



### 背景 Background

- ◆ 2003年完成的「新界西北規劃及發展研究」確認了洪水橋為具有發展潛力的新發展區

The “Planning and Development Study on North West New Territories” completed in 2003 identified Hung Shui Kiu (HSK) as a potential new development area (NDA).

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### 背景 Background

- ◆ 新發展區面積: 約450公頃  
Site Area: about 450ha
- ◆ 容納人口: 約16萬  
Population: about 160,000
- ◆ 就業機會: 約4萬8千  
Employment Opportunities: about 48,000

- ◆ 由於當時預期人口增長將會放緩，這些建議於2003年研究完成後擱置  
These proposals were subsequently shelved after the Study completed in 2003 because of the anticipated slower population growth at that time.

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### 背景 Background

- ◆ 規劃署在2007年完成的「香港2030: 規劃遠景與策略」研究: The Planning Department completed the “Hong Kong 2030: Planning Vision and Strategy” Study in 2007:
- ◆ 重新審視新界拓展新發展區的需要  
reviewed the need for development of NDAs in the New Territories
- ◆ 建議落實新發展區  
recommended proceeding with the NDAs

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### 背景 Background

- ◆ 2007-08年度的《施政報告》  
2007-08 Policy Address
- ◆ 把古洞北、粉嶺北及坪輦/打鼓嶺和洪水橋新發展區規劃列為十大基礎建設之一  
Development of NDAs in Kwu Tung North, Fanling North, Ping Che/Ta Kwu Ling and HSK was identified as one of the 10 major infrastructure projects

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### 現時情況 Existing Context

- ◆ 位置:  
Location:  
位於屯門與元朗新市鎮之間  
Between Tuen Mun and Yuen Long New Towns
- ◆ 現有道路:  
Existing Roads:  
青山公路、元朗公路及港深西部公路  
Castle Peak Road, Yuen Long Highway and Kong Sham Western Highway
- ◆ 現有鐵路網:  
Existing Rail Network:  
西鐵及輕便鐵路  
West Rail and Light Rail networks

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## 現時情況 Existing Context

- ◆ 現時人口:約2萬5千人  
Existing population: about 25,000
- ◆ 現有土地用途:  
Existing Land Uses:

主要為鄉村、低密度私人住宅、農業及露天貯物/港口後勤用途  
predominated by village settlements, low-density private residential, agricultural and open storage/port backup uses

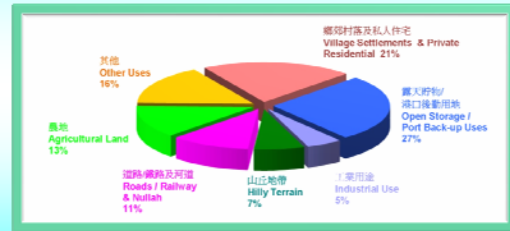
- ◆ 私人土地約佔64%  
About 64% is private land



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## 現時情況 Existing Context

### 現有土地用途分佈 Distribution of Existing Land Uses



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## 研究範圍 Study Area

### 擬議新發展區 Proposed HSK NDA

涵蓋土地面積:約790公頃  
Land coverage: about 790 ha

包括Including:

- ◆ 前「新界西北研究」之擬議新發展區  
The proposed Hung Shui Kiu NDA under the former "Planning and Development Study on North West New Territories"
- ◆ 洪水橋北部及附近地區  
Hung Shui Kiu North and surrounding areas
- ◆ 最終發展範圍將會由研究確定  
Final boundary of the NDA will be determined in the Study



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## 研究目標 Objectives

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為洪水橋新發展區制定一個規劃與發展綱領，以應付在房屋、社會、經濟和環境方面的長遠需求。

To set out a planning and development framework for HSK NDA, so as to meet long-term housing, social, economic and environmental needs.



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## 規劃考慮因素 Planning Considerations

- ◆ 新發展區的策略角色  
Strategic role of NDA
- ◆ 公私營房屋、工商業及六項優勢產業的用地需求  
Land use demand for public and private housing, commerce and industries particularly the six industries where Hong Kong enjoys clear advantages
- ◆ 市民對優質居住環境包括低碳生活的期望  
Rising public aspiration for high quality living environment with low carbon living



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## 主要規劃原則 Key Planning Principles



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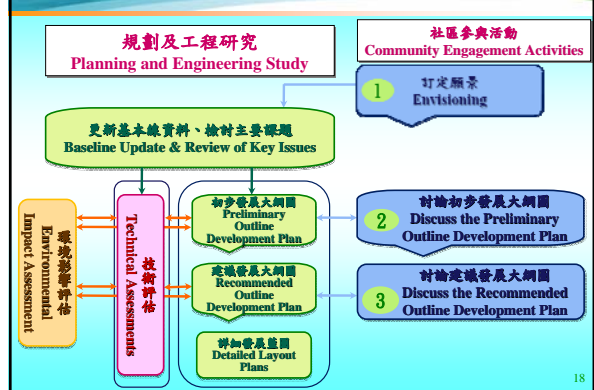
## 研究範疇 Scope of Work



## 研究範疇 Scope of Work



## 研究流程 Study Process





## 社區參與 Community Engagement

### ◆ 第一階段社區參與 The 1<sup>st</sup> Stage Community Engagement

- ◆ 讓公眾可以就洪水橋新發展區的策略角色/功能及規劃原則等及早提出意見  
Collect public views on the strategic roles/functions and planning principles etc. of HSK NDA as early as possible
- ◆ 提前在研究開展前進行，以便有關意見可在研究開展後一併考慮  
Take place in advance of the NDA Study so that views collected can be considered in the beginning of the Study



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## 社區參與 Community Engagement

### ◆ 第二階段社區參與 The 2<sup>nd</sup> Stage Community Engagement

- ◆ 收集公眾對初步發展大綱圖的意見，以制訂建議發展大綱圖  
Collect public views on the Preliminary Outline Development Plan for formulation of the Recommended Outline Development Plan



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## 社區參與 Community Engagement

### ◆ 第三階段社區參與 The 3<sup>rd</sup> Stage Community Engagement

- ◆ 向公眾簡介建議發展大綱圖及諮詢公眾對初步發展藍圖的意見，收集進一步意見以制定最後發展建議  
Brief the public on the Recommended Outline Development Plan and the Preliminary Layout Plans and collect further public views for finalising the Plans



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## 研究實施時間表 Study Implementation Programme

- ◆ 如獲批准撥款，研究將會在2011年第三季展開  
Subject to funding approval, the Study is scheduled to commence in the 3rd quarter of 2011
- ◆ 研究需約30個月完成  
Study period: about 30 months



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## 您的意見 Your Views

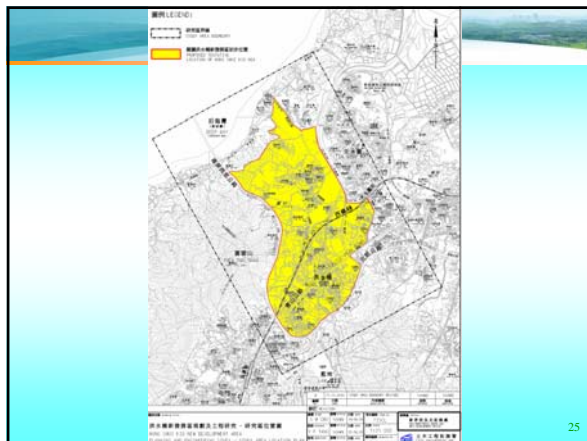


歡迎提出對研究內容的建議  
You are welcome to express your views on the contents of the Study

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謝謝各位  
Thank You

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## 研究實施時間表 Study Implementation Programme

### ◆ 關鍵里程碑日：

#### Key milestone dates:

● 第一階段社區參與 1 <sup>st</sup> Stage Community Engagement	2010 第四季Fourth Quarter
● 批准撥款 Funding Approval	2011 第二季Second Quarter
● 展開研究 Study Commencement	2011 第三季Third Quarter
● 初步發展大綱圖及第二階段社區參與 PODP and 2 <sup>nd</sup> Stage Community Engagement	2012
● 建議發展大綱圖及第三階段社區參與 RODP and 3 <sup>rd</sup> Stage Community Engagement	2013
● 研究完成 Study Completion	2014
● 首項工程展開 Works Commencement	2019
● 首批居民遷入新發展區 First Population Intake	2024

