

悉心籌劃 建構理想社區

Meticulous Planning to construct ideal community

簡介 Introduction

古洞北及粉嶺北新發展區是政府中長期土地供應策略之下的重要一環，分為第一階段及餘下階段兩部分推展。

第一階段發展的地盤平整和基礎設施工程已於2019年9月起陸續展開，主要提供土地作房屋及社區設施用途。為應付新發展區項目所產生的額外路面交通需求，以及分流往返粉嶺及上水市中心的交通，連接粉嶺北新發展區至粉嶺公路的粉嶺繞道(東段)建造工程亦已開展。

預計新發展區內的首批住戶將於2023年入伙，基礎設施工程將在2031年完工。

The new development area projects (NDA) in the New Territories form a core part of the Government's multi-pronged land supply strategy in the medium and long term. One of the important projects is the Kwu Tung North (KTN) and Fanling (FLN) NDA, which will be implemented in two phases, namely the First Phase and the Remaining Phase.

The site formation and engineering infrastructure works for the First Phase development, which mainly provides land for the development of housing and community facilities, have commenced progressively since September 2019. To cope with the additional road-based traffic demand arising from the NDA development and divert traffic away from Fanling/Sheung Shui Town Centre, the construction works of the Fanling Bypass (Eastern Section) connecting the FLN NDA to Fanling Highway has also commenced.

Population intake for the NDA is expected to start in 2023, and infrastructure works to complete in 2031.

因應新發展區餘下階段規劃仍在進行中，相關資料仍可能予以修訂。
As the planning of the Remaining Phase is still ongoing, relevant information may subject to change.

整個古洞北及粉嶺北新發展區落成後將提供約 **86,200** 個住宅單位
Upon full development, the KTN and FLN NDA will provide a total of about **86,200** housing units

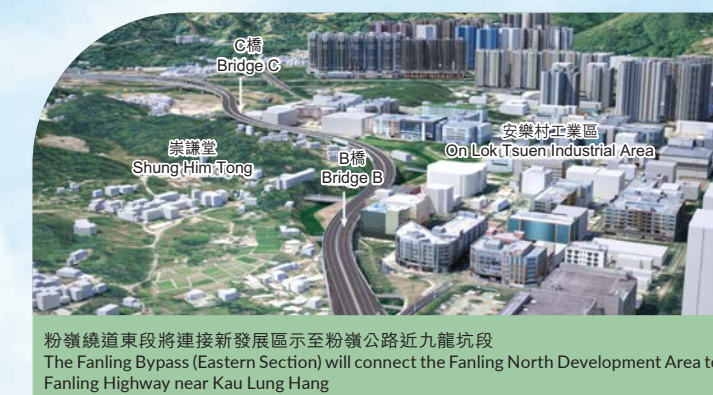
可創造約 **53,100** 個就業機會
Some **53,100** job opportunities will be generated

可容納約 **226,700** 新增人口
Accommodating an additional population of about **226,700**

第一階段發展主要工程概覽
Major Construction Works of First Phase Development

粉嶺北新發展區

粉嶺北新發展區位於梧桐河畔，北面為翠綠的山巒。該區將會發展成為「河畔社區」，居民將盡享優美的河畔和山巒景致，及舒適的生活環境。



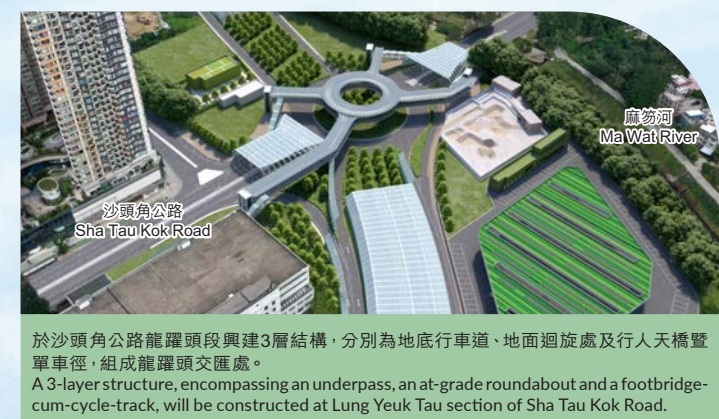
粉嶺繞道東段將連接新發展區至粉嶺公路近九龍坑段
The Fanling Bypass (Eastern Section) will connect the Fanling North Development Area to Fanling Highway near Kau Lung Hang



因應工程需要，現有的安樂門街遊樂場將關閉並重置於北區臨時農產品市場北鄰。遊樂場的設施面積將會擴大，並增設洗手間及更衣室設施。
The existing On Lok Mun Street Playground will be closed to accommodate the construction works and be relocated to the northbound of the North District Temporary Wholesale Marketing for Agricultural Products.

Fanling North New Development Area

Located right next to Ng Tung River with a succession of grassy, hilly terrain to the north, the FLN NDA is proposed to be developed as a 'Riverside Community' making the best use of its beautiful riverside scenery and hilly backdrop to create a comfortable living environment.



於沙頭角公路龍運頭段興建3層結構，分別為地底行車道、地面迴旋處及行人天橋暨單車徑，組成龍運頭交匯處。
A 3-layer structure, encompassing an underpass, an at-grade roundabout and a footbridge-cum-cycle-track, will be constructed at Lung Yeuk Tau section of Sha Tau Kok Road.



橫跨梧桐河的粉嶺繞道東段及行人天橋
The Fanling Bypass (Eastern Section) and footbridge across Ng Tung River

古洞北新發展區

新發展區鄰近鐵路、公路和現有口岸，將發展成為「多元化發展中心」，集合住宅、商業、研究與發展及農業用途，以及用作自然和生態保育的土地。



發展塢原自然生態公園及生態緩解/改善工程
Development of Long Valley Nature Park, and relevant ecological mitigation and enhancement works

Kwu Tung North New Development Area

Capitalising on its close proximity to the railway link, highways and the existing Boundary Control Points, the KTN NDA is proposed to be developed as a 'Mixed Development Node' with a mix of residential, commercial, research and development (R&D) and agricultural uses as well as retail and services, community and government facilities and land for natural and ecological conservation.



塢原自然生態中心
Long Valley Nature Centre



發展塢原自然生態公園及生態緩解/改善工程
Development of Long Valley Nature Park, and relevant ecological mitigation and enhancement works



作為新發展區發展計劃的重要組成部分，塢原約37公頃土地將發展成自然生態公園，以保護和改善重要的生態環境。圖為每年冬季於塢原過境棲息的「黃胸鵲」。
As part and parcel of the new development area project, some 37 hectares of land in Long Valley will be developed into a nature park for conserving and enhancing the ecologically important environment. This picture shows a Yellow-breasted bunting, the transit migratory bird perching at Long Valley every Winter.



工程與創意工作坊 Workshop on Engineering and Creativity

工程義工團隊於2022年8月份到訪基督教中華宣道會水堂社會服務部，為小朋友帶來「工程與創意」工作坊，分享了應用於古洞北及粉嶺北新發展區工程的最新科技知識，也一起製作環保木時鐘。

A workshop on Engineering and Creativity was held at the community service department of the MA and CC Sheung Shui Church in August 2022. The engineering volunteer team shared with the young generation the latest technology being applied in the Kwu Tung North and Fanling North New Development Area Project. Together they also created some wooden clocks with upcycled materials.



蔬菜捐贈 Fresh vegetable giveaway

塱原自然生態公園範圍內的農地，現正由項目工程團隊管理，我們會把各種蔬菜收成定期捐贈予社區組織。

The engineering team continued to regularly donate the harvested crops from the farmlands of Long Valley being maintained under the contract to the local community organizations.



卓越表現 Outstanding Performance

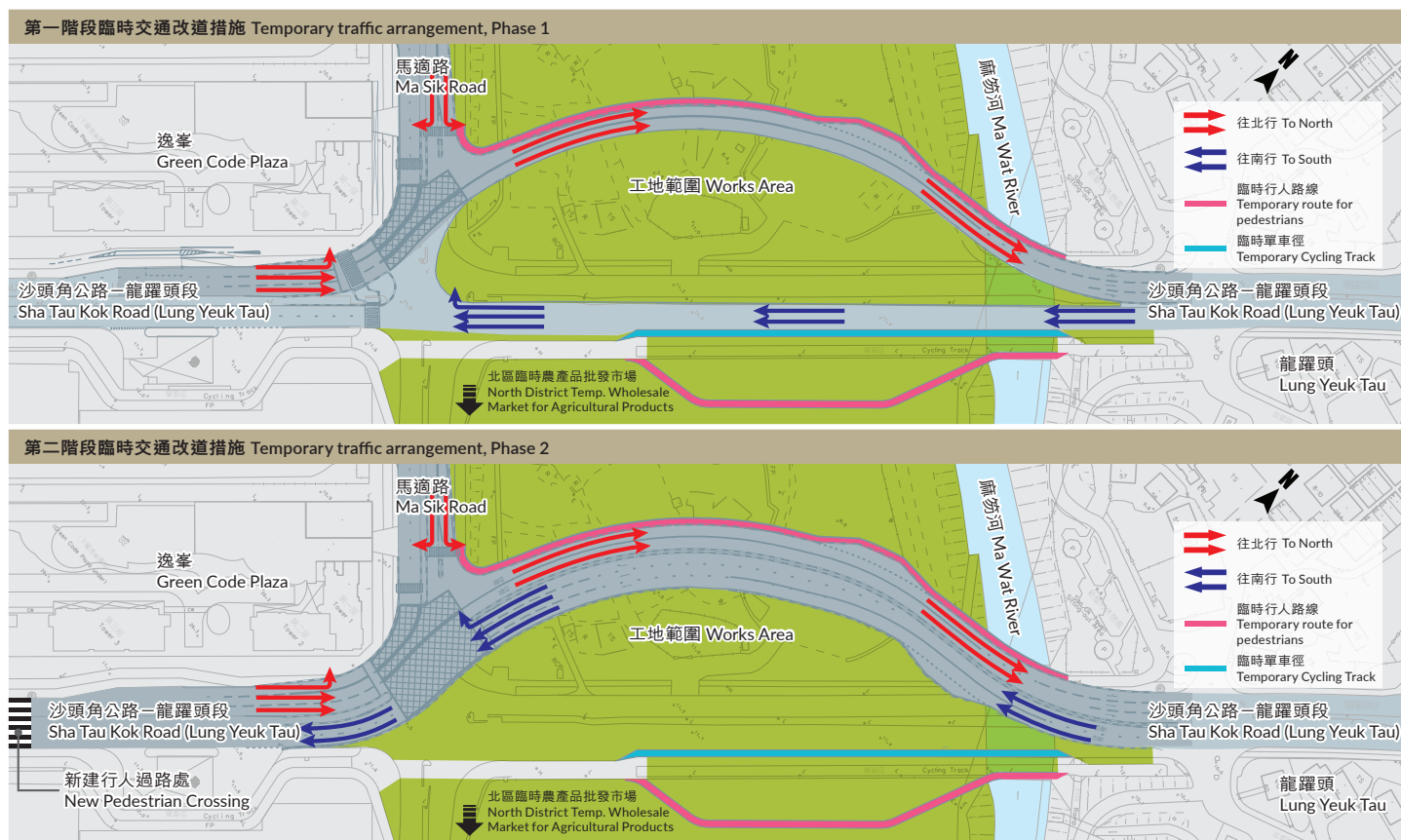
公德地盤獎 Considerate Contractors Site Award Scheme

本項目其中兩個工程團隊，生興－豐利聯營及中國路橋工程有限責任公司，獲建造業議會頒發第28屆公德地盤獎（工務工程－新建工程）優異獎。

Two of the contractors under our project, Sang Hing – Kuly Joint Venture and China Road and Bridge Corporation received the Merit award from the Construction Industry Council in the 28th Considerate Contractors Site Award Scheme (Public Works – New Works).



沙頭角道龍躍頭段現正進行大型挖掘工程，以建造將來的交匯處。因應地下車道的興建及地下設施搬遷工程，該處將於2023年第一季起進行臨時交通改道措施，預計分兩個階段進行。



工程小知識 Engineering Knowledge

甚麼是建築信息模擬？

建築信息模擬(BIM)是一項嶄新的技術，讓建築、工程及建造業從業員在整體項目上管理有關建造項目的資訊，包括從規劃至設計、投標至建造、營運及設施管理等方面。

透過建立建築信息模型資料庫，涵蓋建築幾何結構、空間關係、地域性資訊、建築物元件數量及特性等資料。此技術利用嶄新科技協助項目管理、調控建造程序、跨界別合作、對外溝通、決策支援及風險管理等。



What is Building Information Model (BIM)?

Building Information Modelling (BIM) is a new technology enabling architecture, engineering and construction industry practitioners to holistically manage information related to construction projects, from planning to design, tendering to construction and operations to facility management.

Through the production of Building Information Model database, which encompasses building geometry, spatial relationships, geographic information, quantities and properties of building elements, it forms a new way of working using new technology to facilitate project management, better construction process control, cross-disciplinary collaboration, communication with external stakeholders, decision support and risk management.

請利用以下 QR CODE，瀏覽運用了 BIM 技術製成的粉嶺公路(東段)360短片！
Use QR code to view the BIM 360 video of the Fanling Highway (Eastern Section)!



查詢詳情，請與古洞北及粉嶺北新發展區辦事處聯絡。
For further information, please contact the Kwu Tung North and Fanling North New Development Area Office.
古洞北 tel: 3547 1645 email: kttnr@cedd.gov.hk | 粉嶺北 tel: 3547 1648 email: flnrp@cedd.gov.hk

瀏覽古洞北及粉嶺北新發展區(第一階段)網頁，了解最新工程資訊！
Visit Kwu Tung North and Fanling North New Development (Phase 1) webpage for more latest project information!

