contiguous and fragmented lots will not be accepted.

6 **Access** – the provision of proper vehicular access to the application site is feasible.

7 **Compliance with Outline Zoning Plan** – proposed use and development parameters of the application site should comply with the relevant prevalent Outline Zoning Plan.

8 **No adverse implications** – the proposed development at the application site should not cause insurmountable problems to the planning, layout and urban design of the surrounding area, and will not jeopardize or hamper the development potential or vehicular access of adjacent lands under different ownerships. For application not including all private land within the corresponding development site shown in the ODP<sup>1</sup>, submission of layout plan is required to demonstrate the feasibility of decent and practical development(s) fully utilising the land of the concerned development site as shown in the ODP, without resulting in any loss of the development potential as planned under the ODP.

**Land Administration Criteria** (The approval of applications for modification of lease including in-situ land exchange is subject to the fulfillment of these requirements.)

9. **Unification, proof of land titles and vacant possession** – application may be submitted by a single owner or joint venture with unified land title. Lots to be surrendered should be subject to vacant possession by a specified deadline and free from encumbrances before execution of the lease modification/land exchange if the application is approved.

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<sup>1</sup> The planned development sites would be subject to adjustment during the detailed design of the project.

10. **Comparable compensation package** – the landowner(s) as the applicant should offer a compensation package to the occupants [those occupants who are existing on the land at the time of announcement of the criteria for lease modification (including in-situ land exchange) applications within the Hung Shui Kiu New Development Area (i.e. 13 April 2017) or thereafter]. The compensation package offered by the landowner should be comparable to the prevailing monetary ex-gratia compensation (excluding rehousing entitlement) that would have been offered by the Government to eligible occupants had the private land been resumed by the Government under the Hung Shui Kiu New Development Area development. Compensation to occupants paid by the applicant in securing vacant possession is not a premium-deductible item. The offer and acceptance of such a comparable compensation package is a matter between the landowner and the occupants. The Government would deem the case as settled if the landowner is able to deliver vacant possession with documentary evidence indicating that this requirement for comparable compensation package has been met.

11. **Time limit** – the lease modification/land exchange application (if approved) has to be concluded within a specified time period and in any event earlier than the government land resumption programme. In case there are any disputes between the occupants on site and the applicant, Lands Department may suspend the processing of the application until the disputes have been satisfactorily resolved. However, the specified time period will remain unless it is extended by the Government.

12. **Government land** – the re-grant site for a lease modification/land exchange application may include adjoining or intervening government land which is incapable of reasonable separate alienation or development. For avoidance of doubts, Government would not normally make available government land adjoining or intervening the private land within the development site to enable the re-grant site to conform to the development site layout as shown in the ODP if the government land is capable of reasonable separate alienation or development.

13. Compliance with other general lease modification/land exchange application criteria and requirements (as may be revised) promulgated by the Lands Department from time to time.



圖例 NOTATION

	政府辦事處 GOVERNMENT OFFICES		中學 SECONDARY SCHOOL
	區警署 DISTRICT POLICE STATION		小學 PRIMARY SCHOOL
	區消防局 DIVISIONAL FIRE STATION		幼稚園 PONDERSARY SCHOOL
	救護站 AMBULANCE DEPOT		幼稚園 PONDERSARY GARDEN
	郵局 POST OFFICE		醫院 HOSPITAL
	市場 MARKET		專科診所 / 專科診所 POLYTECHNIC / SPECIALIST CLINIC
	裁判官處 MAGISTRACY		普通科診所 GENERAL CLINIC
	體育館 SPORTS CENTRE		體育中心 SPORTS CENTRE
	文娛館 CULTURAL COMPLEX		停車場 CAR PARK
	社區中心 COMMUNITY HALL		單車泊車位 CYCLE PARKING AREA
	教堂 CHURCH		巴士總站 BUS TERMINUS
	廟宇 TEMPLE		社會福利設施 SOCIAL WELFARE FACILITY
	非建築用途 NON-BUILDING AREA		教堂 CHURCH
	行人通道 SUBWAY		教堂 CHURCH
	垃圾收集點 REFUSE COLLECTION POINT		教堂 CHURCH
	電力供應站 ELECTRICITY SUBSTATION		教堂 CHURCH
	行人通道 FOOTPATH		教堂 CHURCH
	非建築用途 NON-BUILDING AREA		教堂 CHURCH
	行人通道 SUBWAY		教堂 CHURCH
	垃圾收集點 REFUSE COLLECTION POINT		教堂 CHURCH
	電力供應站 ELECTRICITY SUBSTATION		教堂 CHURCH
	行人通道 FOOTPATH		教堂 CHURCH

土地用途及面積一覽表  
SCHEDULE OF USES AND AREAS

用途代號	用途名稱	總面積 TOTAL DEVELOPMENT AREA HECTARES	佔總面積百分比 PERCENTAGE OF TOTAL DEVELOPMENT AREA
C	商業 COMMERCIAL	20.71	2.98
RS	住宅發展區 RESIDENTIAL	24.06	3.44
R1	住宅發展區第1區 RESIDENTIAL - ZONE 1	20.31	2.90
R1(SFP)	住宅發展區第1區(資助出售單位) RESIDENTIAL - ZONE 1 (SUBSIDISED SALE FLAT)	14.25	2.04
RS2	住宅發展區第2區 RESIDENTIAL - ZONE 2	7.48	1.07
RS3	住宅發展區第3區 RESIDENTIAL - ZONE 3	17.45	2.49
RS4	住宅發展區第4區 RESIDENTIAL - ZONE 4	2.91	0.42
V	鄉村式發展 VILLAGE TYPE DEVELOPMENT	119.29	17.05
I	工業 INDUSTRIAL	12.90	1.84
G	政府 GOVERNMENT	33.85	4.84
IC	機構或社區 INSTITUTION OR COMMUNITY	2.30	0.33
E	教育 EDUCATION	22.70	3.24
RO	區域開放地 REGIONAL OPEN SPACE	16.07	2.30
DO	地區開放地 DISTRICT OPEN SPACE	27.74	3.96
LO	本地開放地 LOCAL OPEN SPACE	23.66	3.38
A	康樂 AMENITY	19.74	2.82
OU	其他指定用途 OTHER SPECIFIED USES	119.54	17.08
CB	綠化帶 GREEN BELT	54.17	7.74
RD	道路等 ROAD, ETC.	143.58	20.10
發展總面積 TOTAL DEVELOPMENT AREA		699.71	100.00
總面積 TOTAL PLANNING SCHEME AREA		16.85	
總面積佔總發展區 TOTAL PLANNING SCHEME AREA		716.56	

註釋 NOTES

- 本圖上所有之土地用途代號均屬建議性質，並非具有法定效力。如日後政府決定批准或修改此項土地用途代號，則本圖上所有之土地用途代號均屬建議性質，並非具有法定效力。此項土地用途代號之使用，須以政府之批准為前提。此項土地用途代號之使用，須以政府之批准為前提。
- 本圖上所有之土地用途代號均屬建議性質，並非具有法定效力。如日後政府決定批准或修改此項土地用途代號，則本圖上所有之土地用途代號均屬建議性質，並非具有法定效力。此項土地用途代號之使用，須以政府之批准為前提。此項土地用途代號之使用，須以政府之批准為前提。
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- 所有道路、橋樑、行人通道及行人通道、以及各類土地用途地帶等，均須根據詳細設計方可實行。所有道路、橋樑、行人通道及行人通道、以及各類土地用途地帶等，均須根據詳細設計方可實行。

近期修訂紀錄表  
TABLE OF RECENT AMENDMENT

修訂 LETTER	修訂 AMENDMENT	簽署 SIGNATURE	日期 DATE



編製及土地發展委員會於2016年12月15日批准  
APPROVED BY COMMITTEE ON PLANNING AND LAND DEVELOPMENT ON 15 DECEMBER 2016

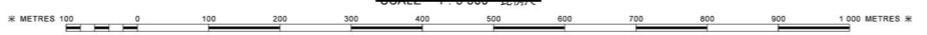
採納 ADOPTED

馬經祥 署長  
Signed Eric S. C. MA  
SECRETARY FOR DEVELOPMENT

日期 13.04.2017 DATE

洪水橋及厦村發展大綱圖 (圖一)  
HUNG SHUI KIU AND HA TSUEN OUTLINE DEVELOPMENT PLAN (SHEET 1)

SCALE 1:3,000 比例尺



程序 ACTION	簽署 SIGNATURE	日期 DATE	檔號 REFERENCE
批准呈遞 SUBMISSION AUTHORIZED	Signed AMY Y.M. CHEUNG 副署長 / 全權 ADT	05.12.2016	檔案編號 FILE NO. SR/D/HSK/184
批准備用 CIRCULATION AUTHORIZED	Signed APRIL K.Y. KUN 副署長 / 全權 CTP/SR	24.08.2016	首次備用日期 DATE OF FIRST CIRCULATION 24.08.2016
備用 PREPARED	Signed W.C. LIU 副署長 / 全權 CTP/TP	24.08.2016	最近備用日期 DATE OF LATEST CIRCULATION 13.04.2017

規劃署 規劃研究組  
STUDIES & RESEARCH  
SELECTION DEPARTMENT

圖則編號  
PLAN NO. D/HSK/1 (SHEET 1 OF 2)





### 圖例 NOTATION

	市場 MARKET		運動場 SPORTS GROUND
	社區會堂 COMMUNITY HALL		體育中心 SPORTS CENTRE
	社會福利設施 SOCIAL WELFARE FACILITY		停車場 CAR PARK
	廟宇 TEMPLE		單車泊位 CYCLE PARKING AREA
	中學 SECONDARY SCHOOL		巴士總站 BUS TERMINUS
	小學 PRIMARY SCHOOL		公共房屋 PUBLIC HOUSING (FORMERLY HOUSING FOR SENIORS)
	幼稚園 KINDERGARTEN		油站 FUEL FILLING STATION
	普通科診所 GENERAL CLINIC		古蹟/考古學價值地點 ARCHAEOLOGICAL INTEREST
	鎮公園 TOWN PARK		行人徑/行人通道 PEDESTRIAN PATH / PEDESTRIAN STREET
	退人界線 SETBACK LINE		單車徑 CYCLE TRACK
	垃圾收集點 REFUSE COLLECTION POINT		緊急車輛通道 EMERGENCY VEHICULAR ACCESS
	電力站 ELECTRICITY SUBSTATION		區分級分佈器路 DISTRICT DISTRIBUTOR ROAD
	行人橋 FOOTBRIDGE		非住宅用途地積比率 NON-DOMESTIC PLOT RATIO
	行人徑 FOOTPATH		擬議的水平 (在主要平準面上方) PROPOSED LEVEL (IN ABOVE PD)
	規劃方案界線 PLANNING SCHEME BOUNDARY		擬議的水平 (在主要平準面上方) PROPOSED LEVEL (IN ABOVE PD)
	圖則界線 SHEET BOUNDARY		古蹟/考古學價值地點 ARE DESIGNATED FOR "SHOP AND SERVICE" AND "OTHER PUBLIC USES ONLY"
	規劃區編號 PLANNING AREA NUMBER		
	用途分區界線 ZONING BOUNDARY		
	地段界線 SITE BOUNDARY		
	古蹟/考古學價值地點界線 ARCHAEOLOGICAL INTEREST BOUNDARY		
	建築物高度控制區界線 BUILDING HEIGHT CONTROL ZONE BOUNDARY		
	生態徑/文化徑 ECO TRAIL / HERITAGE TRAIL		
	高架路 ELEVATED ROAD		
	鐵路及車站 (SIV/HSR) RAILWAY AND STATION (SIV/HSR)		
	運輸服務及車站 TRANSPORT SERVICES AND STATION		

### 土地用途及面積一覽表 SCHEDULE OF USES AND AREAS

地帶 ZONES	式的面積及佔地總面積 (單位: 公頃)	
	公頃	佔地總面積
住宅用途	120.0	12.0%
商業用途	80.0	8.0%
工業用途	150.0	15.0%
其他用途	100.0	10.0%
綠地	200.0	20.0%
總計	650.0	65.0%

參考圖則編號: REFER TO PLAN No. D/HSK/1 (SHEET 1 OF 2)

### 註釋 NOTES

- 本圖上列明的地帶及用途並非具有法律效力的。不過，政府會根據此圖則對土地用途及發展作出決定。通常會根據此圖則的用途及發展，來決定土地用途及發展。在決定土地用途及發展時，政府會考慮到土地用途及發展對環境及社會的影響。在決定土地用途及發展時，政府會考慮到土地用途及發展對環境及社會的影響。在決定土地用途及發展時，政府會考慮到土地用途及發展對環境及社會的影響。
- 根據本圖則的規定，所有在圖則內的地帶，其用途及發展必須符合圖則內的規定。在決定土地用途及發展時，政府會考慮到土地用途及發展對環境及社會的影響。在決定土地用途及發展時，政府會考慮到土地用途及發展對環境及社會的影響。在決定土地用途及發展時，政府會考慮到土地用途及發展對環境及社會的影響。
- 所有發展計劃必須符合圖則內的規定。在決定土地用途及發展時，政府會考慮到土地用途及發展對環境及社會的影響。在決定土地用途及發展時，政府會考慮到土地用途及發展對環境及社會的影響。在決定土地用途及發展時，政府會考慮到土地用途及發展對環境及社會的影響。
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