

# 建議發展大綱圖 Recommended Outline Development Plan

圖 Plan 1



圖示 LEGEND

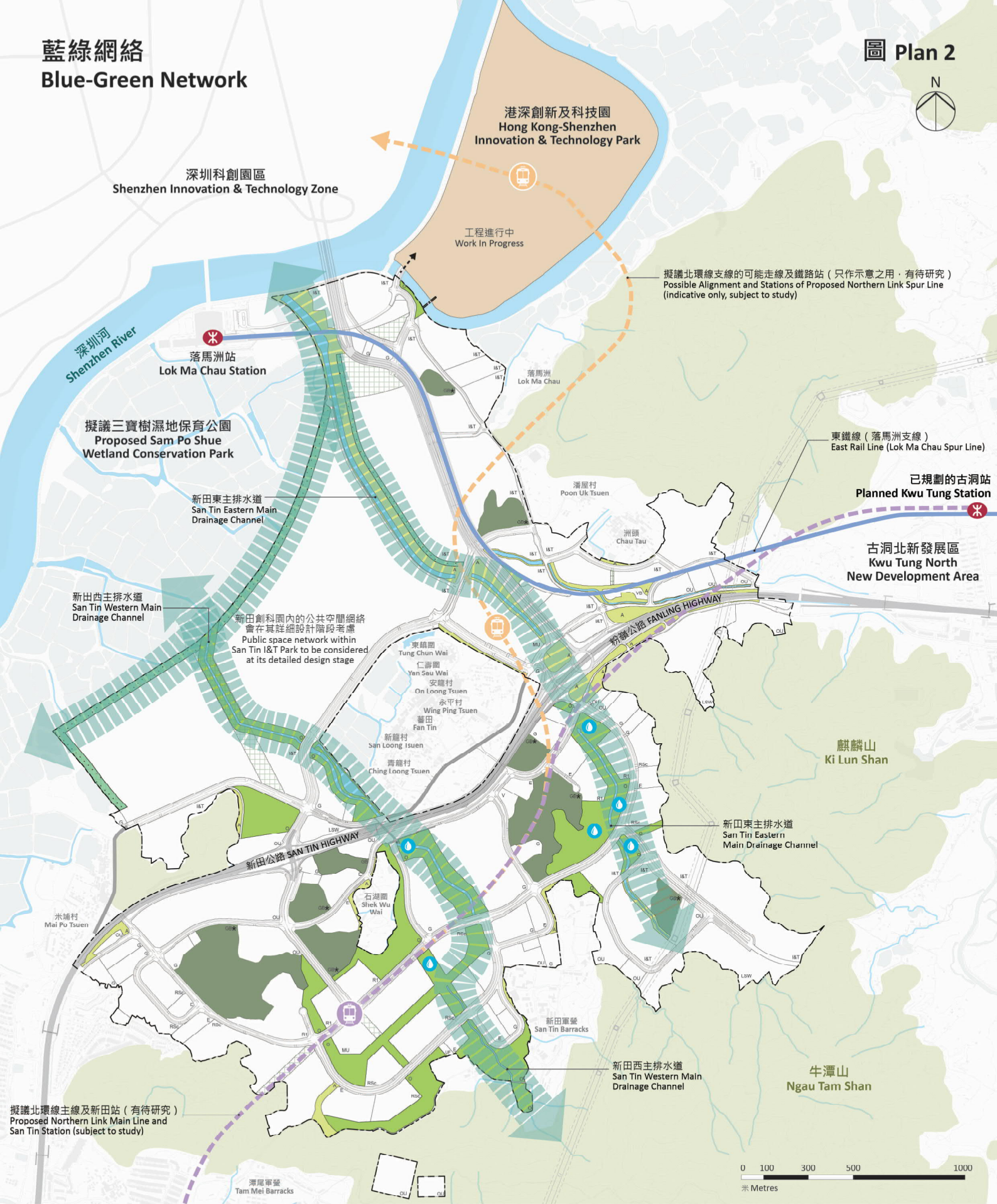
- |   |   |  |   |   |
|---|---|--|---|---|
| <ul style="list-style-type: none"> <li><span style="border: 1px dashed red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 項目範圍<br/>Project Boundary</li> <li><span style="background-color: #f4a460; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 公營房屋 (住用地積比率: 6.5)<br/>Public Housing (Domestic Plot Ratio: 6.5)</li> <li><span style="background-color: #f4a460; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 私營房屋 (住用地積比率: 6)<br/>Private Housing (Domestic Plot Ratio: 6)</li> <li><span style="background-color: #f4a460; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 混合用途 (總地積比率: 7)<br/>Mixed Use (Total Plot Ratio: 7)</li> <li><span style="background-color: #f4a460; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 創新科技<br/>Innovation and Technology</li> <li><span style="background-color: #f4a460; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 物流、貯物和工場 (地積比率: 2/5)<br/>Logistics, Storage and Workshop (Plot Ratio: 2/5)</li> <li><span style="background-color: #f4a460; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 政府、機構或社區<br/>Government, Institution or Community</li> </ul> | <ul style="list-style-type: none"> <li><span style="background-color: #ffffcc; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 教育<br/>Education</li> <li><span style="background-color: #cccccc; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 其他指定用途<br/>Other Specified Uses</li> <li><span style="background-color: #cccccc; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 通風大樓<br/>Ventilation Building</li> <li><span style="background-color: #90ee90; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 都市農場<br/>Urban Farm</li> <li><span style="background-color: #90ee90; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 休憩用地<br/>Open Space</li> <li><span style="background-color: #90ee90; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 美化市容地帶<br/>Amenity</li> <li><span style="background-color: #90ee90; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 鄉村式發展<br/>Village Type Development</li> </ul> | <ul style="list-style-type: none"> <li><span style="background-color: #c8e6c9; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 綠化地帶 (*包含認可殯葬區)<br/>Green Belt (*with Permitted Burial Ground)</li> <li><span style="background-color: #f4a460; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 港深創新及科技園 (工程進行中)<br/>Hong Kong-Shenzhen Innovation &amp; Technology Park (Work In Progress)</li> <li><span style="border-bottom: 1px solid black; display: inline-block; width: 15px; margin-right: 5px;"></span> 道路<br/>Road</li> <li><span style="border-bottom: 1px dashed black; display: inline-block; width: 15px; margin-right: 5px;"></span> 非建築用地<br/>Non-building Area</li> <li><span style="border: 1px solid black; border-radius: 50%; width: 15px; height: 15px; display: inline-block; margin-right: 5px;"></span> 擬議運輸交匯樞紐 / 公共運輸交匯處<br/>Proposed Transport Interchange Hub / Public Transport Interchange</li> <li><span style="border: 1px solid black; border-radius: 50%; width: 15px; height: 15px; display: inline-block; margin-right: 5px;"></span> 現有 / 已規劃的公共運輸交匯處<br/>Existing / Planned Public Transport Interchange</li> </ul> | <ul style="list-style-type: none"> <li><span style="background-color: #e1bee7; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 表演場地及博物館<br/>Performance Venues and Museum</li> <li><span style="background-color: #e1bee7; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 圖書館<br/>Library</li> <li><span style="background-color: #e1bee7; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 室內運動中心<br/>Indoor Sports Centre</li> <li><span style="background-color: #e1bee7; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 游泳館<br/>Swimming Pool Complex</li> <li><span style="background-color: #e1bee7; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 街市<br/>Market</li> <li><span style="background-color: #e1bee7; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 蓄洪設施<br/>Flood Attenuation Facilities</li> </ul> | <ul style="list-style-type: none"> <li><span style="background-color: #c8e6c9; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 環保回收站<br/>EcoHub</li> <li><span style="background-color: #c8e6c9; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 垃圾收集站<br/>Refuse Collection Point</li> <li><span style="background-color: #c8e6c9; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 潔淨能源站<br/>Green Energy Station</li> <li><span style="background-color: #c8e6c9; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 電力支站<br/>Electricity Substation</li> <li><span style="background-color: #c8e6c9; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 區域供冷系統<br/>District Cooling System</li> <li><span style="background-color: #c8e6c9; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> 雨水 / 污水泵房<br/>Stormwater / Sewage Pumping Station</li> </ul> |
|---|---|--|---|---|





# 藍綠網絡 Blue-Green Network

圖 Plan 2



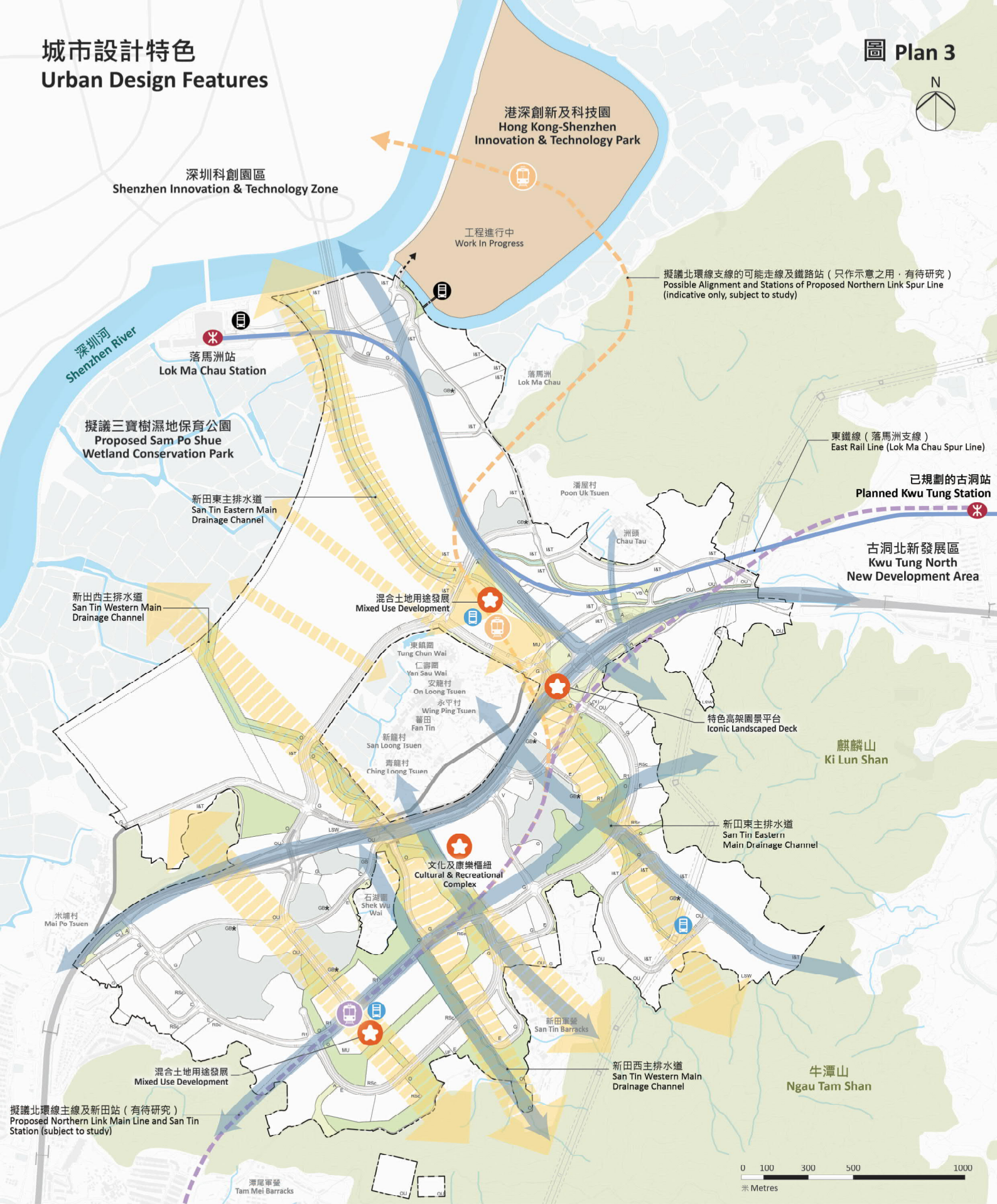
圖示 LEGEND

- |  |                             |                                      |
|--|-----------------------------|--------------------------------------|
| 項目範圍<br>Project Boundary   | 藍綠走廊<br>Blue-Green Corridor | 休憩用地<br>Open Space                   |
| 港深創新及科技園 (工程進行中)<br>Hong Kong-Shenzhen Innovation & Technology Park (Work In Progress) | 非建築用地<br>Non-building Area  | 美化市容地帶<br>Amenity                    |
| 園景緩衝帶<br>Landscape Buffer  | 山丘<br>Knoll                 | 蓄洪設施<br>Flood Attenuation Facilities |



# 城市設計特色 Urban Design Features

圖 Plan 3



圖示 LEGEND

項目範圍  
Project Boundary

港深創新及科技園 (工程進行中)  
Hong Kong-Shenzhen Innovation & Technology Park (Work In Progress)

通風廊  
Breezeway / Airpath

觀景廊  
Visual Corridor

地標性發展  
Landmark Development

現有 / 已規劃的公共運輸交匯處  
Existing / Planned Public Transport Interchange

擬議運輸交匯樞紐 / 公共運輸交匯處  
Proposed Transport Interchange Hub / Public Transport Interchange

擬議北環線支線的可能走線及鐵路站 (只作示意之用 · 有待研究)  
Possible Alignment and Stations of Proposed Northern Link Spur Line (indicative only, subject to study)

東鐵線 (落馬洲支線)  
East Rail Line (Lok Ma Chau Spur Line)

已規劃的古洞站  
Planned Kwu Tung Station

古洞北新發展區  
Kwu Tung North New Development Area

特色高架園景平台  
Iconic Landscaped Deck

麒麟山  
Ki Lun Shan

新田東主排水道  
San Tin Eastern Main Drainage Channel

新田西主排水道  
San Tin Western Main Drainage Channel

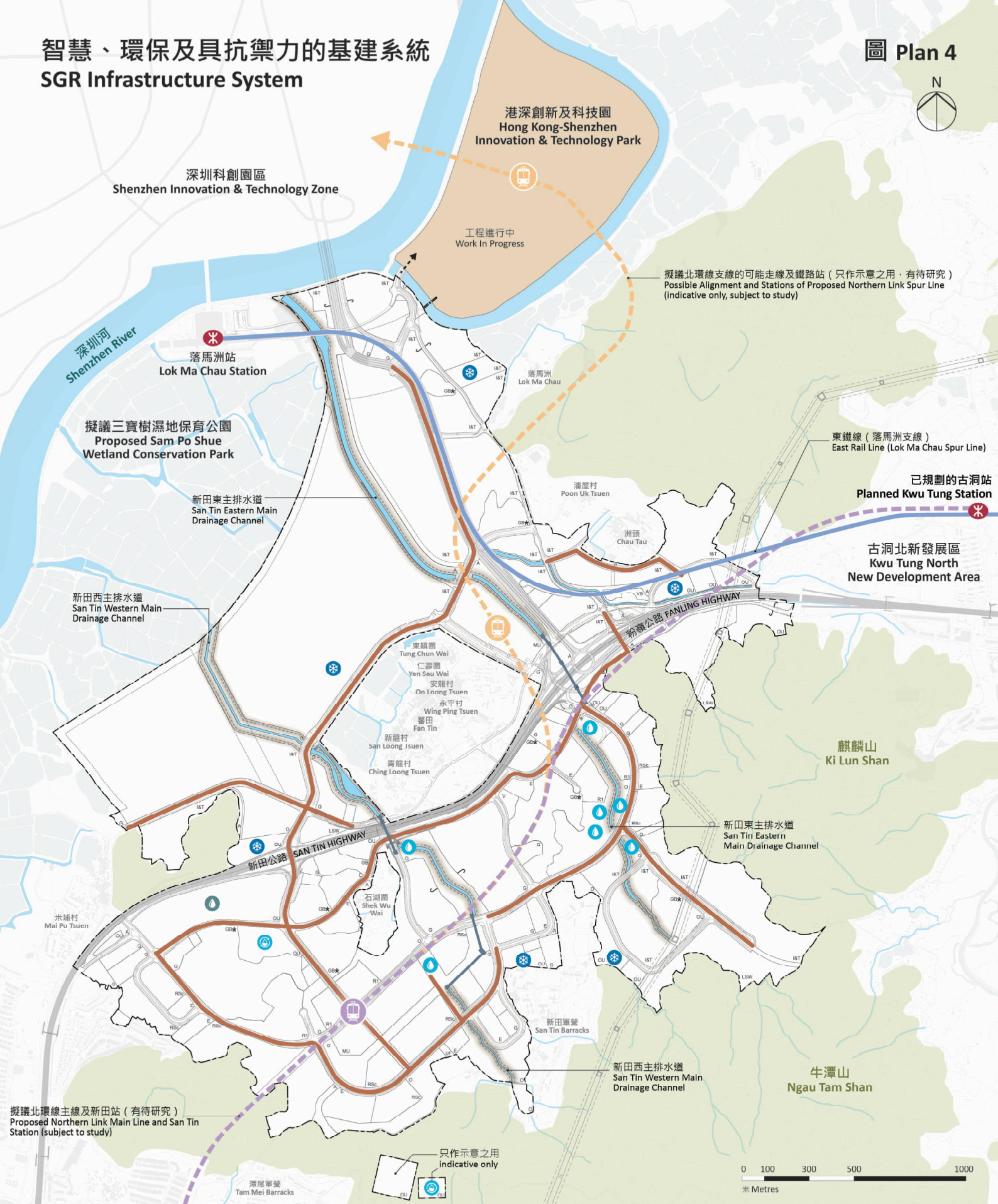
牛潭山  
Ngau Tam Shan

0 100 300 500 1000  
米 Metres



# 智慧、環保及具抗禦力的基建系統 SGR Infrastructure System

圖 Plan 4



圖示 LEGEND

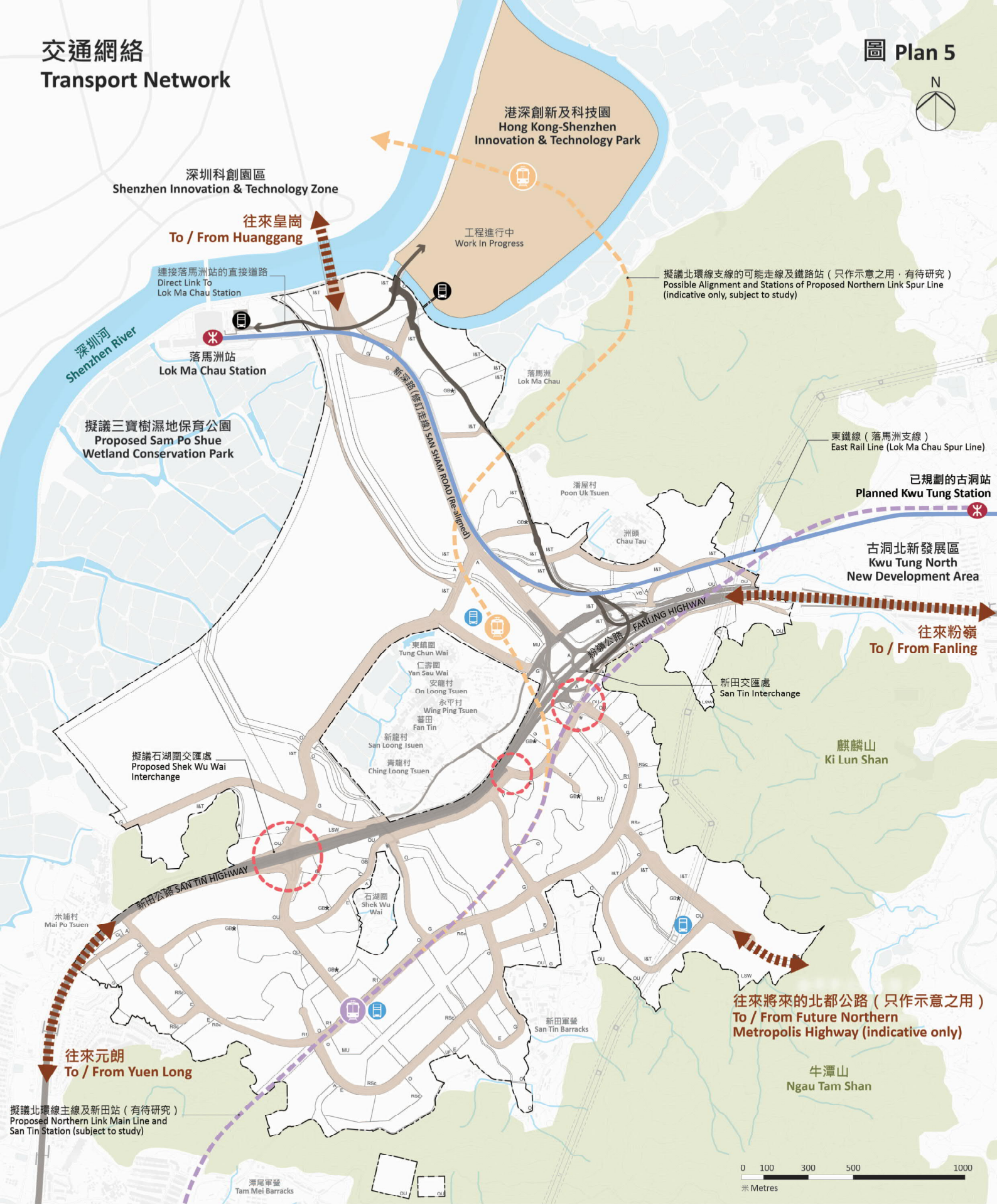
- |  |   |  |
|--|---|--|
| 項目範圍<br>Project Boundary   | 具泛洪功能的活化河道<br>Revitalisation of Drainage Channel with Floodable Landscape | 淨水設施和廚餘預處理設施<br>Effluent Polishing Plant and Food Waste Pre-treatment Facilities |
| 港深創新及科技園 (工程進行中)<br>Hong Kong-Shenzhen Innovation & Technology Park (Work In Progress) | 公用設施共用溝<br>Common Utility Enclosure                                       | 蓄洪設施<br>Flood Attenuation Facilities   |
| 箱形暗渠<br>Box Culvert  | 再造水設施<br>Water Reclamation Facilities                                     | 區域供冷系統<br>District Cooling System  |





# 交通網絡 Transport Network

圖 Plan 5



圖示 LEGEND

項目範圍  
Project Boundary

港深創新及科技園 (工程進行中)  
Hong Kong-Shenzhen Innovation & Technology Park (Work In Progress)

現有 / 已規劃的公共運輸交匯處  
Existing / Planned Public Transport Interchange

擬議運輸交匯樞紐 / 公共運輸交匯處  
Proposed Transport Interchange Hub / Public Transport Interchange

擬議道路  
Proposed Road

擬議路口改善計劃  
Proposed Junction Improvement Scheme

落馬洲河套地區道路網絡 (興建中)  
Road Network under Lok Ma Chau Loop (under construction)

現有道路  
Existing Road

往來元朗  
To / From Yuen Long

往來未來的北都公路 (只作示意之用)  
To / From Future Northern Metropolis Highway (indicative only)

已規劃的古洞站  
Planned Kwu Tung Station

古洞北新發展區  
Kwu Tung North New Development Area

往來粉嶺  
To / From Fanling

麒麟山  
Ki Lun Shan

牛潭山  
Ngau Tam Shan

擬議北環線支線的可能走線及鐵路站 (只作示意之用·有待研究)  
Possible Alignment and Stations of Proposed Northern Link Spur Line (indicative only, subject to study)

東鐵線 (落馬洲支線)  
East Rail Line (Lok Ma Chau Spur Line)

工程進行中  
Work In Progress

深圳科創園區  
Shenzhen Innovation & Technology Zone

港深創新及科技園  
Hong Kong-Shenzhen Innovation & Technology Park

往來皇崗  
To / From Huanggang

連接落馬洲站的直接道路  
Direct Link To Lok Ma Chau Station

落馬洲站  
Lok Ma Chau Station

擬議三寶樹濕地保育公園  
Proposed Sam Po Shue Wetland Conservation Park

落馬洲  
Lok Ma Chau

清屋村  
Poon Uk Tsuen

洲頭  
Chau Tau

擬議石湖圍交匯處  
Proposed Shek Wu Wai Interchange

東鎮圍  
Tung Chun Wai  
仁壽圍  
Yan Sau Wai  
安樂村  
On Loong Tsuen  
永平村  
Wing Ping Tsuen  
蕃田  
Fan Tin

新龍村  
San Loong Tsuen  
青龍村  
Ching Loong Tsuen

新田交匯處  
San Tin Interchange

赤埔村  
Mai Po Tsuen

新田公路  
SAN TIN HIGHWAY

粉嶺公路  
FAN LING HIGHWAY

新田軍營  
San Tin Barracks

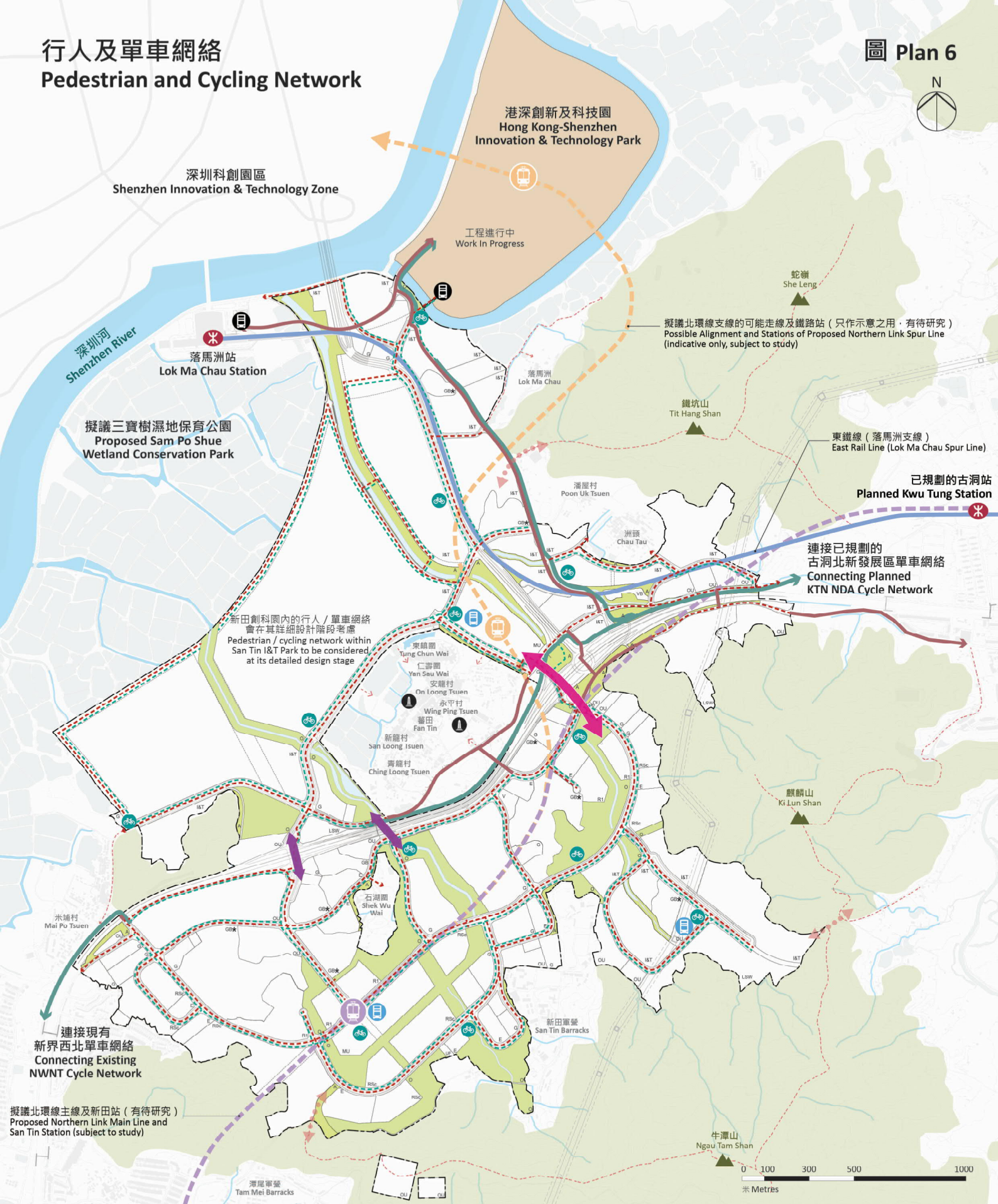
潭尾軍營  
Tam Mei Barracks

0 100 300 500 1000  
米 Metres



# 行人及單車網絡 Pedestrian and Cycling Network

圖 Plan 6



圖示 LEGEND

- 項目範圍  
Project Boundary
- 休憩用地  
Open Space
- 美化市容地帶  
Amenity
- 港深創新及科技園 (工程進行中)  
Hong Kong-Shenzhen Innovation & Technology Park (Work In Progress)

- 現有 / 已規劃的公共運輸交匯處  
Existing / Planned Public Transport Interchange
- 擬議運輸交匯樞紐 / 公共運輸交匯處  
Proposed Transport Interchange Hub / Public Transport Interchange
- 特色高架園景平台 (供行人及單車使用)  
Iconic Landscaped Deck for Pedestrians and Cyclists
- 擬議天橋 / 地下通道 (供行人及單車使用)  
Proposed Bridge / Underpass for Pedestrians and Cyclists

- 現有 / 已規劃的行人道  
Existing / Planned Pedestrian Walkway
- 現有鄉郊 / 步行徑  
Existing Rural / Walking Trail
- 擬議行人道  
Proposed Pedestrian Walkway
- 現有 / 已規劃的單車徑  
Existing / Planned Cycle Track
- 擬議單車徑  
Proposed Cycle Track

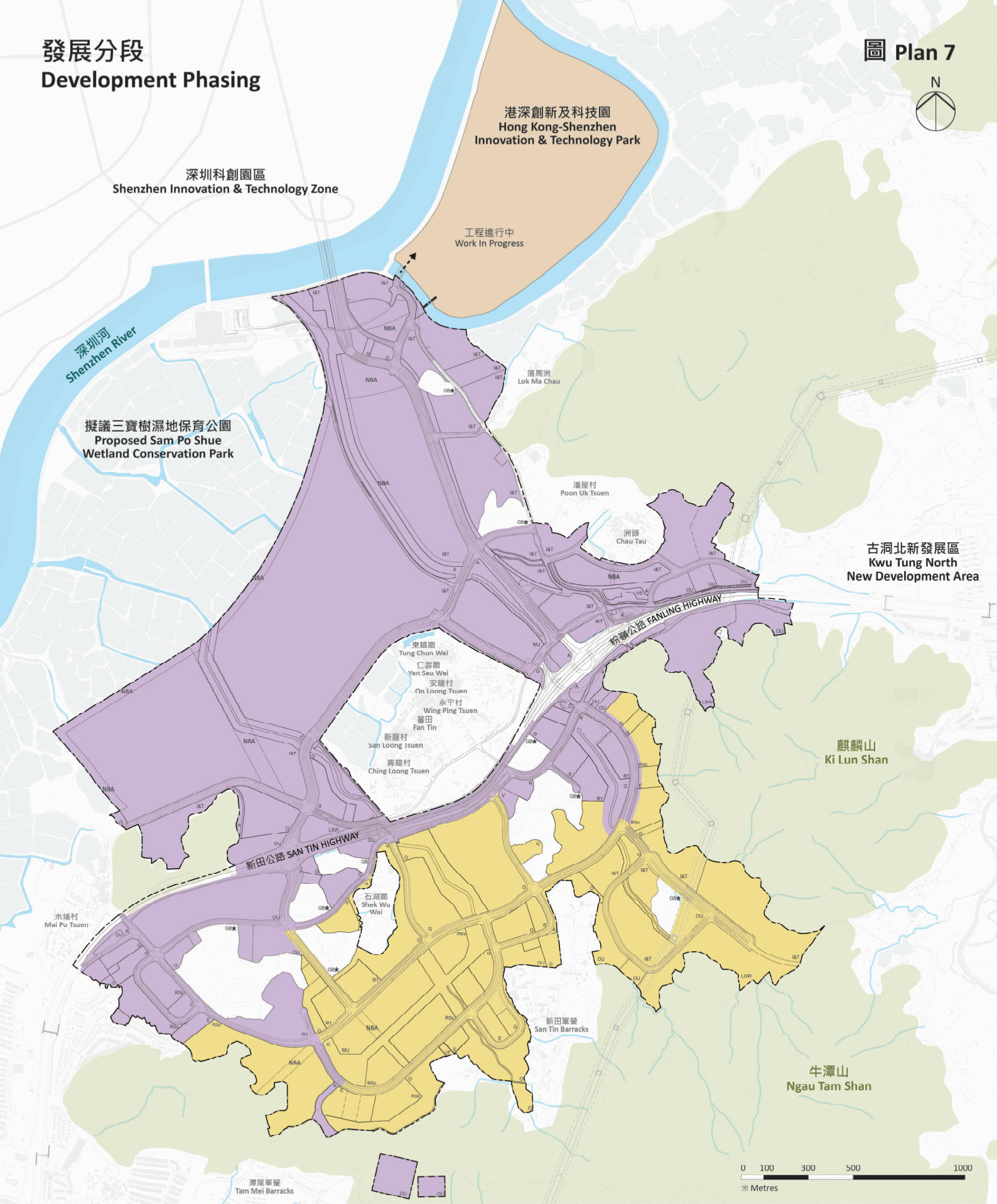
- 擬議單車停泊設施  
Proposed Cycle Parking Facilities
- 法定古蹟  
Declared Monument
- 自然遊徑  
Nature Excursion





# 發展分段 Development Phasing

圖 Plan 7



圖示 LEGEND

項目範圍  
Project Boundary

港深創新及科技園 (工程進行中)  
Hong Kong-Shenzhen Innovation & Technology Park (Work In Progress)

現有道路  
Existing Road

第一階段發展  
Phase 1 Development

- 預計收回土地時間表：從2024年底起  
Estimated Land Resumption Schedule: From End 2024 Onwards
- 預計人口遷入時間表：從2031年起  
Anticipated Population Intake Schedule: From 2031 Onwards

第二階段發展  
Phase 2 Development

- 預計收回土地時間表：從2026年起  
Estimated Land Resumption Schedule: From 2026 Onwards
- 預計人口遷入時間表：從2034年起  
Anticipated Population Intake Schedule: From 2034 Onwards