

2024年2月27日
立法會發展事務委員會

流浮山/尖鼻咀/白泥一帶
(流浮山)的發展建議

Development Proposal of Lau Fau Shan/
Tsim Bei Tsui/ Pak Nai areas (Lau Fau Shan)

北部都會區 流浮山 Lau Fau Shan in Northern Metropolis



圖例 LEGEND

- 北部都會區概念界線
Northern Metropolis Conceptual Boundary
- 口岸
Control Points
- 現有的新市鎮
Existing New Towns
- 建設中的新發展區
New Development Areas under Construction
- 興建中的河套區港深創新及科技園
HSITP in the Loop under Construction
- 規劃中的新發展區
New Development Areas under Planning
- 建議中的紅花嶺郊野公園
Proposed Robin's Nest Country Park

規劃願景與定位 Planning Vision and Positioning

北部都會區行動綱領

Northern Metropolis Action Agenda

- 流浮山作為洪水橋 / 廈村新發展的擴展區，以增加產業及房屋用地供應
Lau Fau Shan (LFS) as an expansion of Hung Shui Kiu/ Ha Tsuen (HSK/HT) New Development Area (NDA) to increase the provision of industry and housing land
- 位於**高端專業服務和物流樞紐**，洪水橋 / 廈村新發展區及流浮山可與前海合作區和南山區在金融、專業服務、物流服務等領域推動和深化高端經濟合作
Falling within High-end Professional Services and Logistics Hub, HSK/HT NDA and LFS can work with the Qianhai Cooperation Zone and Nanshan District to promote and deepen high-end economic cooperation in areas such as finance, professional services and logistics services
- 洪水橋/廈村定位及發展為 (i) 一個擁有200萬平方米商業樓面面積的高端專業服務中心及 (ii) 一個擁有超過60公頃作物流發展用地的現代物流樞紐
HSK/HT positioned and taken forward as (i) a premier professional services centre with 2 million m² commercial floorspace and (ii) a modern logistics hub with more than 60 ha of land for logistics development
- 港深西部鐵路將於洪水橋、廈村及流浮山設站，快捷聯繫南山區及前海；策略性鐵路連接交椅洲人工島及港島西；屯馬線於洪水橋設站
Hong Kong-Shenzhen Western Rail Link to have stations at HSK, HT and LFS, connecting with Nanshan District and Qianhai; strategic railway connecting Kau Yi Chau Artificial Island and Hong Kong Island West; Tuen Ma Line to have station at HSK



規劃願景與定位 Planning Vision and Positioning

➤ 兩大發展主題 Two Development Themes:

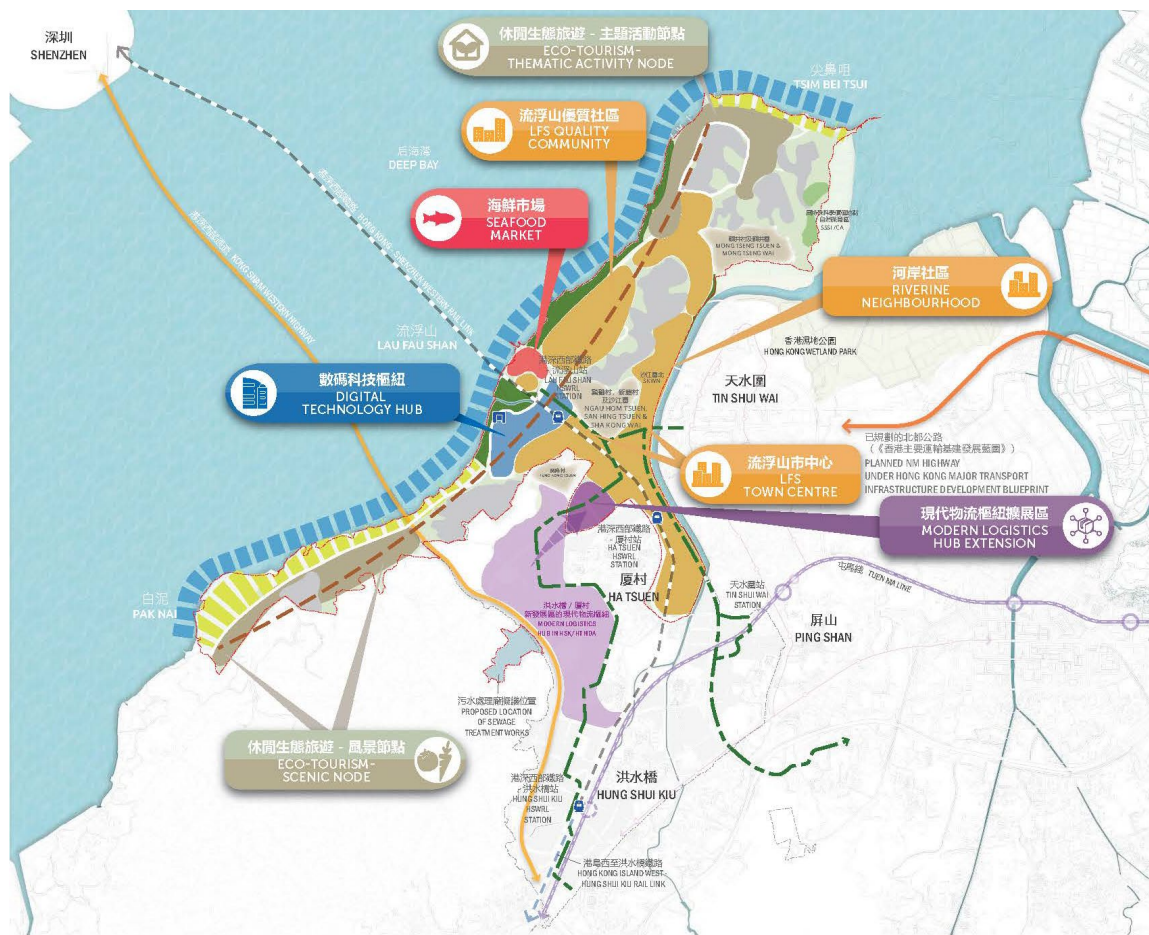
數碼科技樞紐
Digital technology hub

休閒生態旅遊
Eco-Tourism

- 流浮山及洪水橋 / 厦村新發展區地理位置優越，將成為未來策略性跨境交通樞紐，與深圳前海及香港其他部分包括機場和核心商業區緊密相連
LFS and HSK/HT NDA are strategically located to form a cross-boundary transportation hub and are well connected with Shenzhen's Qianhai and other parts of Hong Kong including our international airport and core business districts
- 流浮山可憑藉自然資源優勢，發展休閒生態旅遊
LFS can leverage on its rich ecological resources to develop eco-tourism



概括土地用途概念圖 Broad Land Use Concept Plan



圖例 LEGEND

- 項目範圍
PLAN BOUNDARY
- 洪水橋 / 廈村新發展區
HUNG SHUI KIU/HA TSUEN NDA
- 經濟用途
ECONOMIC USES
- 住宅區
RESIDENTIAL COMMUNITY
- 海濱休憩用地
WATERFRONT OPEN SPACE
- 綠化地帶 (包含認可掩葬區)
GREEN BELT (WITH PERMITTED BURIAL GROUND)
- 具特殊科學價值地點
SSSI
- 擬議污水處理廠
PROPOSED SEWAGE TREATMENT WORKS
- 擬議洪水橋 / 廈村新發展區智慧綠色集體運輸系統
PROPOSED SMART AND GREEN MASS TRANSIT SYSTEM IN HSK/HT NDA
- 綠色運輸走廊 (有待研究)
GREEN TRANSPORT CORRIDOR (TO BE STUDIED)
- 規劃中的港深西部鐵路 (洪水橋至前海)
HONG KONG SHENZHEN WESTERN RAIL LINK (HSWRL) UNDER PLANNING
- 規劃中的港島西至洪水橋鐵路
HONG KONG ISLAND WEST HUNG SHUI KIU RAIL LINK UNDER PLANNING
- 屯馬綫
TUEN MA LINE
- 擬議洪水橋站 (屯馬綫)
PROPOSED HUNG SHUI KIU STATION (TUEN MA LINE)
- 輕鐵
LIGHT RAIL
- 規劃中的北部公路
NM HIGHWAY UNDER PLANNING
- 港深西部通道
KONG SHAM WESTERN HIGHWAY
- 規劃中的港深西部鐵路站
HSWRL STATION UNDER PLANNING
- 表演場地
PERFORMANCE VENUE
- 海岸保護公園 (陸上部分)
COASTAL PROTECTION PARK (LANDSIDE)
- 海岸保護公園 (海上部分)
COASTAL PROTECTION PARK (SEASIDE)

數碼科技樞紐 Digital Technology Hub

數碼科技樞紐 Digital technology hub

定位 Positioning:

- 以數碼科技發展金融科技、智能生活、數碼娛樂等
Adopt digital technology to develop Fintech, smart living, digital entertainment etc.
- 支援現代服務業和洪水橋 / 廈村新發展區以及前海和南山地區的發展
Support the modern services industry and development opportunities arising from HSK/HT NDA and the Qianhai and Nanshan areas
- 作為青年人才和初創企業的孵化基地
As an incubation base for young talents and start-ups
- 與新田科技城定位不同，流浮山數碼科技樞紐以應用為主，利用新技術幫助傳統經濟向產業鏈上游推進。另一邊，新田科技城的科技用地較具規模，可滿足不同創科階段的需要(包括研究及開發、原型開發、試驗及量產)
Distinct from San Tin Technopole, LFS Digital Technology Hub is application-driven, using new technologies to help traditional economies move up the value chain. On the other hand, the I&T land at San Tin Technopole is larger in scale, allowing different stages of I&T uses (including research and development, prototyping, pilot testing and mass production)



僅供說明的構想圖

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- 毗鄰擬建港深西部鐵路（洪水橋至前海）流浮山站的15公頃土地可提供約38萬平方米建築面積（規模與現有的薄扶林數碼港相約），初步規劃作數碼科技樞紐

A 15 ha site producing around 380 000 m² GFA (approximately the scale of Cyberport at its existing campus in Pokfulam) adjacent to the proposed LFS station of the Hong Kong-Shenzhen Western Rail Link (Hung Shui Kiu-Qianhai) (HSWRL) has been preliminarily earmarked for the Digital Technology Hub

- 數碼港公司管理全港最大數碼科技社群，並與前海有合作項目，將於今年展開進一步研究，以確定其土地用途、設施、用地需求等細節
Cyberport, managing the largest digital community in Hong Kong and having collaboration projects with Qianhai, will commence a further study in 2024 to ascertain the details of land uses, facilities, and land requirements etc.



休閒生態旅遊 Eco-Tourism

➤ 尖鼻咀及白泥:飽覽港深風景的休閒生態旅遊節點
Tsim Bei Tsui (TBT) and Pak Nai (PN): Eco-tourism nodes to enjoy scenic views of HK and SZ

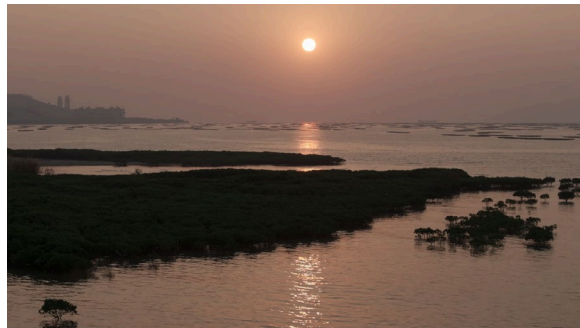
- 尖鼻咀擁有后海灣和鄰近拉姆薩爾濕地的自然景色，將定位為動態的主題活動節點，如發展戶外歷奇樂園和露營地等，吸引本地和海外旅客
Against a spectacular natural backdrop of Deep Bay, TBT is set to become a lively thematic activity node, developing outdoor adventure park and glamping sites, etc., to attract local visitors as well as tourists from Mainland and abroad
- 白泥以日落景色聞名，同時是紅樹林和豐富海洋生物的家園，將定位為靜態的生態旅遊節點，作生態度假村和農莊，容納與自然有關的活動等
PN, a picturesque destination famous for its magnificent sunset and home to mangroves and rich marine life, is proposed to become a tranquil eco-tourism node with eco-lodges and hobby farms to accommodate nature-related activities etc.



休閒生態旅遊 Eco-Tourism



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➤ 其他主要旅遊景點

Other key tourist attractions:

- 流浮山海鮮市場

LFS Seafood Market

- 探討保留並活化海鮮市場成為旅遊景點

Explore to preserve and revitalise the LFS seafood market as a tourist spot

- 面向數碼科技樞紐並位於海濱休憩用地內的表演場地，可作室內/室外活動

A performance venue located within the waterfront open space fronting the digital technology hub for hosting indoor/outdoor events



僅供說明的構想圖
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建議海岸保護公園 Proposed Coastal Protection Park

休閒生態旅遊 Eco-Tourism

➤ 海岸保護公園

Coastal Protection Park (CPP)

- 以豐富多樣的生境聞名的濕地區域，是紅樹林、海洋生物和候鳥的棲息地。

Wetland areas known for its biodiversity and home to mangroves, rich marine life and migratory birds

- 漁護署將於今年就海岸保護公園展開可行性研究，內容包括建議用途、基線檢討、管理策略、概念計劃及相關技術可行性評估，涵蓋擬議海岸保護公園的陸地部分及海上部分

AFCD will commence a feasibility study on the CPP in 2024 on aspects including the proposed uses, baseline reviews, management strategy, conceptual plan and relevant technical feasibility assessments, covering both the land portion and seaward portion of the proposed CPP

➤ 尖鼻咀和白泥之間4.8公里海邊步道

4.8 km broad walk between TBT and PN

- 景色優美的沿海地區將進行升級和連接，可在此休閒散步、騎自行車和觀賞日落

Scenic coastal areas will be upgraded and connected for leisure walk, cycling and sunset watching



僅供說明的構想圖

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交通網絡 Transport Network

➤ 建議港深西部鐵路

Proposed Hong Kong-Shenzhen Western Rail Link

- 於廈村及流浮山設站，經深圳灣口岸與前海提供跨境聯繫
With stations at HT and LFS, providing a cross-boundary linkage with Qianhai via the Shenzhen Bay Port

➤ 綠色運輸走廊

Green Transport Corridor

- 探討在尖鼻咀至白泥提供綠色運輸走廊的可行性，有關研究會在2024年完成
A study to explore the feasibility of a green transport corridor from TBT to PN, to be completed in 2024



建議土地用途分布 Land Use Budget

	流浮山# LFS#	整個洪水橋/廈村新發展區 (包括流浮山) HSK/HT NDA (Including LFS)
總發展面積 Total Development Area	411公頃 411 ha	740公頃 740 ha
住宅及混合用途 Residential & Mixed Uses	20%	17%
經濟用途 Economic Uses	28%	29%
政府、機構及社區設施 Government, Institution and Community (GIC)	14%	16%
休憩用地 Open Space	14%	14%
道路 Road	24%	24%

流浮山的研究範圍(411公頃)包括洪水橋/廈村新發展區餘下發展的部分面積(112公頃)
LFS Study Area (411 ha) includes part of the area of HSK/HT NDA Remaining Phase (about 112 ha)

主要發展參數 Major Planning Parameters

	流浮山# LFS#		整個洪水橋/廈村新發展區 (包括流浮山) HSK/HT NDA (Including LFS)	
總發展面積 Total Development Area	約 411公頃 About 411 ha		約 740公頃 About 740 ha	
總規劃人口 Total Planned Population	約 141,000 –146,000 About 141,000 –146,000		約 254,000–259,000 About 254,000–259,000	
住宅單位 Flats	約48,000 – 53,000 About 48,000 – 53,000		約90,560 – 94,960 About 90,560 – 94,960	
人才公寓 Talent Accommodation	約 1,800 About 1,800		約 1,800 About 1,800	
就業職位 Employment	約50,000 (約 12,000 創新科技應用 相關的工作職位及10,000 旅遊業相關的工作 職位) About 50,000 (including 12,000 in I&T and 10,000 in tourism)		約 189,200 About 189,200	
最高地積比率 Maximum Plot Ratio	住用: 6.5 Domestic: 6.5	非住用: 9.5 Non-Domestic: 9.5	住用: 6.5 Domestic: 6.5	非住用: 9.5 Non-Domestic: 9.5

流浮山的研究範圍(411公頃)包括洪水橋/廈村新發展區餘下發展的部分面積 (112公頃)
LFS Study Area (411 ha) includes part of the area of HSK/HT NDA Remaining Phase (about 112 ha)

其他規劃重點 Other Key Planning Features

➤ 連接和豐富天水圍社區規劃

Connecting and enriching TSW community planning

- 為天水圍居民提供更多社區設施，就業機會和房屋選擇
To provide more recreational and community facilities, job opportunities and housing choices for the Tin Shui Wai (TSW) community
- 美化/ 活化全長 2.7 公里的天水圍河，加入新的行人天橋和升級單車徑，加強天水圍河兩岸地區的連接和融合
The 2.7km-long TSW River flanking LFS and TSW will be beautified/ revitalized with new footbridges and upgraded cycle tracks to enhance connection and integration between the two areas



➤ 公私營房屋比例

Public/Private Housing Mix

- 流浮山的房屋供應會在未來10年之後才出現，我們會在調查研究中測試不同公私營房屋比例的情景（不一定跟隨以往70：30的比例），以提供彈性
The housing supply of LFS will be available beyond the next 10 years. We will test out different scenarios of public to private housing mix in the subsequent stage of Investigation Study (we may not follow 70:30 in the past), so as to provide flexibility



僅供說明的構想圖
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洪水橋 / 厦村新發展區 HSK/HT New Development Area (NDA)

- 洪水橋/厦村新發展區第一期發展的有關工地平整和基礎設施工程已於2020年展開，首批人口預計於2024年入伙

The site formation and infrastructure works under HSK/HT NDA First Phase development commenced in 2020 and population intake to start in 2024

- 洪水橋/厦村新發展區第二期發展的工程預計於2024年上半年陸續展開，首批人口於2030年入伙
- Works of HSK/HT NDA Second Phase expected to commence in the first half of 2024 and first batch of population intake in 2030

- 流浮山屬洪水橋/厦村新發展區的較後期發展，下一階段的勘查研究將於本年上半年開展，並預計於2030年左右展開建造工程

LFS is a later stage development of HSK/HT NDA. Subsequent Investigation Study to commence in the first half of 2024 and commencement of works expected in around 2030

下一步 Next Steps

- 將於3月初開展為期兩個月的公眾參與活動

To commence a 2-month public engagement exercise starting from early March

- 舉辦巡迴展覽及簡介會，與持份者會晤，包括諮詢委員會、旅遊酒店業、創新科技界、漁農界、專業學會、區議會、鄉事委員會、村民及商戶，如棕地、漁農及家禽畜牧業等的作業者

A series of publicity events and activities including roving exhibitions and briefings sessions with stakeholders including advisory bodies, hospitality and tourism sector, I&T sector, agriculture and fisheries sector, professional institutes, district council, rural committees, villagers and business operators such as brownfield, fisheries, agricultural and livestock farms will be conducted



謝謝
Thank you

流浮山
數碼新海岸
Lau Fau Shan - New Digi Bay

北部都會區
Northern Metropolis