

**North East New Territories New Development Areas  
Planning and Engineering Study – Investigation**

新界東北新發展區規劃及工程研究

**Community Workshop**

工作坊

**20 December 2008**

**2008 年 12 月 20 日**



**ARUP**  
奧雅納

# Purposes of NDAs

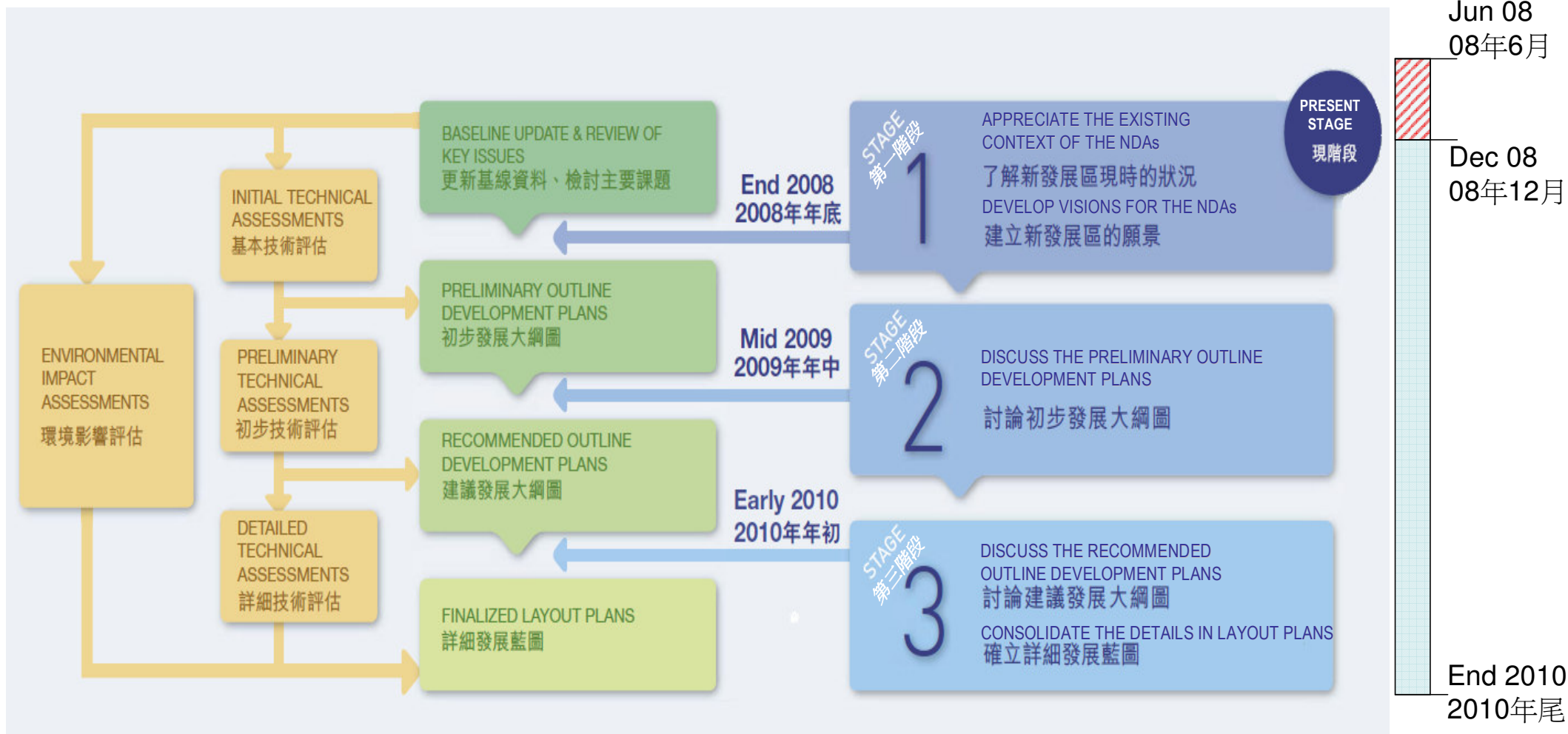
## 新發展區的目的

- To accommodate population growth  
容納人口增長
- To provide land for economic development  
為經濟發展提供用地
- To provide quality living space  
提供優質生活空間
- To provide employment opportunities  
創造就業機會



# Study Process

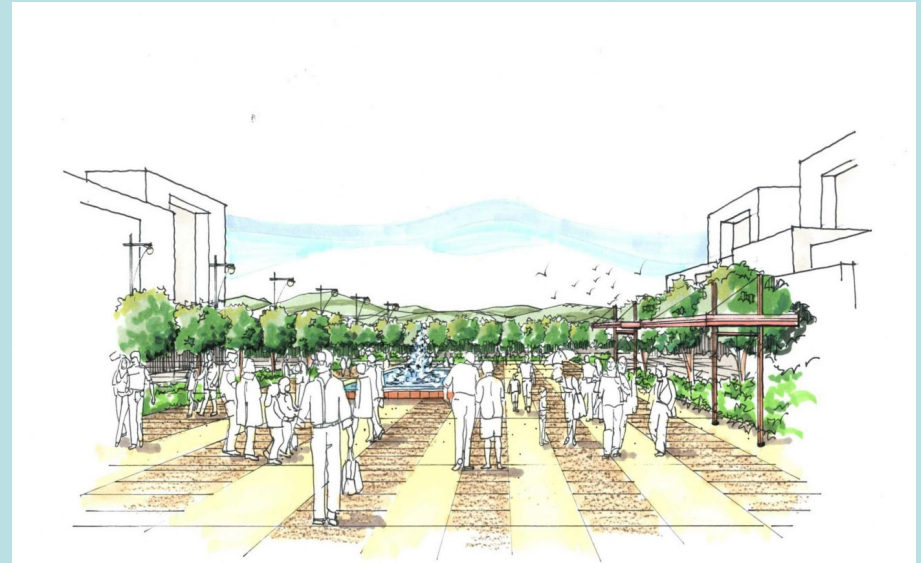
## 研究過程



# Planning Principles

## 規劃原則

- **People-Oriented Development**  
堅持以人為本的規劃
- **Sustainable Development**  
堅持可持續發展
- **Promote Public Engagement**  
推動公眾參與
- **Promote Economic & Employment Opportunities**  
推動經濟及就業機會





# 4 Focus Topics

## 四項議題

# 1

Strategic Roles of NDAs  
新發展區的策略性角色



# 2

People-Oriented  
Communities  
以人為本的社區



# 3

Sustainable Living  
Environment  
可持續的生活環境



Implementation  
Mechanism  
落實計劃安排

# 4

# 1 Your Vision – STRATEGIC ROLES OF NDAs

## 您的願景 – 新發展區的策略性角色

Housing Sites  
房屋用地



Mixed Uses  
混合用途



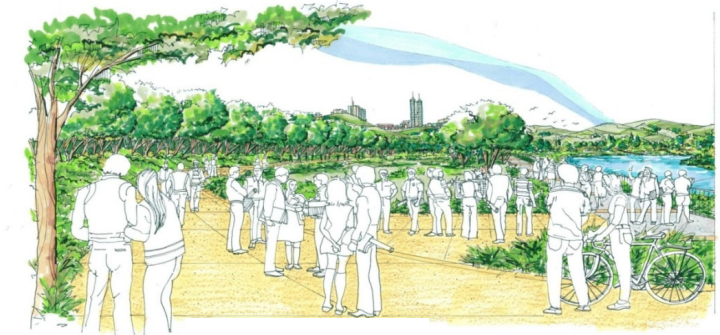
Promote Economic Development  
推動經濟發展



Promote Cross-boundary Activities  
跨境活動

Take Account of Surrounding Developments  
一併考慮周邊發展

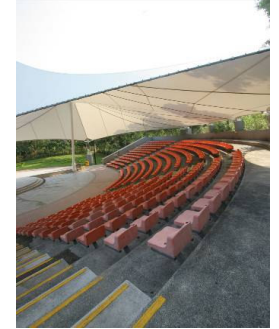
Strategic Uses  
策略用途





## 2 Your Vision – PEOPLE-ORIENTED COMMUNITIES 您的願景 – 以人為本的社區

- Balance Population Profile  
均衡人口結構
- Public-Private Housing Ratio  
公、私營房屋比例
- Suitable Development Density  
合適的發展密度
- Suitable Community Facilities  
合適的社區設施
- Employment Opportunities  
提供就業機會
- Good Urban Design  
優質的城市設計



# 3 Your Vision – SUSTAINABLE LIVING ENVIRONMENT

## 您的願景 – 可持續的生活環境

Balance between development and conservation to achieve a sustainable living environment

平衡發展及保育，達致可持續的生活環境

- Ecological & Landscape Conservation  
生態、景觀保育
- Cultural Heritage Protection and Revitalization  
文化遺產保護及活化
- Energy Efficient & Low Carbon Economy  
提倡能源效益與低碳經濟方法
- Environmentally Friendly Design  
符合環保的設計



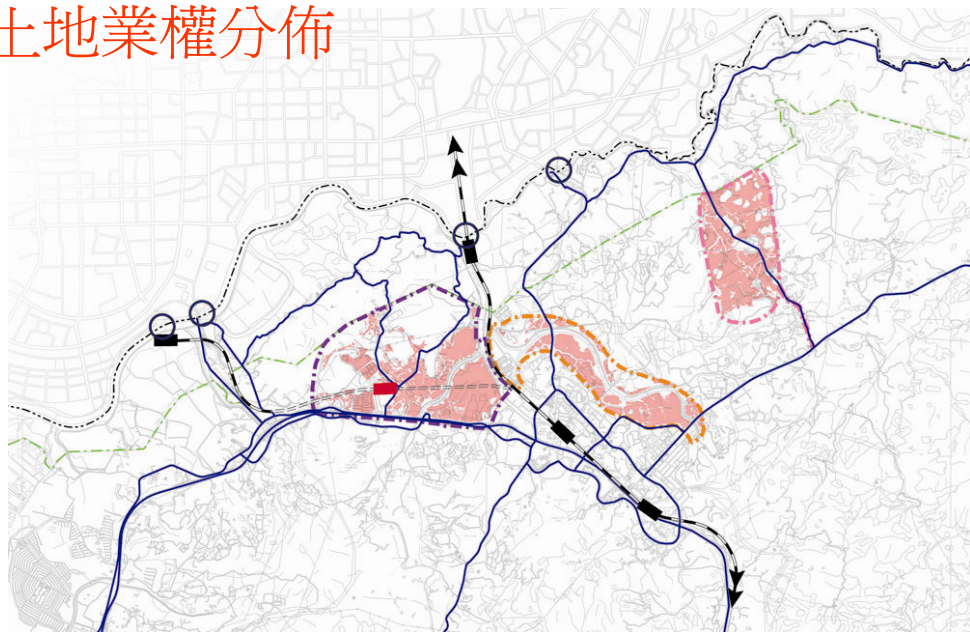


# 4

## Your Vision – IMPLEMENTATION MECHANISM

### 您的願景 – 落實計劃安排

- Conventional New Town Approach  
傳統開拓新市鎮模式
- Landowners' Request for Participation  
業權人士訴求參與發展
- Land Ownership Pattern  
土地業權分佈



## 4

## Your Vision – IMPLEMENTATION MECHANISM

## 您的願景 – 落實計劃安排

## Aspirations from Major Stakeholders

## 主要持份者的訴求

Major Stakeholders 主要持份人	Aspirations on Desirable Features 期望
<b>General public</b> 一般市民	<ul style="list-style-type: none"> <li>● Fair and transparent approaches 公平及高透明度的態度</li> <li>● No favouritism 不偏不倚</li> <li>● No Government subsidization for private development 政府不資助私人發展</li> </ul>
<b>Major landowners with consolidation of large parcel of land</b> 大業主 (擁有大多土地者)	<ul style="list-style-type: none"> <li>● Respect private property right 尊重私有產權</li> <li>● High degree of direct participation in the implementation 可高度直接參與發展</li> <li>● Government to assist in land resumption on problematic land 遇有收地困難，政府能夠協助</li> </ul>
<b>Individual landowners without consolidation of large parcel of land</b> 個別地主 (只有少許土地者)	<ul style="list-style-type: none"> <li>● Respect private property right 尊重私有產權</li> <li>● Have choice of compensation or participation 可選擇補償或參與權</li> <li>● No favouritism to major landowners 不要袒護大發展商</li> </ul>
<b>Indigenous villagers</b> 原居民	<ul style="list-style-type: none"> <li>● Respect the rights of indigenous villagers enshrined in the Basic Law including the small house policy 維護原居民利益，包括基本法所標示的小型屋宇政策</li> </ul>
<b>Existing residents/ tenants</b> 現住的居民/ 租戶	<ul style="list-style-type: none"> <li>● Satisfy their relocation/compensation needs 須滿足搬遷及補償的需要</li> </ul>
<b>Existing business operators</b> 現存的營商者	<ul style="list-style-type: none"> <li>● Satisfy their re-provisioning/compensation needs 須滿足遷鋪及補償的需要</li> </ul>

# 4

## Your Vision – IMPLEMENTATION MECHANISM

### 您的願景 – 落實計劃安排

#### Basic Principles for Implementation Mechanism

#### 落實計劃安排的基本原則

- Fair , Equitable and Open  
公平、公正、公開
- In the Public Interest  
為大眾利益設想
- In line with the Legislative Framework  
符合法例
- In line with Planning Concept  
切合發展規劃概念





規劃署  
Planning Department

ARUP  
奧雅納