



規劃署  
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ARUP



Kwu Tung North  
古洞北



粉嶺北  
Fanling North



Sheung Shui  
上水

Fanling  
粉嶺

# 新界東北 新發展區

規劃及工程研究

**North East New Territories  
New Development Areas**

Planning and Engineering Study

資料摘要

Information Digest

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# 新界東北 新發展區

規劃及工程研究  
**North East New Territories  
New Development Areas**  
Planning and Engineering Study





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# 簡介

## Introduction

「新界東北新發展區規劃及工程研究」(下稱「新發展區研究」)為古洞北、粉嶺北及坪輋/打鼓嶺新發展區制訂規劃及發展綱領。經考慮三階段公眾參與的意見及已完成的規劃及工程可行性技術評估，我們就古洞北和粉嶺北新發展區的「建議發展大綱圖」作出修訂和定稿。由於欠缺集體運輸系統，坪輋/打鼓嶺新發展區原先建議作較低密度住宅及特殊工業發展。為善用珍貴的土地資源，坪輋/打鼓嶺新發展區的規劃將再作審視及重新規劃。因應2013年施政報告提出檢視新界北部地區的發展潛力，以提供土地滿足房屋及經濟需要，坪輋/打鼓嶺將與新界北一併規劃，以更全面地考慮各相關規劃因素，包括構思中的新鐵路基建帶來的發展機會。

古洞北和粉嶺北新發展區將成為粉嶺/上水新市鎮擴展部份，與現有新市鎮的地區整合為粉嶺/上水/古洞新市鎮，為香港市民提供更舒適的生活空間。新發展區將充分利用鄰近現有社區的地理優勢，進一步發展更多綠色生活空間，建立多元化的經濟活動集群，提供不同類型的就業機會，並均衡全港的就業分佈。新發展區將保存生態敏感地區，亦照顧農耕人士的需要。一個擁有綜合土地用途、便捷交通網絡、多樣化休憩空間及宜人城市設計的優質環境，將有助建立一個和諧社區，供市民在此居住、工作、消閒，並享受生活。

The North East New Territories New Development Areas Planning and Engineering Study (the NENT NDAs Study) is to establish a planning and development framework for the Kwu Tung North (KTN), Fanling North (FLN) and Ping Che/ Ta Kwa Ling (PC/ TKL) NDAs. Taking into account public views collected from a three-stage Public Engagement Programme and completed planning and engineering assessments, we revise and finalise the Recommended Outline Development Plans (RODPs) of the KTN and FLN NDAs. In view of the absence of mass transit, PC/TKL NDA was originally planned for lower density residential and special industrial developments. With a view to optimizing the use of valuable land resources, the PC/ TKL NDA will be critically reviewed and re-planned. According to the 2013 Policy Address, the development potential in New Territories North (NT North) is to be explored in order to provide land to meet the demand for housing and economic development. In this context, PC/ TKL will be included in the planning of NT North in order to comprehensively review relevant planning considerations, including the development potential afforded by possible new rail infrastructure.

The KTN and FLN NDAs will be the extension of Fanling/ Sheung Shui New Town. Together with the existing new town areas, they will form the Fanling/ Sheung Shui/ Kwu Tung New Town (FL/SS/KT New Town) to provide more comfortable living spaces for the people of Hong Kong. The NDAs will make good use of their close proximity to existing communities. They will buttress the pursuit of a greener living environment. Robust economic activities clusters will be established to provide a variety of jobs and help achieve a more balanced distribution of jobs across the territory. At the same time, the ecological sensitive areas will be preserved and the farming community taken care of. A good quality environment with comprehensive land uses, convenient transport networks, ample recreation spaces and attractive urban design will facilitate the building of a harmonious community where people can live, work, play and most importantly, enjoy life.

### 新界東北新發展區研究的進程

#### Process of the NENT NDAs Study

#### 1990年代

於「全港發展策略檢討」內首次提出  
First raised in the Territorial Development Strategy Review

1998

開展「新界東北規劃及發展研究」  
Commenced the Planning and Development Study on NENT (the NENT Study)

1999

「新界東北規劃及發展研究」就建議的古洞北、  
粉嶺北及坪輋/打鼓嶺新發展區發展計劃諮詢公眾  
意見  
Consulted the public on the development proposals of KTN, FLN and  
PC/TKL for NDAs development identified under the NENT Study

2000

《香港 2030：規劃遠景與策略》建議落實新發展  
區的發展，以應付香港長遠的住屋需求  
Hong Kong 2030: Planning Vision and Strategy recommended  
proceeding with the NDAs development to address long-term  
housing demand

2007

年中  
mid 2008

展開「新界東北新發展區研究」  
Commissioned the NENT NDAs Study

年底  
end 2008

第一階段公眾參與 (PE1)，徵詢公眾對新發展區的  
願景及期望  
Stage One Public Engagement (PE1) soliciting public views on  
the vision and aspirations for the NDAs

年底  
end 2009

第二階段公眾參與 (PE2)，就新發展區的「初步發  
展大綱圖」徵詢公眾意見  
Stage Two PE (PE2) consulting the public on the Preliminary  
Outline Development Plans (PODPs)

年中  
mid 2012

第三階段公眾參與 (PE3)，就新發展區的「建議發  
展大綱圖」收集公眾意見  
Stage Three PE (PE3) gauging public views on the RODPs

年中  
mid 2013

為「建議發展大綱圖」作出修訂和定稿  
Revised and finalised the RODPs



PE1

PE2

PE3

# 公眾參與 Public Engagement



我們十分重視公眾對新發展區規劃及發展的意見。該研究以公開及合作的過程進行三階段公眾參與，讓主要持份者及公眾人士參與討論、加強了解及建立共識。我們經不同的渠道，包括公眾論壇、工作坊、簡介會、會面、意見收集表格及書面意見等，收集公眾對計劃的意見，並因應公眾意見及建議，適當地修改計劃。三階段的公眾參與報告已上載至本研究的網頁。

We treasure very much public views and comments on the planning and development of the NENT NDAs. The Study adopts an open and collaborative process in a three-stage Public Engagement Programme to engage key stakeholders and the general public to facilitate discussions, to bridge understanding and to foster consensus building. Public views were widely gathered through forums, workshops, briefings, consultation sessions, comment forms and written submissions. The proposals have been suitably amended in response to public views and suggestions. Reports of the three-stage Public Engagement have been uploaded to the Study website.

## 主要公眾意見 Key Public Comments



## 公眾參與收集到的主要意見及回應 Major Comments Received in Public Engagement and Responses

主要意見及回應歸納如下\*：

Summaries of major comments and responses are listed in the following paragraphs:

1

### 新發展區的需要及定位 Need and Positioning of the NDAs

有意見支持新發展區計劃，並認為一如其他成功的新市鎮，這計劃最能善用土地，應付房屋需求。但亦有其他意見認為根據最新的人口推算，人口增長速度減慢，並無迫切需要發展新發展區。有意見強烈要求「不遷不拆」，並反對新發展區發展。

考慮到人口持續增長，住戶數目上升及公眾對增加房屋供應的期望，新發展區是香港整體中長期住宅用地供應的重要部分。古洞北及粉嶺北新發展區將成為現有粉嶺/上水新市鎮的擴展部份，整合為粉嶺/上水/古洞新市鎮。

**Some are of the view that NDAs development, like other successful new towns, is the most efficient way to supply land for meeting housing needs. However, others are of the view that there is no imminent need for the NDAs due to slower population growth in the latest projection. There are comments strongly demanding "No Removal No Demolition" and objecting to the NDAs development.**

In view of continued population growth, increase in number of households and public aspirations for more housing supply, NDAs remain to be a major component in the overall strategy to provide housing land for Hong Kong in the medium- to long-term. The KTN and FLN NDAs would be an extension to Fanling/ Sheung Shui New Town to form the FL/SS/KT New Town.



2

### 發展密度 Development Density

有部分意見要求增加新發展區的發展密度，以應付房屋短缺。因應對增加住宅用地的強烈要求，在確保新發展區有充足基礎設施、設計靈活性及環境承受能力下，兩個新發展區計劃已適度增加發展密度。

**Some urge that the development intensity of the NDAs should be increased to address the housing shortfall.** Given the pressing need for more housing land, the development density of the two NDAs has been suitably increased, taking into account the infrastructural capacities, design flexibility and environmental acceptance.



3

### 公私營房屋比例 Public-Private Housing Ratio



不少意見建議預留更多的土地作租住公屋及新居屋發展。為加快提供租住公屋及居屋單位，在不影響均衡社區的前提下，新發展區內的公私營房屋比例已作調整，增加資助房屋比例。約60%的住宅單位將為租住公屋/居屋單位。

**Many comments suggest earmarking more land for Public Rental Housing (PRH) and introducing new Home Ownership Scheme (HOS) sites.** To accelerate the provision of PRH and HOS flats, the housing mix of the NDAs has been reviewed to increase the proportion of subsidized housing without compromising the creation of a balanced community. Approximately 60% of the housing units will be for PRH/HOS.

4

### 擬議的壟原「自然生態公園」及「農業」地帶 Proposed "Nature Park" & "Agriculture" zones for Long Valley

為數頗多的公眾支持在古洞北新發展區的擬議壟原「自然生態公園」，及以收地形式實施。壟原「自然生態公園」是新發展區計劃的一個組成部分，只會在壟原及河上鄉「優先加強保育地點」內生態價值較低的地點作有限度發展，而生態價值較高的地點則建議納入壟原「自然生態公園」內作長遠的保育及管理，或劃作「農業」用途以作為發展區及保育區之間的緩衝。這個做法符合新自然保育政策的原則。

部分環保團體亦指出壟原「自然生態公園」北面的地區亦有甚高的生態價值，擔心該地區劃作「農業」用途不能提供足夠保護。有見及此，我們建議在有關的分區計劃大綱圖的說明書內註明任何對該生態環境有負面影響的規劃申請也不應獲批准，以加強對該地帶的規劃管制。

**Many members of the public support the proposed Long Valley Nature Park (LVNP) in the KTN NDA and implementation by land resumption.** LVNP is part and parcel of the NDA project, there will be limited development in less ecologically sensitive areas within the Long Valley and Ho Sheung Heung Priority Site for Enhanced Conservation while the ecologically more sensitive area has been proposed as the LVNP for long-term conservation and management, and "Agriculture" zone as a buffer between the development areas and the conservation areas has been earmarked. These are in line with the rationale of the New Nature Conservation Policy.

**Some green groups also stated that the area to the north of the LVNP is of a high ecological value. They are concerned that the "Agriculture" zoning for this area does not provide adequate protection.** In response to the concern, we recommend to specify in the Explanatory Statement of the respective Outline Zoning Plan that any planning application with adverse impact on this ecological area should not be approved, so as to strengthen the planning control over this zone.



## 5

### 受影響農地及對受影響農戶的支援

#### **Loss of Agricultural Land and Assistance to Affected Farmers**



**有意見關注受影響農地及對受影響農戶的支援。**除了壘原「自然生態公園」的37公頃農地外，在古洞北及粉嶺北新發展區內共有58公頃土地保留作農業用途。在古洞北及粉嶺北新發展區範圍內估計大約有28公頃常耕農地受發展計劃影響。政府已在新發展區內或附近物色適合土地供希望繼續耕作的受影響農民復耕/遷置。

**Some commenters are concerned about the loss of agricultural land and assistance to affected farmers to continue farming.** Other than the 37 hectares of agricultural land in LVNP, a total of 58 hectares of land have been retained for agricultural use in KTN and FLN NDAs. About 28 hectares of active agricultural land in KTN and FLN NDAs will be affected by the development proposals. Land suitable for agricultural rehabilitation/ resite within and in the vicinity of the NDAs have been identified for the affected farmers who wish to continue farming.

## 6

### 交通運輸網絡

#### **Transport Network**



**有意見關注新發展區之間、與粉嶺/上水以及市區的連繫，並擔心現有運輸系統不足以容納新增的人口。**「新發展區研究」的交通及運輸評估指出，擬議的古洞站及道路改善工程將可以應付新發展區的交通需求，並不會造成不可接受的交通影響。同時擬議的完善行人路和單車徑網絡，將連接住宅及商業中心至擬議的鐵路站/公共運輸交匯處。

**Some commenters are concerned about the interconnection between the NDAs, Fanling/Sheung Shui and the urban areas, and are worried that the capacity of the existing transport facilities would not be able to cope with the additional population.** The traffic and transport assessment of the NENT NDAs Study has confirmed that with the proposed Kwu Tung Station and highway improvement works, the traffic demand from the NDAs can be addressed and it will not cause unacceptable traffic impacts. Comprehensive networks of pedestrian walkways and cycle tracks are also proposed to link the residential and commercial nodes with the proposed railway station/public transport interchanges.

## 7

### 發展模式

#### **Implementation Approach**

部分意見指「傳統新市鎮發展模式」剝奪土地業權人參與新發展區的發展機會，因此反對這發展模式。亦有部分土地業權人歡迎政府收地清拆，因為政府有補償及安置安排。我們會以「傳統新市鎮發展模式」為基礎來推行新發展區計劃，並在符合特定條件下容許私人土地業權人提出契約修訂申請（包括原址換地）。

**Some commenters oppose to the Conventional New Town Approach (CNTA) for implementation of the NDAs as it deprives landowners of the opportunities to participate in the NDAs development; while some other landowners welcome land resumption, in view of Government's established compensation and rehousing arrangements for land resumption and clearance.** We will adopt the CNTA as the primary mode for implementing the NDAs proposal, and allow applications for modification of lease (including in-situ land exchange) subject to specified criteria.



## 8

### 對受影響居民的影響及補償與安置/重置

#### **Impacts on Existing Residents & Compensation and Rehousing/Re-provisioning**

**很多現有居民關注補償及安置事宜。**我們建議在古洞北及粉嶺北新發展區各預留一塊公共房屋土地作原區安置用途。同時亦可考慮粉嶺/上水及其他地區的公共房屋單位作安置用途。政府已為受影響的合資格住戶制定特惠補償方案，以協助他們搬遷。

**Concerns raised by many of the affected local residents are related to compensation and rehousing.** It is recommended that a public housing site each at KTN and FLN NDAs will be reserved to provide units for local rehousing. Public housing units within Fanling/Sheung Shui and elsewhere could also serve the rehousing purpose. A special ex-gratia compensation package has been devised for affected qualified households to assist their removal.



\*在第一, 第二及第三階段收集的詳細意見及回應，請參考相關的公眾參與報告

\*For details of comments collected in PE1, PE2, and PE3 and responses, please refer to the PE1, PE2, and PE3 Reports

## 新發展區的角色及定位 Role & Positioning of NDAs

古洞北及粉嶺北新發展區將是粉嶺/上水新市鎮的擴展部分，整合為粉嶺/上水/古洞新市鎮。全部發展完成後，估計該新市鎮總人口約460,000人，規模與屯門、將軍澳等新市鎮相近。粉嶺/上水/古洞新市鎮將是一個綜合的社區，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、康樂休憩及文化設施。兩個新發展區會提供一所新醫院、專科診所、標準游泳場館、地區警署、休憩空間、學校、就業用途群組，以服務新舊居民。粉嶺/上水現有的設施亦會提供服務給整個新市鎮。整個新市鎮會有一個綜合的城市設計框架，提供優質城市環境，融合自然山景及河流水體，建設錯落有緻的城市景觀、充滿生氣的活動地區及連貫的休憩及綠化網絡，供市民享用。

The KTN and FLN NDAs are the extension to the Fanling/Sheung Shui New Town to form the FL/SS/KT New Town, which will have a total population of about 460,000 upon full development, comparable to other new towns such as Tuen Mun and Tseung Kwan O. The FL/SS/KT New Town will be an integrated community providing a wide range of employment opportunities as well as commercial, community, recreation, leisure and cultural facilities supporting the larger population. The two NDAs will provide a new hospital, polyclinic, standard swimming pool complex, district police station, open spaces, new schools and employment clusters to serve the existing and new residents whilst the existing facilities in Fanling/ Sheung Shui can afford service to the whole new town. There will also be an integrated urban design framework for the whole new town, providing a good quality urban environment, optimising on the natural ridgelines and watercourses to provide an interesting townscape, vibrant activity areas, connected open spaces and a green network for residents' enjoyment.

# 現有粉嶺/上水 新市鎮的擴展部分 **Extension to Fanling / Sheung Shui New Town**

## 規劃與發展框架 Planning and Development Framework

### 新界東北新發展區 NENT NDAs

#### 古洞北 Kwu Tung North

- 滿足中長遠房屋需求  
Meet medium- to long-term housing demand
- 滿足香港經濟需要及創造就業機會  
Meet HK's economic needs and generate employment opportunities
- 組成粉嶺/上水/古洞新市鎮  
Form part of Fanling/ Sheung Shui/ Kwu Tung New Town

#### 粉嶺北 Fanling North

#### 坪輦/打鼓嶺 Ping Che/Ta Kwu Ling

從新界北部地區發展更廣闊及策略性的角度作規劃檢討  
Review the planning in the wider strategic context of the NT North development

## 主要目標 KEY AIMS



環保  
Environmentally  
Friendly

可持續  
Sustainable



經濟活力  
Economic  
Vibrancy



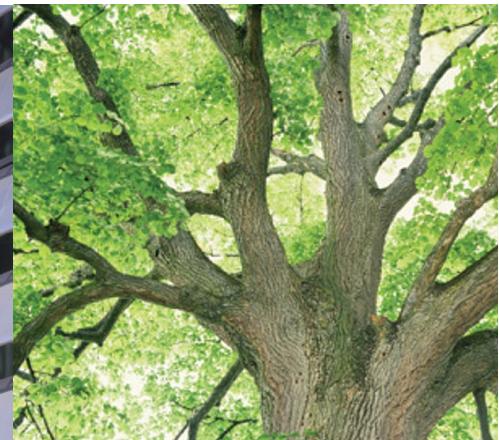


粉嶺/上水/古洞新市鎮範圍  
Fanling/ Sheung Shui/ Kwu Tung New Town Extent

## 多方位提高環境質素

### Improving the Environmental Quality in Multiple Aspects

#### 優質都市設計 Quality Urban Design



- 尊重及融合美麗的自然山景及河流水體  
Respect and capture beautiful backdrop and watercourses
- 建設高低有序及錯落有緻的城市景觀  
Establish stepped building height profile and interesting townscape
- 提供綜合的休憩空間網絡，連接區內的主要發展  
Provide a comprehensive open space network connecting major developments in the area
- 採納環保樓宇設計(如綠化屋頂及垂直綠化)  
Adopt green building design (such as green roof and vertical greening)
- 預留通風廊及觀景廊、廣泛綠化及種植樹木以減少微氣候的轉變  
Reserve breezeways and view corridors, extensive greening and provide tree planting to minimise changes in the micro-climate
- 融合新舊地區  
Integrate the new and old areas



#### 環保交通網絡 Environment-friendly Transport Network

- 提供高效率的公共交通，鼓勵步行和騎單車  
Provide efficient public transportation and promote walking and cycling
- 提供完善行人網絡及四通八達的單車徑網絡，連接公共交通設施、鐵路站及鄰近發展區，以及粉嶺和上水地區的現有網絡  
Provide an integrated pedestrian network and an extensive cycle track network connecting to public transport facilities, railway stations and adjacent development areas as well as the existing network in Fanling / Sheung Shui areas
- 大部分人口將分佈在擬議的鐵路站及公共運輸交匯處附近  
Concentrate the population near the proposed railway station and public transport interchanges
- 鼓勵採用低排放/低耗油車輛、電動車輛等，設立電動車輛充電站  
Encourage the use of low-emission/low-fuel consumption vehicles, electric vehicles etc. and provide electric vehicle charging stations
- 主要道路將沿新發展區周邊興建，中心地帶由互相連貫的休憩空間連繫，締造無車生活環境  
Construct main roads on the periphery of the NDAs and provide continuous open space at the town centre to create a car-free living environment

#### 緊湊城市模式 Compact City Form

- 將住宅、工作、休閒娛樂及公共服務設施集中在鐵路站/公共交通樞紐 500米範圍內，以減低道路交通需求，減少交通運輸引致的碳排放  
Concentrate residential developments, workplace, leisure/entertainment and public service facilities within 500m of the railway station/ public transport nodes to minimise the need for road transport, thereby reducing carbon emission
- 規劃混合土地用途，以提供多元化就業機會，減少跨區工作造成的交通需求  
Plan for mixed land uses to provide diversified employment opportunities and reduce the traffic demand generated by cross-district employment



# 建設優質綠色生活空間 Pursuing a Quality and Green Living Environment

## 綠色節能建築 Energy Efficient Buildings

- 鼓勵使用環保物料和應用環保建築設施  
Encourage the use of environment-friendly building materials and energy-saving installations



## 區域供冷系統 District Cooling System

- 建議在非住宅發展採用區域供冷系統 (視乎詳細可行性研究)  
Propose to adopt District Cooling System for non-domestic developments (subject to detailed feasibility study)



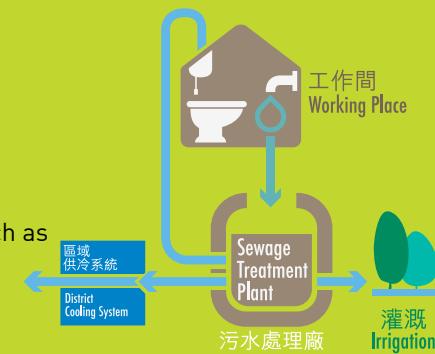
## 再生能源的應用 Use of Renewable Energy

- 使用再生能源(如太陽能熱水及光伏系統)產生電力  
Generate electricity by renewable energy (such as solar water heating and photovoltaic systems)
- 在園景照明、路面照明、交通指示燈和指標牌等方面使用再生能源  
Use renewable energy for landscape lighting, road lighting, traffic lights and signage etc.



## 污水再用系統 Effluent Reuse System

- 建議利用再造水作沖廁、灌溉及區域供冷等非飲用用途  
Propose to use reclaimed water for non-potable purposes such as toilet flushing, irrigation and district cooling system



## 減少廢物 Waste Reduction

- 鼓勵使用回收系統 (廚餘、紙張、金屬、塑料、熒光燈泡、玻璃、碳粉盒、充電電池、廢棄電器及電子產品等)  
Encourage the use of recycling system (for food waste, paper, metals, plastics, fluorescent lamps, glass, toner cartridges, rechargeable battery, scrap electrical and electronic appliances, etc)

## 善用食水資源 Efficient Use of Water Resources

- 鼓勵使用高效能的食水裝置和節水裝置，如低水量/ 複式沖廁，自動控制的水龍頭和紅外線感應沖水設施，高效能灌溉系統，以盡量減少耗水  
Encourage the use of highly efficient fresh water installations and water saving fixtures such as low volume/ dual flush water closets, low flow urinal with sensor control, automatic control of taps and toilet flushing faucets with infrared sensors, water efficient irrigation system to minimise water consumption

## 多元化的經濟及就業集群 More Robust Economic and Employment Clusters

新發展區鄰近數個現有及興建中的新口岸及深圳，其優越地理位置可配合不同的策略性土地用途，善用與內地日益頻繁的經濟互動。古洞北新發展區沿粉嶺公路設有約14公頃的「商業、研究與發展」用地群組，有潛力發展作不同類型的辦公室及研究用途，並提供空間支援香港的優勢產業發展。古洞北新發展區西北部亦預留了8公頃土地作「研究與發展」用途，以支援落馬洲河套地區發展並與其產生協同效應。新發展區將提供約37,700個新增就業機會，其中包括研究與發展，商業零售及社區服務等的就業機會。

Taking advantage of their proximity to a number of existing and new boundary control points (BCPs) and Shenzhen, the NDAs will serve to meet various strategic land use requirements and capitalise on the increasing economic interaction with the mainland. A cluster of "Commercial, Research and Development" sites (about 14 hectares) along Fanling Highway in the KTN NDA has potential to be developed into various types of office and research uses as well as to provide space to support the development of industries which Hong Kong enjoys clear advantages. In the northwestern part of the KTN NDA, about 8 hectares of land for "Research and Development" uses are reserved to support the development of Lok Ma Chau Loop which could create synergy with the development of Lok Ma Chau Loop. About 37,700 new jobs will be created in the NDAs, including working opportunities in the research and development, commercial and retail and community services sectors.

創造約  
**37,700** 就業機會  
New Jobs will be Created



# 提升經濟活力 Enhancing Economic Vibrancy

# 與自然共融 Respecting Nature



## 劃定望原為自然生態公園

### Designating Long Valley as Nature Park

望原核心地帶約37公頃的土地普遍具高生態價值，劃作「自然生態公園」，由政府落實作為新發展區發展的重要一環。它將成為「綠肺」，為新市鎮締造優質生活環境。公園將保育和提升具重要生態價值的環境，孕育各種雀鳥羣落，並補償因新發展區而損失的濕地。由於該區的生態價值與濕地耕作有密切關係，自然生態公園部分範圍可容許根據政府的指引和規定作上述用途。土木工程拓展署及漁農自然護理署將研究未來的管理及營運計劃，並會邀請持份者(包括環保團體及農戶)在研究過程中參與。

自然生態公園將會展示耕作活動與自然保育和諧共融的一面。其北部與南部的「農業」用途地帶則會保留，繼續作現有用途。

Some 37 hectares of land in the core area of Long Valley generally of high ecological value are designated as a Nature Park to be implemented by the Government as part and parcel of the NDAs project. It will become a “green lung” contributing to a quality living environment for the new town. It will conserve and enhance the ecologically important environment which supports a diverse bird community, and compensate for the wetland loss due to the NDAs development. As the ecological value of this area is closely related to the existing wet farming practice, part of the Nature Park may allow such use based on guidelines and requirements to be prescribed by the Government. A detailed management plan will be derived under a separate study by Civil Engineering and Development Department and Agriculture, Fisheries and Conservation Department. Stakeholders (including Green Groups and farmers) will be invited to participate in this study process.

The Nature Park intends to showcase the harmonious blending of farming activities with nature conservation. The “Agriculture” zones to the north and south of the Nature Park will be retained to allow continuation of the current use.

## 綜合的休憩空間網絡連接粉嶺/上水

### Comprehensive Open Space Connection to Integrate with Fanling / Sheung Shui

古洞北及粉嶺北新發展區內將提供約58公頃休憩用地，以公園、河畔長廊及綠化走廊形式連接新發展區內的住宅區及粉嶺/上水，讓新舊區居民及公眾可共享這些休憩空間。

About 58 hectares of open space will be provided in KTN and FLN NDAs in forms of parks, riverside promenades and green spines linking up with residential areas in the NDAs and Fanling / Sheung Shui. Those open spaces can cater for the needs of nearby existing and future residents and the general public.



#### 古洞北 Kwu Tung North

- 佔地約 12公頃的市鎮公園由西至東穿過市中心，成為發展區主要的綠化及休憩用地走廊  
A Town Park of about 12 hectares stretching from west to east across the town centre will serve as the primary green and open space spine of the NDA
- 於新發展區北面的鳳岡山公園設有不同的康樂設施，為另一主要的休憩空間  
Fung Kong Shan Park is another major open space with various recreational facilities in the northern part of the NDA
- 在新發展區邊緣設有一綠化緩衝地帶，分隔繁忙的粉嶺公路及新發展區  
A green buffer will be provided at the fringe of the NDA to separate the busy Fanling Highway from the NDA
- 石上河東岸及雙魚河西岸將發展為連貫的河畔長廊，讓居民及遊人享用  
Areas along the western bank of Sheung Yue River and eastern bank of Shek Sheung River will be developed into a continuous promenade for the enjoyment of residents and visitors

# 提供休閒空間 Providing Space for Leisure



## 圖例 LEGEND

- 河畔長廊  
Riverside Promenade
- 綠色背景  
Green Backdrop
- 綠化連接  
Green Connector
- 主要綠化走廊  
Major Green Spine
- 擬議主要康樂設施  
Proposed Major Recreation Facilities
- 現有主要休憩空間  
Existing Major Open Space
- 擬議主要休憩空間  
Proposed Major Open Space
- 粉嶺/上水/古洞新市鎮  
Fanling/ Sheung Shui/ Kwu Tung New Town

## 改善交通網絡 Improving Transport Network

新發展區將有全面的交通網絡與香港各區及周邊地區連接。

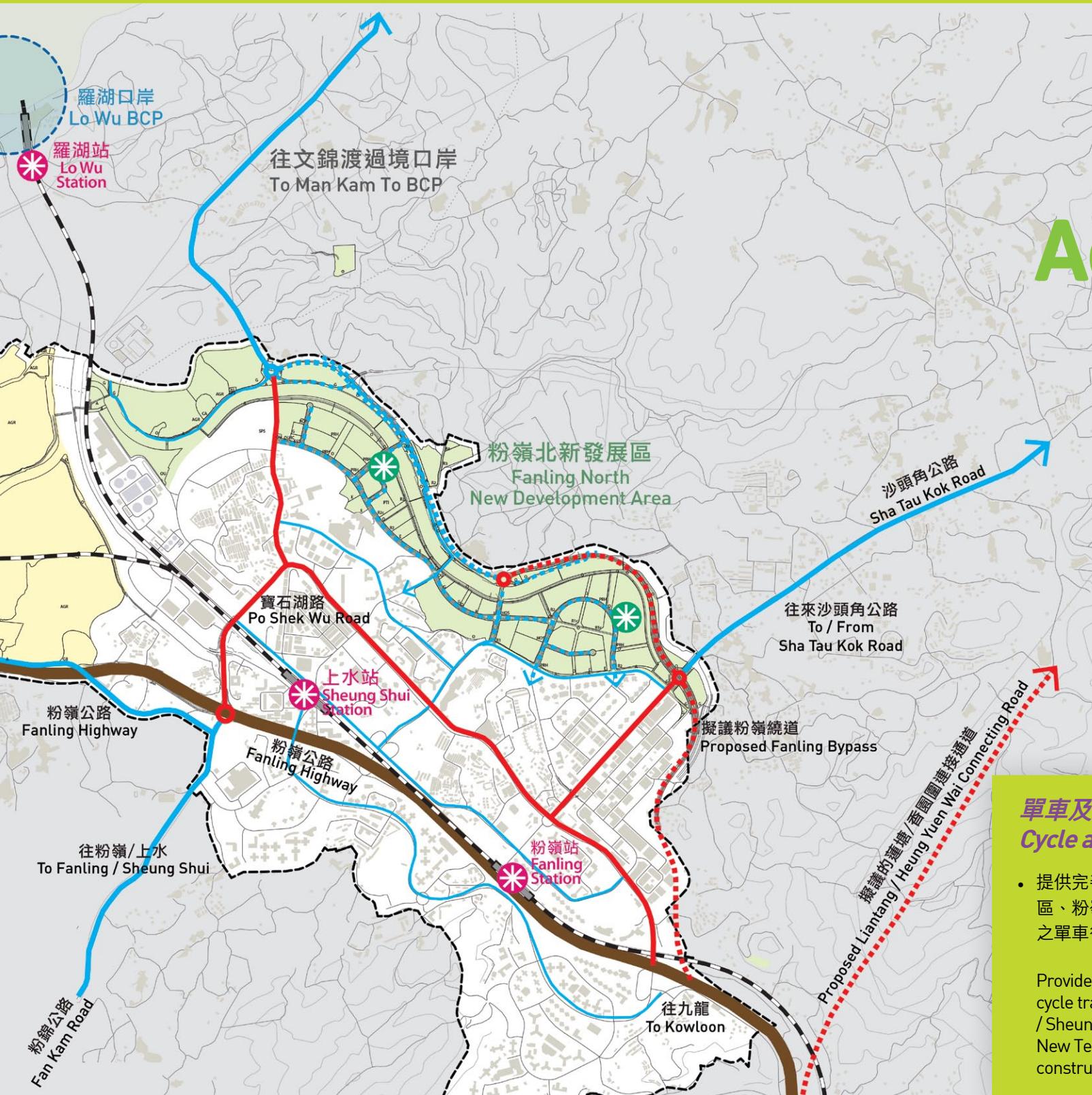
The NDAs will be connected with different parts of Hong Kong and surrounding areas by a comprehensive transport network.

### 對外交通連接 External Transport Connection

- 在古洞北新發展區內落馬洲支線上興建一個鐵路站；  
Construct a railway station on Lok Ma Chau Spur Line within the KTN NDA;
- 興建道路連接落馬洲河套地區；  
Provide connecting roads to Lok Ma Chau Loop;
- 興建粉嶺繞道連接粉嶺北新發展區及粉嶺公路(大埔段)，以減少對粉嶺/上水地區的交通影響；  
Construct Fanling Bypass to connect the FLN NDA with Fanling Highway (Tai Po Section) to reduce traffic impacts on the Fanling/ Sheung Shui areas;
- 改善連接新發展區的現有道路網，包括改善寶石湖交匯處及擴闊近古洞的一段粉嶺公路。  
Improve the existing road network that connects the NDAs, including improvement works at Po Shek Wu Interchange and widening of a section of Fanling Highway near Kwu Tung.



# 改善暢達度 Improving Accessibility



道路及鐵路網絡圖  
Road and Railway Network Plan

## 內部道路網及公共交通設施 Internal Road System and Public Transport Facilities

- 建議使用環保巴士提供接駁服務，連接新發展區之間、粉嶺/上水及鐵路站。

Recommend the use of environmentally friendly buses to provide feeder services within the NDAs and between the NDAs, Fanling / Sheung Shui and the railway stations.

## 單車及行人設施 Cycle and Pedestrian Facilities

- 提供完善的行人路和單車徑網絡，連接新發展區、粉嶺/上水及興建中的連接新界西北及東北之單車徑。

Provide a comprehensive pedestrian walkway and cycle track network to connect the NDAs, Fanling / Sheung Shui and the North East and North West New Territories cycle tracks currently under construction.

## 為受影響的農民提供協助 Providing Assistance to Affected Farmers

落實新發展區計劃將無可避免影響部分現有農戶。在古洞北及粉嶺北新發展區範圍內約有28公頃常耕農地受發展計劃影響。在「自然生態公園」北面及南面的兩塊土地(共約45公頃)及粉嶺北新發展區內虎地坳的一塊土地(約12公頃)劃作「農業」地帶，以繼續現有農業活動。

It is unavoidable that some existing farmers would be affected by the NDAs development. About 28 hectares of active agricultural land in KTN and FLN NDAs will be affected by the development proposals. Two pieces of land (about 45 hectares) to the north and south of the Nature Park and a piece of land in Fu Tei Au in the FLN NDA (about 12 hectares) are designated as "Agriculture" zone, in which existing farming practice could continue.



鄰近「自然生態公園」的土地  
Land adjacent to the Nature Park



# 促進農地復耕 Facilitating Agricultural Rehabilitation

受影響的農戶可根據現行政策，找尋合適地點購買或租用農地復耕。在新發展區附近有潛力作復耕用途的土地約有160公頃，包括位於古洞南一帶劃作「農業」地帶的地方(約34公頃)。當局會協助受發展計劃影響的農民復耕。

Under the prevailing policy, the affected farmers could purchase or rent farmland at suitable locations to continue farming. In the vicinity of NDAs, about 160 hectares of land have been surveyed and found potentially suitable for agricultural rehabilitation including a major cluster (about 34 hectares) zoned "Agriculture" at Kwu Tung South. The Government will assist the affected farmers to re-establish their farming practices.



古洞南的土地  
Land at Kwu Tung South

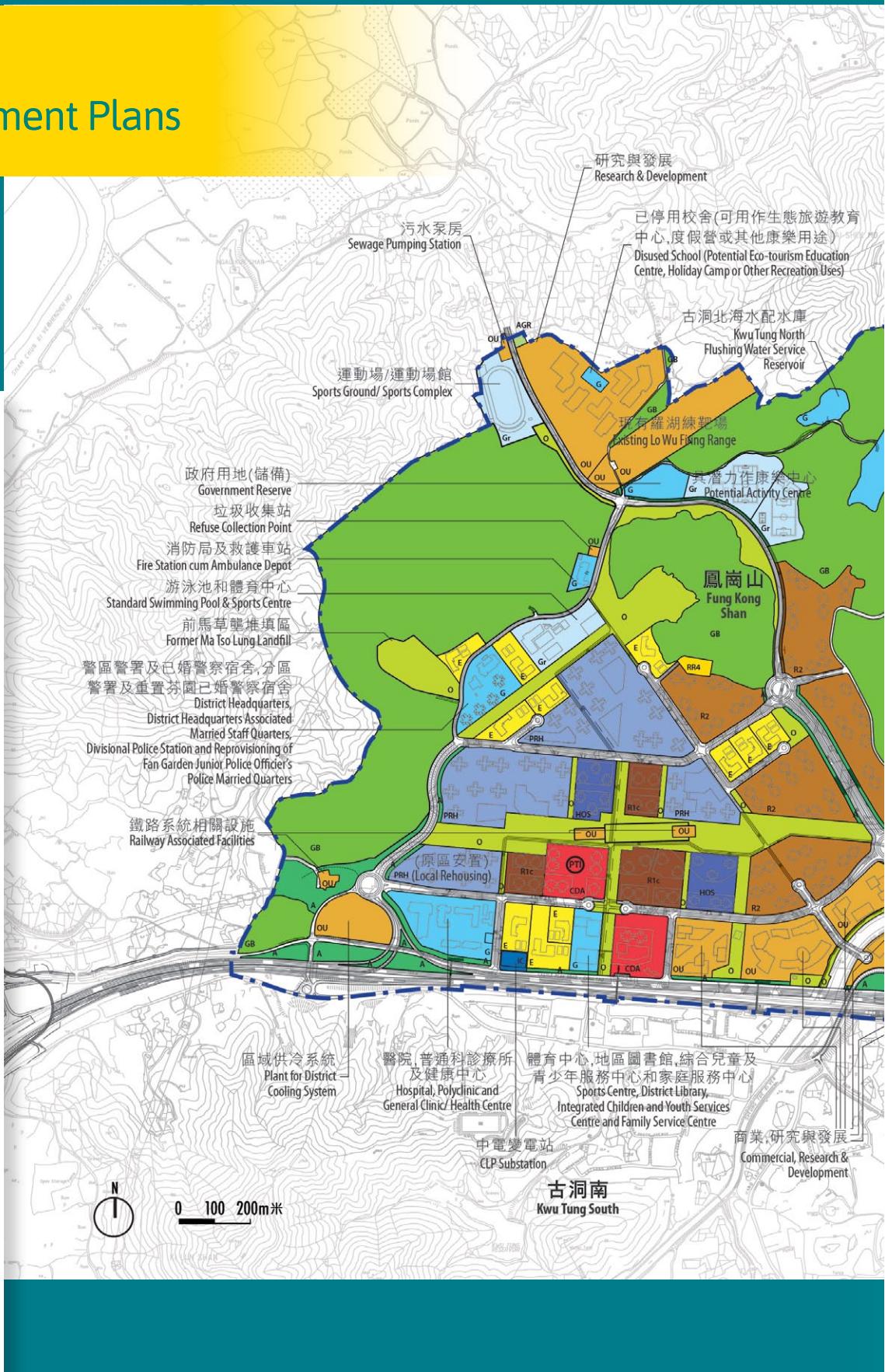
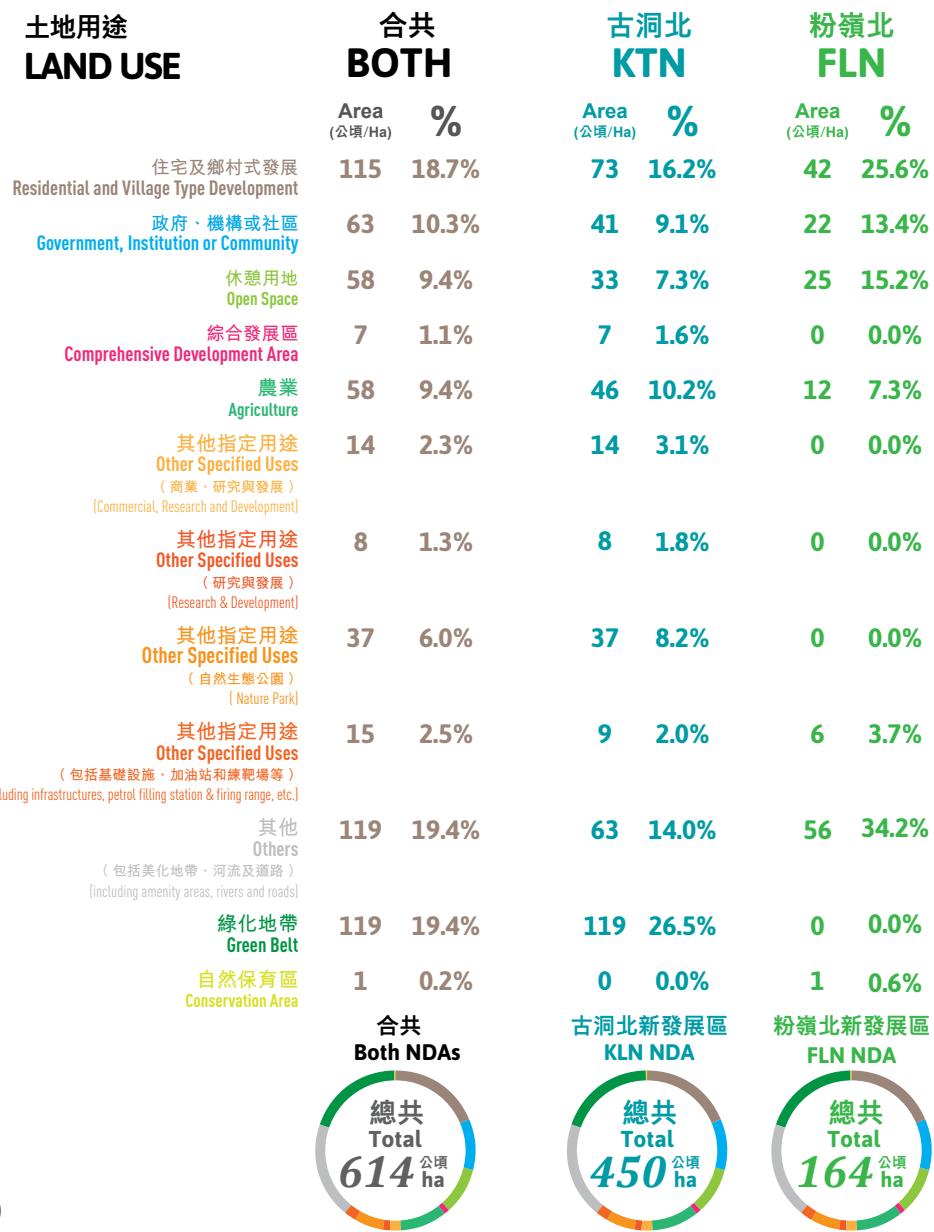


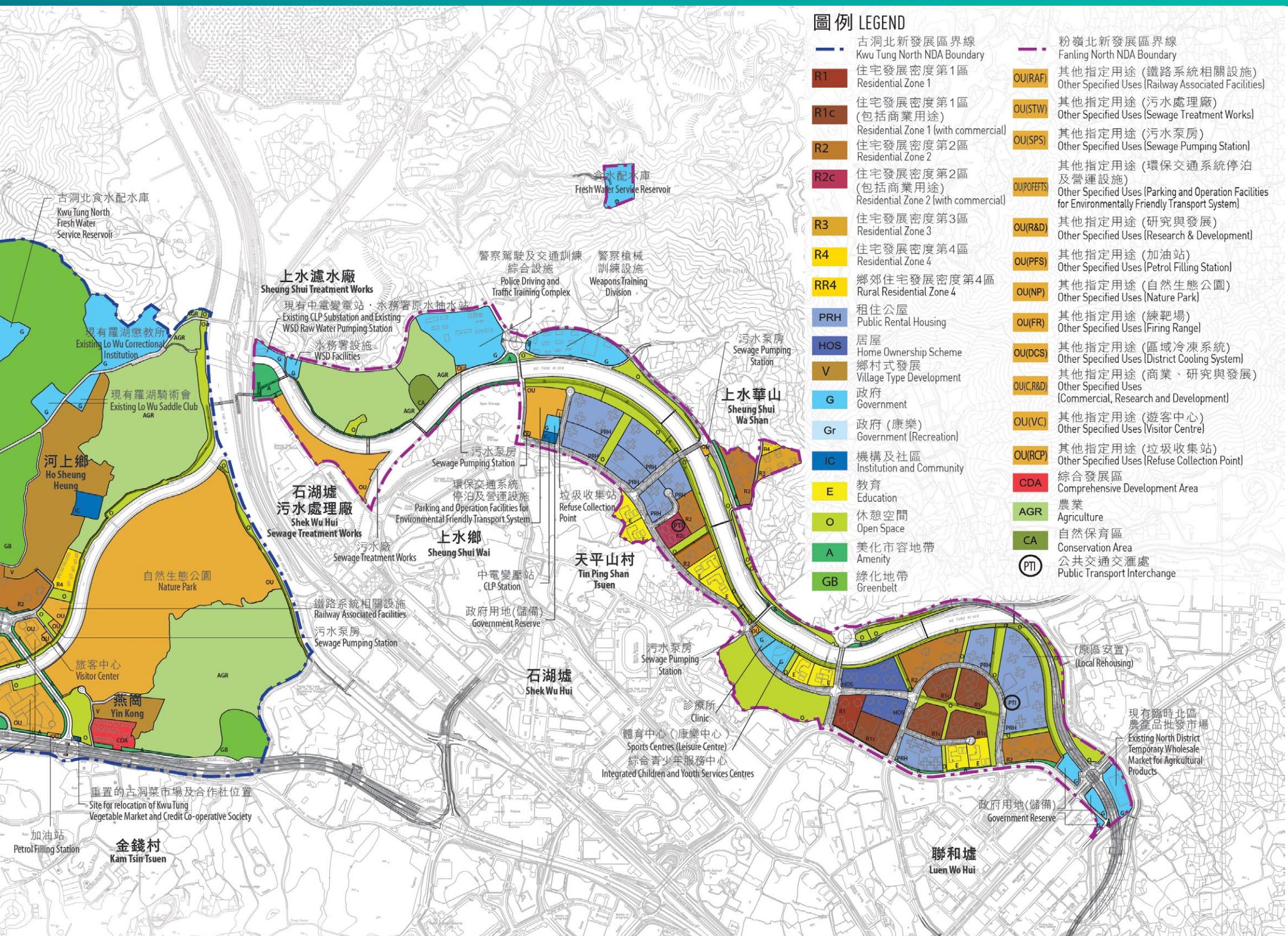
# 經修訂的建議發展大綱圖

## Revised Recommended Outline Development Plans

考慮了第三階段公眾參與收到的意見，及根據技術評估的結果，古洞北及粉嶺北的「建議發展大綱圖」經已作出修訂。

Revised Recommended Outline Development Plans for the KTN and FLN NDAs have been formulated after taking into account public views collected in the PE3 as well as findings of the technical assessments.

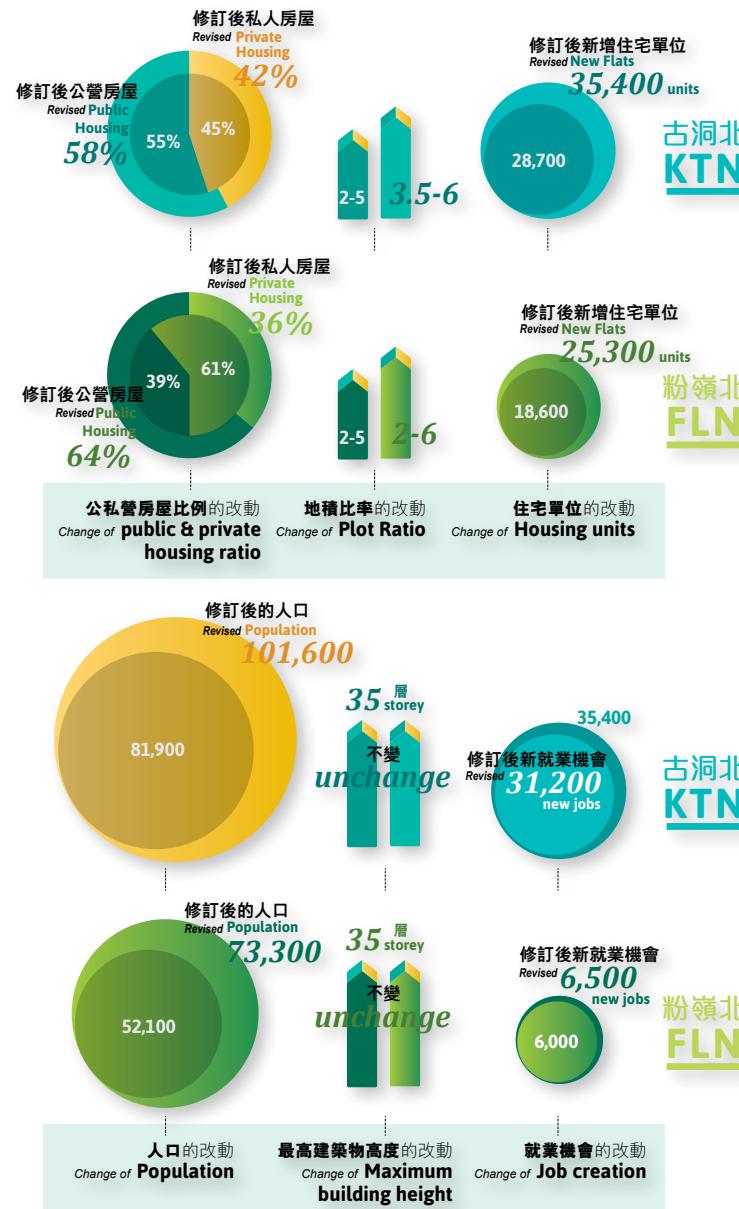




經修訂的建議發展大綱圖  
Revised Recommended Outline Development Plans

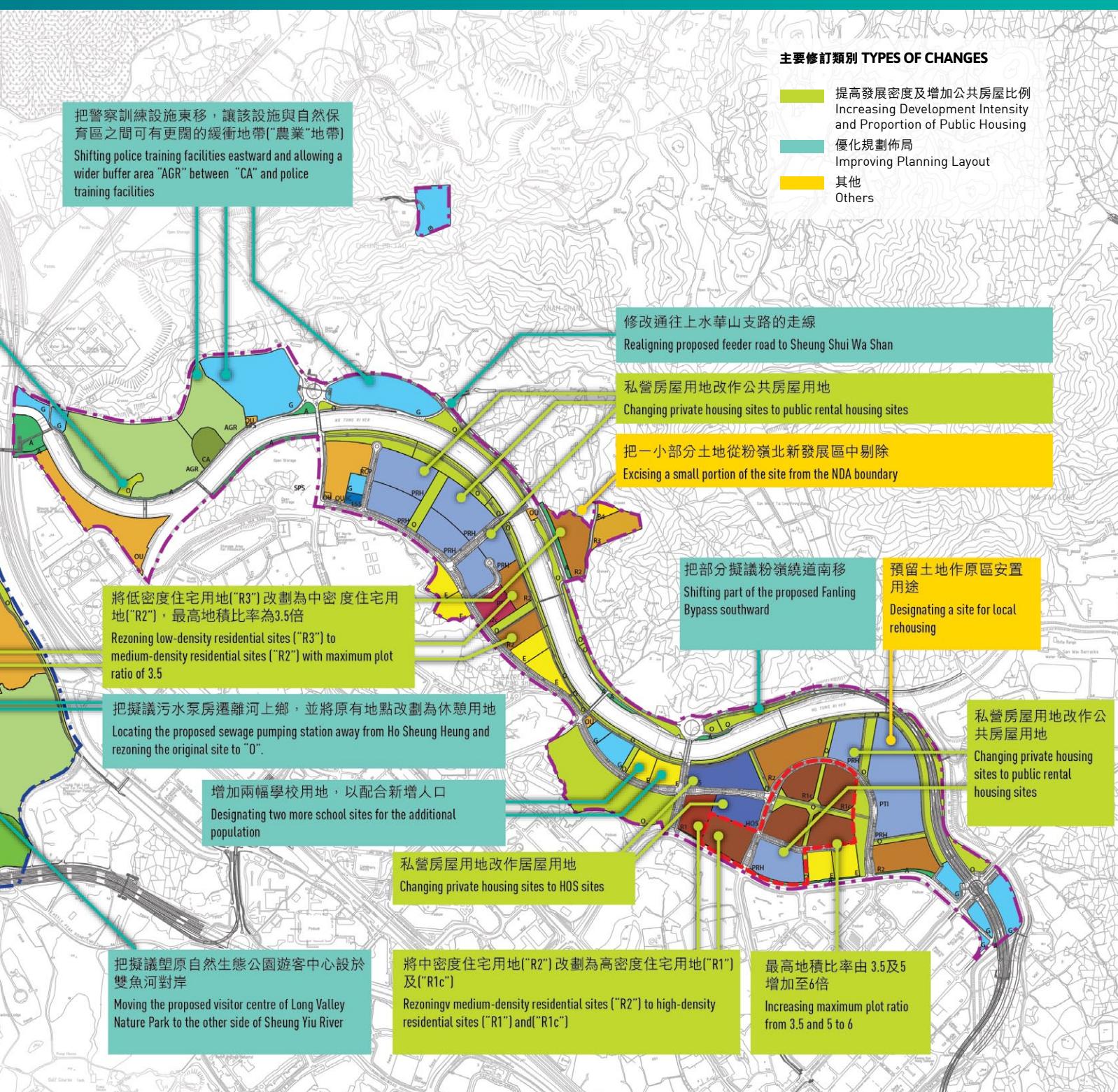
## 建議發展大綱圖的主要修訂 Key Changes to RODPs

### 主要規劃參數 Major Planning Parameters



## 主要修訂 Major Changes

- 最高地積比率提升到3.5倍至6倍。  
Maximum plot ratio increases to 3.5-6.
- 新發展區的公私營房屋比例調整為60:40。  
The public to private housing ratio of NDAs is adjusted to 60:40
- 兩個新發展區共提供60,700個新單位，為174,900新增人口提供居所。其中古洞北新發展區將提供約35,400個新單位，容納約101,600人；粉嶺北新發展區則提供約25,300個新單位，容納約73,300人。  
The two NDAs will provide about 60,700 new flats to accommodate an additional population of about 174,900. About 35,400 new flats would be provided in KTN NDA to accommodate about 101,600 people, while 25,300 new flats would be provided in FLN NDA to accommodate 73,300 people.
- 古洞北新發展區及粉嶺北新發展區將分別提供31,200和6,500個新增職位。  
31,200 and 6,500 new jobs will be created in KTN and FLN NDAs respectively.



## 整體規劃及設計框架

### Overall Planning & Design Framework

整體規劃及設計目標是與粉嶺/上水地區整合發展為協調而清晰的城市結構，容納不同的土地用途並建立一個優質的城市設計框架

The overall planning and design objective is to develop a coherent and legible urban structure with various land uses and good quality urban design, integrating with the existing Fanling/ Sheung Shui areas

預留足夠的土地作不同的政府/ 機構或社區設施用途

Designating sufficient land for a comprehensive range of Government/Institution or Community (G/IC) uses

1

設置地區公園及鄰舍休憩用地供市民享用，亦作為紓緩空間、視覺調劑及增加空間感

Introducing district and local parks for public enjoyment as well as serving as 'breathing space' for visual and spatial relief

2

建築物高度向外圍的鄉郊/ 河邊遞減，達至錯落有緻的城市景觀

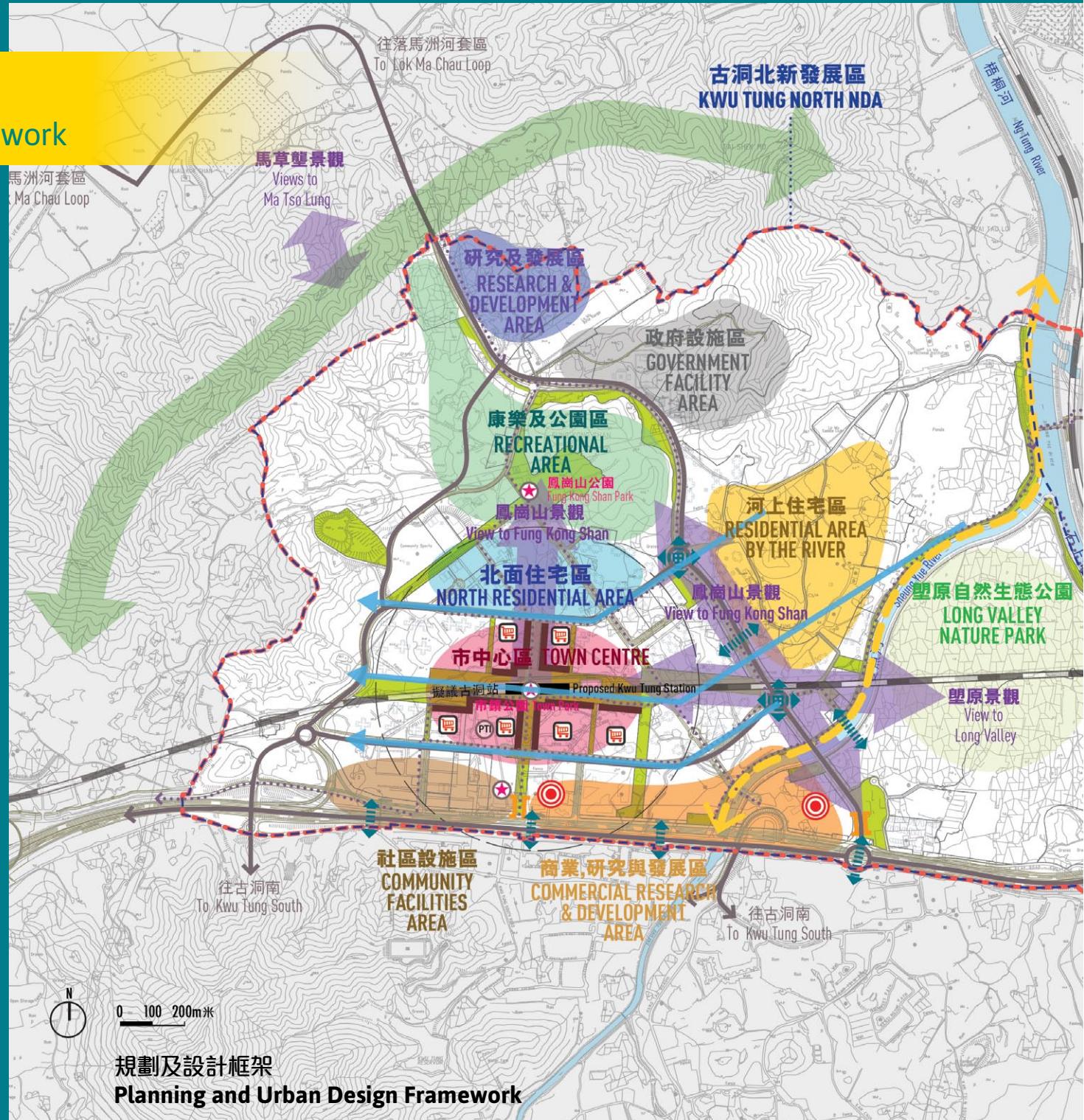
Stepping down of building height towards periphery rural areas and riverfront to provide a more interesting townscape

3

將高密度住宅及商業發展集中於鐵路站的500米範圍內或鄰近其他公共交通

Clustering high density residential and commercial development within the 500m catchment of the railway station or in close proximity to other public transport

4



### 規劃及設計框架

#### Planning and Urban Design Framework

利用策略性位置優勢加強經濟發展，提供不同的就業機會

Taking advantage of the strategic location to promote economic development and to provide different employment opportunities

5

## 保育及提升生態敏感地區

Preserving and enhancing the ecologically sensitive areas

13

## 在「休憩用地」內保育重要文物地點

Preserving significant heritage features within "Open Space" zone

12

## 提供通風廊，以加強空氣流通

Providing breezeways to promote better air ventilation

11

## 設立廣闊的南北向及東西向觀景廊眺望北面的綠色景致及望原「自然生態公園」

Creating strong north-south and east-west view corridors to the green backdrop in the north and Long Valley Nature Park

10

## 善用自然景致

Making the best use of natural features

9

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

8

## 提供綜合的休憩用地、行人及單車徑系統，連接住宅用地及主要活動中心

Providing comprehensive open space, pedestrian and cycle track systems to link up residential areas with major activity nodes

6



## 主要道路放置在新發展區外圍，並增加步行區，有助於建立便利行人的市中心

Promoting a more pedestrian friendly town centre by providing periphery roads, and introducing more pedestrianised areas

7

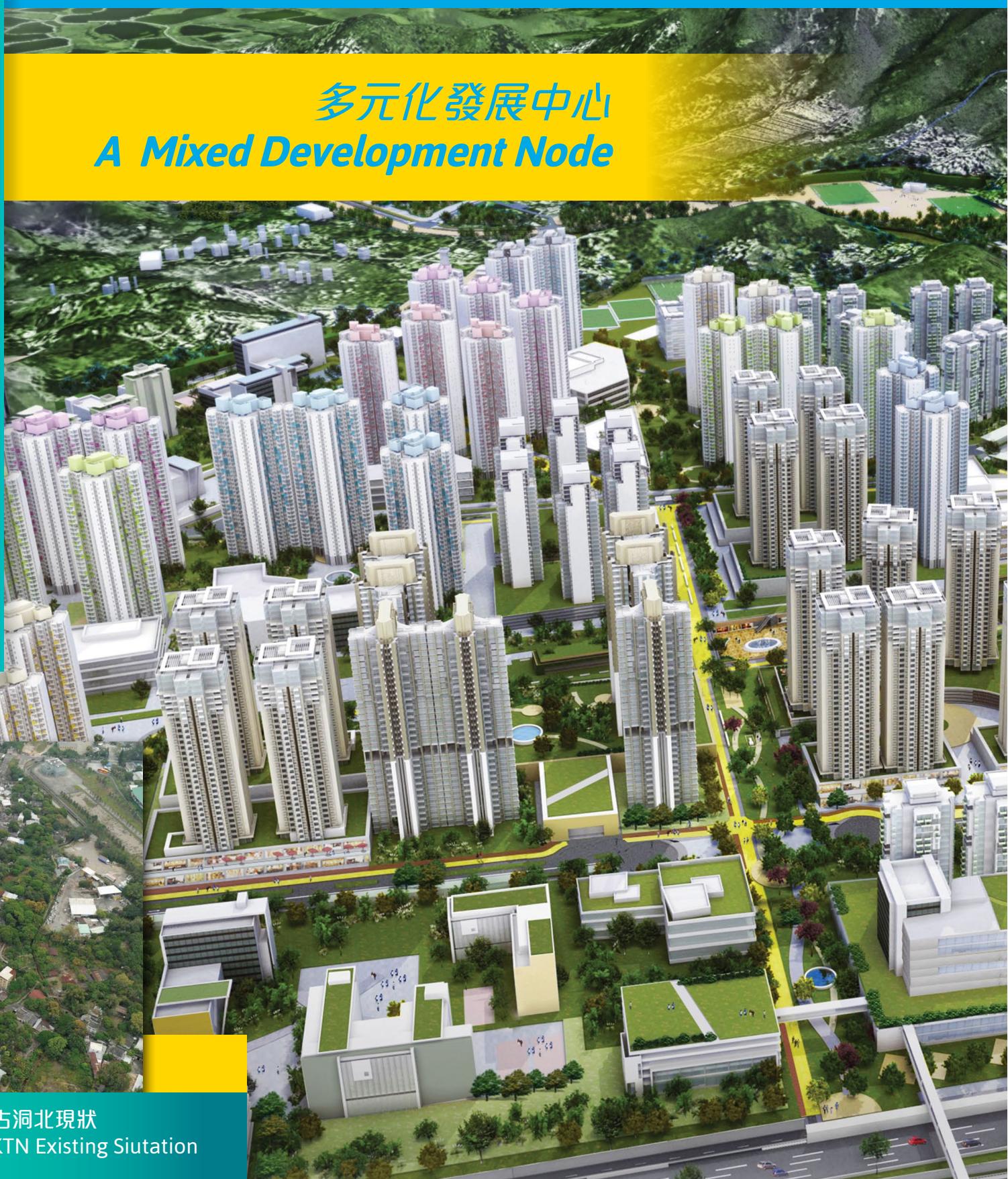
## 古洞北新發展區規劃概念 Planning Concept for Kwu Tung North NDA

善用運輸網絡及策略性位置(新發展區鄰近羅湖及落馬洲管制站、落馬洲河套區、擬議古洞鐵路站及粉嶺公路)，建設集商業、住宅及研究與發展用途，以及生態保育地帶的新發展區

Making good use of the transportation network and its strategic location near Lo Wu and Lok Ma Chau Boundary Control Points, Lok Ma Chau Loop, proposed Kwu Tung Railway Station and Fanling Highway to create a new development area with a mix of commercial, residential and Research & Development (R&D) uses, as well as land for ecological conservation



古洞北現狀  
KTN Existing Situation





擬議的古洞站將與市鎮公園及毗鄰的綜合發展區及公共運輸交匯處在設計上相融  
The proposed Kwu Tung Station will be integrated with the Town Park and adjacent comprehensive development area incorporating a Public Transport Interchange



「商業、研究與發展」區將服務不同類型的辦公室及研究用途，為香港優勢產業提供發展空間，加強香港的競爭力  
The “C, R&D” Zone will provide for various types of office and research uses, providing development spaces for the industries where Hong Kong enjoy clear advantage to enhance Hong Kong’s competitiveness

大概80% 的人口將居住於擬議鐵路站/公共運輸交匯處的500米範圍內

About 80% of the population will reside within 500m of the proposed railway station/ public transport interchange

500m  
80%

6.5/35  
3.5/20

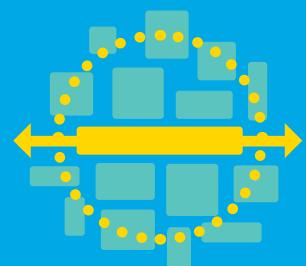
住宅的地積比率及建築物高度將由市中心的6倍及樓高35層遞減至市鎮周邊的3.5倍及樓高20層

Development intensity and building height of residential developments will be gradually reduced from a plot ratio of 6 and 35 storeys in the town centre to 3.5 and 20 storeys at the periphery of the town

遊客中心  
Visitor Centre  
● 壓原  
Long Valley

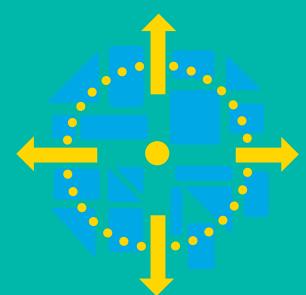
自然生態公園是新發展區的一個重要部分，保育望原的生態資源。其附近一塊土地預留作遊客中心，讓公眾了解望原濕地的生態重要性

Nature Park as an integral part of the NDA, is proposed to protect the ecological resources of Long Valley, and land is reserved in the vicinity for a visitor centre to help the public understand the ecological importance of Long Valley



高密度公營及私營住宅發展主要集中於市中心

High density public and private residential areas are mainly located around the Town Centre



東西及南北向的十字型休憩空間連成綠化走廊，連接住宅區及主要活動中心，並讓公眾可眺望白石凹、鳳崗山及望原自然生態公園等自然景色及新發展區外圍的鄉郊風貌

The east-west and north-south open space forms cruciform green corridors linking up the residential areas and major activity nodes and preserving public views to the natural landscape of Pak Shek Au, Fung Kong Shan and the LVNP in the distance, as well as surrounding rural scenery of the NDA





## 古洞北總綱規劃及園景設計圖 Master Layout and Landscape Plan of KTN NDA

預留8公頃土地作「研究與發展」用途，以支援落馬洲河套地區發展與其產生協同效應

8 hectares of land earmarked for "R&D" uses to support Lok Ma Chau Loop development which will create synergy with the Lok Ma Chau Loop development

「商業、研究與發展」用地群組(最高地積比率3倍及最高建築物高度10層)服務不同類型的辦公室及研究用途

A cluster of "C, R&D" sites (with maximum plot ratio of 3 and a maximum building height of 10 storeys) to serve various types of office and research uses

自然生態公園的南面及北面土地保留作「農業」用途(約45公頃)

Lands in the north and south of the Nature Park will be retained as "Agriculture" use (about 45 hectares)

約41公頃的土地預留作政府/機構或社區用途(包括醫院、學校及圖書館及社會福利和康樂設施等)

About 41 hectares of land will be reserved for G/IC use (including a hospital, schools, library, social welfare and recreational facilities etc.)

現有認可鄉村會被保留

Existing recognised villages will be retained

預留一幅公共房屋土地作原區安置合資格人士

A public housing site is reserved for local rehousing of eligible clearees

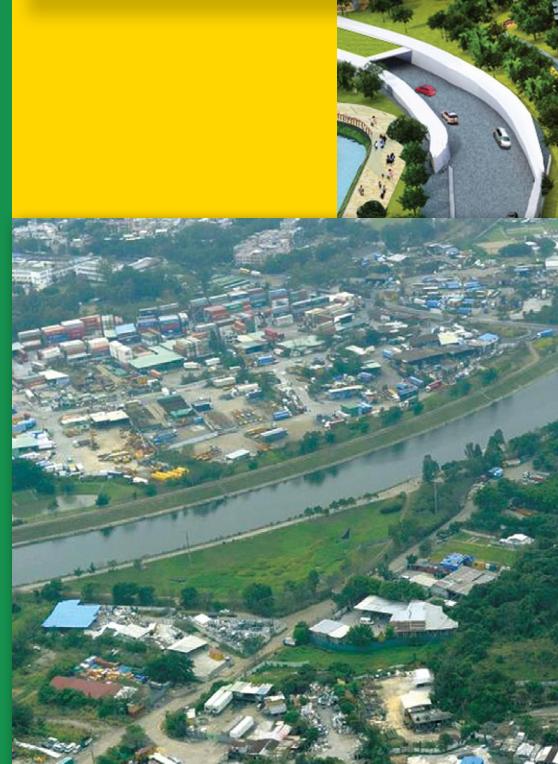
雙魚河及石上河畔提供河畔走廊

Provision of riverside promenade along Sheung Yue River and Shek Sheung River

## 粉嶺北新發展區規劃概念 Planning Concept of Fanling North NDA

粉嶺北新發展區將發展為河畔社區，融合梧桐河及華山的優美景致，營造舒適的生活環境，並配合充足的社區設施，服務現有社區及將來的居民

FLN NDA will be a “Riverside Community” with the beautiful scenery of Ng Tung River and green backdrop of Wa Shan creating a comfortable living environment with sufficient community facilities to serve the existing and new communities



粉嶺北現狀  
FLN Existing Situation

## 河畔社區 *A Riverside Community*





沿梧桐河畔設河畔長廊，包括行人路和單車徑連接住宅區，鼓勵居民步行及騎單車作環保交通模式

Riverside promenade will be provided along Ng Tung River and will include pedestrian walkways and cycle tracks connecting residential areas to encourage walking and cycling as a green mode of transport



新發展區東面的地區中心由中至高密度的公營及私營住宅組成，並在中央設十字型的購物步行街，在兩層高梯級式平台設有臨街商鋪、咖啡室及餐廳，以提升街道活力

The District Centre in the eastern portion of the NDA comprises medium to high density public and private housing. A cruciform pedestrian shopping street will be developed at the centre with two-storey terraces on both sides lined with retail shops, cafés and restaurants to promote street vibrancy

## 沿梧桐河畔設河畔長廊

Provision of riverside promenade along Ng Tung River

1

「住宅發展密度第4區」用地建議用作重置符合搬村條件的人士

"R4" site proposed for reprovisioning those eligible for Village Removal Terms



2

保留虎地約12公頃的現有「農業」地帶

About 12 hectares of the existing "AGR" zone in Fu Tei Au will be retained

3

一個住宅區中心將建於天平山村以北的河畔，公共運輸交匯處、學校、零售及社區設施均在居民的步行範圍之內

A residential district centre will be located at the riverside and north of Tin Ping Shan Tsuen. Public Transport Interchange, schools, retail and community facilities will be provided within walking distance for the residents

5

在新發展區西面興建基礎建設及警察訓練設施

New infrastructure and police training facilities will be developed at the western end of the NDA



## 粉嶺北總綱規劃及園景設計圖 Master Layout and Landscape Plan of FLN NDA

以上模擬效果圖只作參考。  
The above renderings are indicative only.

預留一幅公共房屋土地作原區安置合資格人士  
A public rental housing site is reserved for local rehousing of eligible clearees

6

位處新發展區中央的地區將發展成中心公園，鄰近設有社會服務及康樂設施，該處將成為新發展區的文娛中心。該公園及社區設施亦將服務粉嶺/上水的居民

The area at the heart of the NDAs will be developed into the Central Park with social welfare and recreational facilities in the vicinity, forming the civic core of the NDA. The park and community facilities will also serve the residents in Fanling / Sheung Shui



建築物採用梯級式高度概念，建築物由地區中心最高的35層逐漸向河畔減至15層高

A stepped building profile will be adopted with building height gradually decreasing from 35 storeys at the district centre to 15 storeys at the riverside



中心公園及綠化空間的設計配合風向，為區內主要的觀景廊及通風廊

The design of the Central Park and green spines takes into account the wind direction to serve as view and wind corridors



四條綠化主軸由鳳溪中學、天平山村、聯捷街及和泰街伸延至河畔長廊，讓粉嶺/上水的居民及新發展區將來的居民可以欣賞梧桐河和華山及杉山的優美景致

The four green spines stretching from Fung Kai Secondary School, Tin Ping Shan Tsuen, Luen Chit Street and Wo Tai Street to the continuous riverside promenade will be provided to allow existing residents in Fanling / Sheung Shui and future residents in the NDA to enjoy the scenic view of the river and hilly backdrop of Wa Shan and Cham Shan

## 技術評估 Technical Assessments

有關的技術評估，包括根據「環境影響評估條例」擬備的環境影響評估，已經完成。結果顯示新發展區發展在交通及運輸、排水及排污、生態、環境、供水和公用設施、空氣流通、可持續發展各技術層面上是可行的。

在交通及運輸方面，將建設擬議的古洞鐵路站及道路改善工程，包括擴闊粉嶺公路(古洞段)、改善寶石湖交匯處、擬建粉嶺繞道等。在排水及排污方面，將採用合適的土地平整工程和排水系統，建造新的三級污水處理設施等。在生態方面，為維護原長遠的生態價值，原核心部分(約37公頃)已規劃為自然生態公園。在空氣質素方面，會採取一系列的塵埃控制措施，包括經常灑水、覆蓋泥土堆等。石湖墟污水處理廠將採取氣味管理措施，包括覆蓋污水儲存缸，並裝設辟味系統等。有關噪音方面，會採用直接噪音緩解措施，例如鋪設低噪音物料路面、直立及懸臂式隔音屏障組合等。至於土地污染方面，建議採用“水泥定法/固化法”固定古洞北泥土內相信是天然存在的重金屬砷。其他方面，包括水質、文化遺產、景觀和視覺等，我們會採取適當的措施，和遵照環境影響評估條例的各項要求。總括來說，新發展區發展會達致各方面的標準和要求，並採取適當措施確保不會構成不良影響。

The relevant technical assessments, including the environmental impact assessment (EIA) prepared under the EIA Ordinance have been completed, the results of which demonstrate that the NDAs development is technically feasible in traffic and transport, drainage and sewerage, ecology, environment, water supply and public utilities, air ventilation and sustainable development aspects.

For transport and traffic, it is proposed to construct Kwu Tung Railway Station and various road works, including widening of Fanling Highway (Kwu Tung Section), improving Po Shek Wu Interchange, constructing Fanling Bypass, etc. For drainage and sewerage, appropriate site formation levels and drainage works, constructing new tertiary sewage treatment plants, etc., are proposed. For ecology, to safeguard the ecological value of Long Valley in the long term, its core area (about 37 hectares) is planned as a Nature Park. For air quality, a series of dust control measures, including frequent watering, coverage of soil stockpiles, etc., will be adopted. Odour control measures on the proposed Shek Wu Hui Sewage Treatment Works (SWH STW), including coverage of detention tanks, installation of odour removal system, etc., will also be implemented. For noise impact, direct noise mitigation measures, such as low noise surfacing, vertical and cantilever noise barriers will be adopted. For land contamination, “solidification/stabilization method” will be used to bind the heavy metal, arsenic, believed to naturally occurring in Kwu Tung North into stable mass. For other aspects including water quality, cultural heritage, landscape and visual, we will adopt appropriate measures and comply with the requirements of the EIA Ordinance. In sum, the NDAs development will meet the standards and requirements in various aspects and with appropriate measures, there will be no adverse impacts.



## 補償及安置 Compensation and Rehousing

新發展區的規劃已盡力減少對現有居民的影響，但仍無可避免收回土地，以興建基礎道路設施、公營房屋、公共設施，以及住宅和商業發展。

政府已為受影響的合資格住戶制定特設特惠補償方案，以協助他們搬遷。為保留現有社區網絡，兩個新發展區已各預留土地興建公營房屋作原區安置之用，其中部分可作居屋發展，也可考慮利用粉嶺/上水或其他地方的公營房屋單位作為安置用途，以更靈活滿足受影響居民的需求。

While the planning of the NENT NDAs has minimised the impacts on the existing residents as far as possible, it is unavoidable to resume land for the provision of road infrastructure, public housing, public facilities as well as residential and commercial developments.

A special ex-gratia compensation package has been devised for affected qualified households to assist their removal. To help maintain the social fabric of the existing communities, one site in each of the NDAs has been reserved for construction of public housing for local rehousing purpose. Part of the sites may be designated for HOS development. Public housing units in Fanling/Sheung Shui and elsewhere could also serve the rehousing purpose more flexibly to meet the needs of clearees.

## 發展模式 Implementation Mechanism

為確保新發展區的全面規劃及適時提供房屋、基建及社區設施，政府會以「傳統新市鎮發展模式」為基礎來推行新發展區計劃，即政府把已規劃作公共工程項目、公營房屋及私人發展的私人土地收回，並進行清拆及土地平整，提供基礎設施，再撥出土地作各種用途，包括供私人發展的土地，但在符合特定條件下容許土地業權人就規劃作私人發展的用地提出契約修訂申請（包括原址換地）。

這些特定條件，可確保在不影響全面規劃和均衡發展，以及租戶/佔用人能獲得合理對待的情況下，透過有條件契約修訂申請（包括原址換地）以加快房屋土地的供應。

With a view to achieving comprehensive planning and timely provision of housing, infrastructure and community facilities, the Government will adopt the Conventional New Town Approach (CNTA) as the primary mode for implementing the NDAs proposals. The Government will resume and clear the private land planned for public works projects, public housing and private developments, carry out site formation works, and provide infrastructures before allocating land for various purposes including land for private development, while allowing applications for modification of lease (including in-situ land exchange) by land owners for land planned for private development meeting specified criteria.

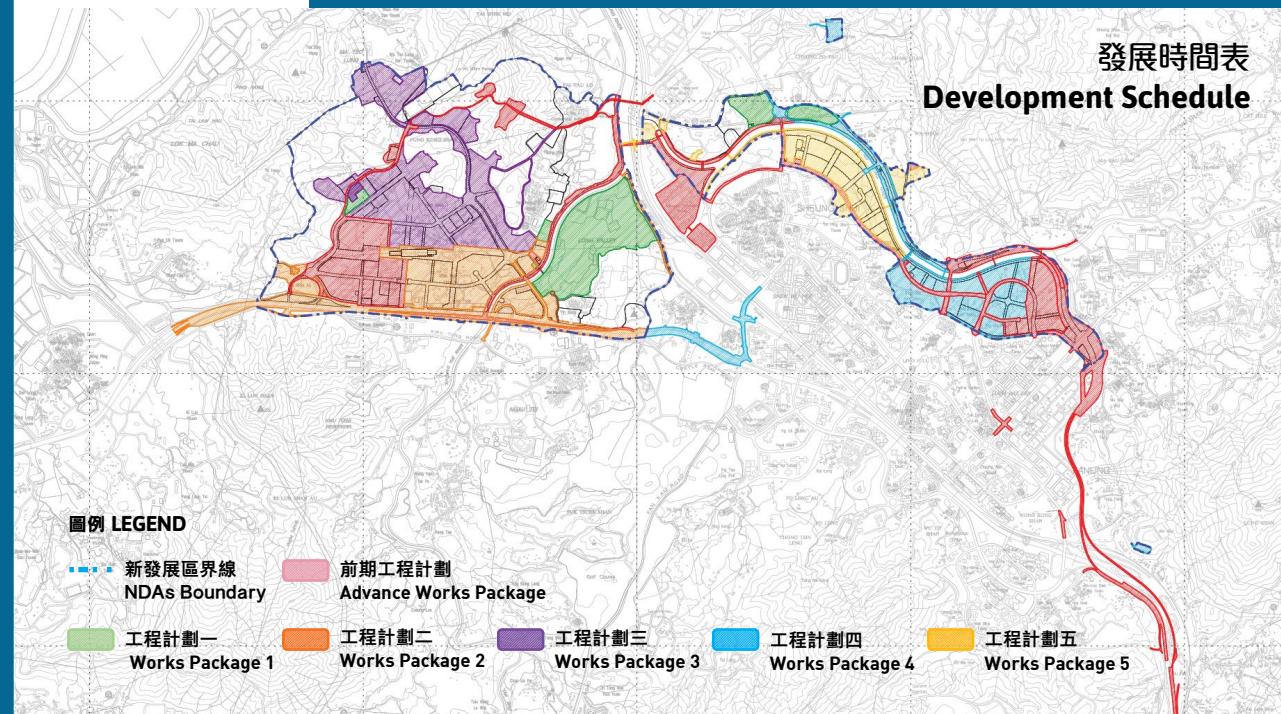
These criteria will ensure that such applications can allow early delivery of housing land without compromising comprehensive planning and balanced development, as well as safeguarding fair treatment to tenants/occupants.

## 未來路向 Way Forward

### 實施與發展時間表 Implementation & Development Schedule

我們正制定新發展區計劃各階段的詳細實施時間表。環境影響評估條例的相關程序現已展開，修改相關法定分區計劃大綱圖的程序亦將會在2013年下半年進行。其他與發展工程相關的準備工作亦接着會進行。部分工程將會納入為前期工程，有關的工程詳細設計預計在2014年開始，而工程的建造則在2018年開展並分階段完工，預計首批居民可於2023年入住。容許契約修訂申請（包括原址換地）可望提前於2022年讓首批居民入住。其他主要工程亦會相繼動工，預算古洞北及粉嶺北新發展區可於2031年完成。

A detailed implementation programme with phasing and packaging of works for the NDAs project is being formulated. The EIA Ordinance procedures have commenced and the amendment of relevant statutory Outline Zoning Plans will proceed with in latter half of 2013. Other preparatory work associated with the development project will follow. Part of the works will be undertaken as Advanced Works Package and its detailed design is scheduled to commence in 2014. Construction works is scheduled to commence in 2018 and will be completed progressively for the first population intake from 2023. Allowing modification of lease (including in-situ land exchange) may help advance the first population intake to 2022. Other major works will start after the commencement of the advance works. The KTN and FLN NDAs are expected to be completed by 2031.



# 新界東北 新發展區

規劃及工程研究  
**North East New Territories  
New Development Areas**  
Planning and Engineering Study



關於本研究詳盡資料可瀏覽研究網頁：

Detailed information of this Study is available at the Study's website :  
[www.nentnda.gov.hk](http://www.nentnda.gov.hk)