

在北部都會區促進「城鄉共融」 成立「北都城鄉共融基金」先導計劃

Promoting urban-rural integration in the Northern Metropolis

Establishing the "Northern Metropolis Urban-rural Integration Fund" as a pilot scheme



背景

Background

- 政府在2021年公布的《北部都會區發展策略》提出合理利用、活化和保護北都的人文及天然資源，營造北都「城市與鄉郊結合、發展與保育並存」的獨特都會景觀

As proposed in the “Northern Metropolis Development Strategy” published by the Government in 2021, the cultural and natural resources in the NM should be suitably utilised, revitalised and conserved to create the NM with a unique metropolitan landscape featured with “Integration of urban and rural areas and co-existence of development and conservation”

- 政府在規劃北都時，會在可行情況下悉數保留原居民鄉村並會從城市規劃和設計方面入手，確保新發展和鄉村環境融合，同時為周邊鄉村帶來交通及其他基礎設施的提升、完善的政府和社區設施配套，並新增多元的就業機會

In planning the NM, the Government will reserve indigenous villages where practicable and to ensure integration of new developments with the rural environment from town planning and design perspectives. At the same time, nearby villages would benefit from the NM development through, improvement of transport and other infrastructure facilities, comprehensive government and community supporting facilities, and a diverse range of new job opportunities

- 自2024年11月展開顧問研究，為北都發展制訂《北部都會區城鄉共融指引》。並在《2026-27年度財政預算案》中建議撥款2億元推出「北都城鄉共融基金」先導計劃（「先導計劃」）

Consultancy study commenced in November 2024 with a view to formulating the “Guidelines on Urban-rural Integration in the NM” for the development of the NM. Also proposed in the 2026-27 Budget that \$200 million would be allocated for launching the “NM Urban-rural Integration Fund” as a Pilot Scheme (the Pilot Scheme)



北都的「城鄉共融」 - 目標

URI in the Northern Metropolis - Objectives

帶動提升

Bringing improvements

將北都打造成為一個有多元魅力的都會區的同時，「帶動提升」鄉村的生活質素和改善經濟

“Bringing improvements” in the living quality and economy of villages while transforming the NM into a metropolitan area with diverse appeal

連繫互動

Connection and interaction

促進城和鄉的「連繫互動」，推崇彼此尊重與接納

Facilitating “connection and interaction” between urban and rural areas to promote mutual respect and acceptance

可持永續

Sustainability

以鄉郊環境和自然資源展現出村落的個性，達致「可持永續」

Reflecting the respective characters of villages by the rural environment and natural resources with a view to achieving “sustainability”

發揚傳承

Promotion and continuation

讓新界鄉村文化傳統得以「發揚傳承」，鞏固鄉村在社會的價值

Enabling the “promotion and continuation” of cultural traditions of villages in the New Territories, with a view to consolidating the value of villages in society

共享參與

Shared participation

透過政府、城鄉各持份者的共同投入，做到「共享參與」

Attaining “shared participation” through joint efforts of the Government and stakeholders from both urban and rural areas



建議推展下列促進「城鄉共融」的措施

Propose to implement the following measures to promote URI

除了過去已實踐的城市規劃和設計工作外，建議：

Apart from the town planning and design work undertaken in the past, we also propose:

1. 活化特色鄉村建築、設立鄉村文化徑
Revitalising signature rural buildings and establishing heritage trails in villages
2. 預留空間作休憩用地及傳統節慶活動用途
Reserving space for open spaces and organising traditional festive events
3. 改善鄉村排污和其他基礎建設
Improving sewerage and other rural infrastructures
4. 在先導地區容許全棟新界豁免管制屋宇改裝成食肆、零售商店或旅館
Allowing conversion of the whole block of the New Territories Exempted Houses (NTEHs) in pilot areas into restaurants, retail shops or guesthouses
5. 善用農地作農耕活動
Leveraging farmland for farming activities
6. 成立「北都城鄉共融基金」先導計劃
Establishing the “NM Urban-rural Integration Fund” as a pilot scheme



1. 活化特色鄉村建築、設立鄉村文化徑

Revitalising signature rural buildings and establishing heritage trails in villages

- 善用區內鄉村的**文化資源**，積極實踐「**城鄉共融**」的理念
Make use of villages' **cultural resources** in the areas and practise the concept of **URI** proactively
- 推廣**鄉村文化**，推動**鄉村旅遊**及帶動**鄉村經濟**
Promote **village culture**, boost **village tourism** and drive the **rural economy**
- 進一步提升香港在文化藝術方面的**軟實力**
Hong Kong's **soft power** in cultural arts can be further strengthened



- **充分利用傳統鄉村的歷史人文資源**
Leverage the historical and cultural resources of traditional villages
- 透過**活化特色鄉村建築**，增強其社區用途
Through **revitalising signature rural buildings** and enhancing their community functions
- 設立**鄉村文化徑**，把鄉村的傳統建築及景點連繫起來
Establish **rural heritage trails** to link up traditional architecture with scenic spots in villages

1. 活化特色鄉村建築、設立鄉村文化徑

Revitalising signature rural buildings and establishing heritage trails in villages

- 積極探討在目前**處於規劃階段的新發展區周邊**，設立鄉村文化徑的可行性
Proactively explore the feasibility of establishing rural heritage trails **in the vicinity of the NDAs which are currently in the planning stage**

例子：

Examples:



河套區發展附近的惇裕渡頭小型活化改善工程
(進行中)

Minor Revitalisation and Improvement Works at Tun Yu Pier in
adjacent to the Development of the Loop
(In progress)



新田科技城文化步行徑(將於短期開展)
Cultural walking trail in **San Tin Technopole**
(Commencing soon)



粉嶺蔬菜產銷合作社龍躍頭收集站
(將於短期開展)

The Lung Yauk Tau Vegetable Collection Centre of the
Fanling Vegetables Marketing Co-operative Society
(Commencing soon)

2. 預留空間作休憩用地及傳統節慶活動用途

Reserving space for open spaces and organising traditional festive events

- 鄉村與新發展區之間的**緩衝地區**，**預留足夠公共空間**，或把現有空間改造成休憩用地

Reserve sufficient public space (particularly in the **buffer zones** between villages and NDAs) or converting existing space into open spaces in NDAs

- 舉行**特色市集**或**傳統節慶活動**如打醮、舞龍舞獅、盂蘭勝會、盆菜宴等，為**非遺文化傳承**提供更合適的環境和場景

To hold **specialty markets** or **traditional festive events** such as Jiao Festivals (also known as “Da Chiu”), dragon and lion dances, Yu Lan Festivals, and basin meal banquets, with a view to providing more suitable environments and venues for the **continuation of intangible cultural heritage**



例子：

Examples:

- 新田科技城周邊的洲頭村及下灣村、粉嶺繞道塘坑村段的橋下空間、洪水橋 / 厦村新發展區內青磚圍附近的東籬小築等

Chau Tau Tsuen and Ha Wan Tsuen in the surrounding areas of San Tin Technopole, the space underneath Fanling Bypass-Tong Hang Tsuen section, and Tung Lei Villa (東籬小築) near Tsing Chuen Wai in Hung Shui Kiu/Ha Tsuen NDA



新田科技城周邊的洲頭村
Chau Tau Tsuen in the surrounding areas of
San Tin Technopole

3.改善鄉村排污和其他基礎建設

Improving sewerage and other rural infrastructures

- 由政府牽頭的新發展區工程項目會大幅提升基礎設施，除支援新發展區外，亦為附近鄉村改善基礎建設，當中包括

The works projects of NDAs led by the Government will greatly upgrade the infrastructures. Apart from supporting NDAs, infrastructures of nearby villages will also be improved. For example,

- 擬建**道路**網絡和**鐵路**連接
proposed **road** network and **railway** connections
- **排污及排水系統**
sewerage and **drainage** systems
- 土拓署會評估新發展區對上下游地區包括鄉村的排水影響，按需要提升排水設施；在新發展區應用**海綿城市**概念，以「**基於自然的解決方案**」設計改善排水系統及河道管理
CEDD will assess drainage impacts to the upstream and downstream areas of NDAs, including villages, and upgrade drainage facilities as necessary; adopt **sponge-city** concept in, enhance drainage capacity and improve drainage systems in NDAs based on “**nature-based solutions**”
- 一直以來在擬訂新發展區項目所需的公共污水收集設施時，一般會一併考慮周邊鄉村的需求，包括將新建的公共污水渠鋪設到**接近現有鄉村**的位置
Have all along been taking into account also the needs of surrounding villages generally when planning public sewerage facilities required for NDA projects, including laying new public sewers up to **places close to existing villages**



3.改善鄉村排污和其他基礎建設

Improving sewerage and other rural infrastructures

- 於新發展區有關土地平整及基礎設施的工務工程項目內預留撥款，以**分批接駁**附近鄉村的污水收集系統至**公共污水收集系統**

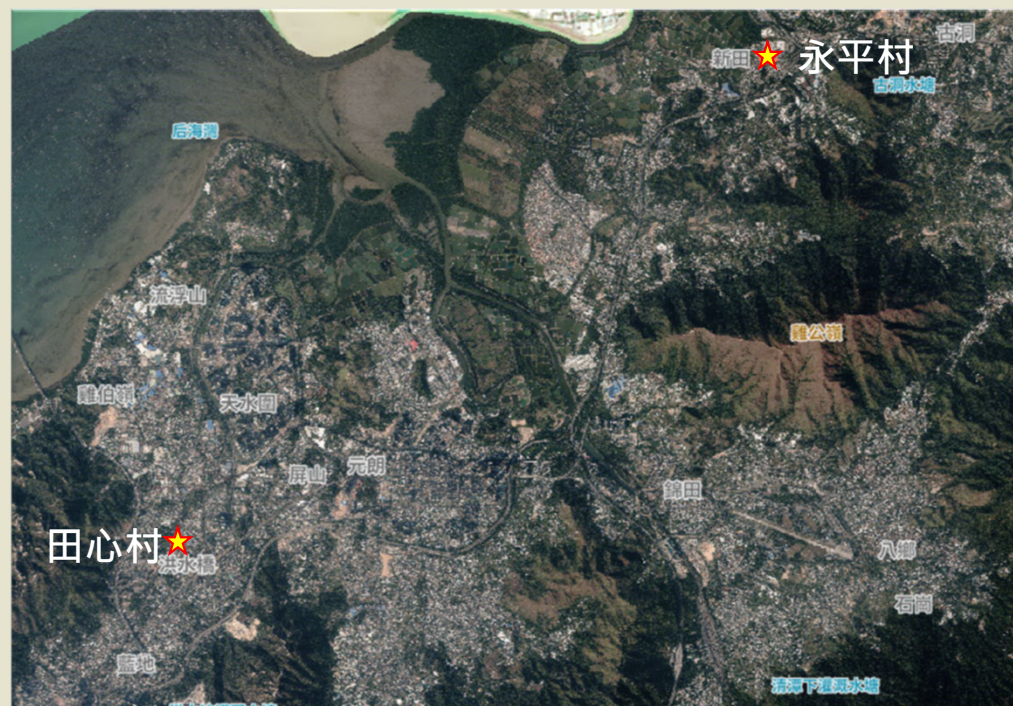
To earmark provisions in the public works projects related to site formation and engineering infrastructure in NDAs for **phased connection** of neighbouring villages' sewerage systems to **public sewerage systems**

- 集中**優先處理**已有或將會有公共污水收集系統敷設於附近的現有鄉村，初步估計約四、五十條左右

Accord priority to some 40 to 50 number of existing villages, as a preliminary estimate, with public sewerage system in place or will be constructed nearby

- 與相關決策局和部門進一步敲定其他擬涵蓋的鄉村的細節

Finalise the details of other villages proposed to be covered in collaboration with the relevant policy bureaux and departments



4. 在先導地區容許新界豁免管制屋宇全棟改裝成食肆、零售商店或旅館

Allowing conversion of the whole block of the NTEHs in pilot areas into restaurants, retail shops or guesthouses

- 須**適度放寬**新界豁免管制屋宇經營**食肆、零售商店及旅館**的規劃和其他限制

Shall **moderately relax** the planning and other restrictions on NTEHs in relation to operation of **restaurants, retail shops and guesthouses**

- 鼓勵鄉村經濟活動及**鄉村旅遊**發展，推廣**鄉村歷史和文化**，增添北都的特色和**多元魅力**

Provide opportunities to economic activities in villages and **rural tourism** development and promote **rural historical** and **cultural heritage**, adding to the characteristics and **diverse appeal** of the NM

- 目前「鄉村式發展」地帶的新界豁免管制屋宇只有**地面一層**可作食肆或零售商店用途

Currently, restaurants and retail shops are only permitted on the **ground floor** of NTEHs in “Village Type Development” zones



4. 在先導地區容許新界豁免管制屋宇全棟改裝成食肆、零售商店或旅館

Allowing conversion of the whole block of the NTEHs in pilot areas into restaurants, retail shops or guesthouses

- 建議在燕崗和河上鄉兩條鄉村試行放寬「鄉村式發展」的規劃限制

Propose relaxing the planning restrictions within “Village Type Development” in two villages, namely, Yin Kong and Ho Sheung Heung

- 視乎先導地區的推展情況和成效等，研究在先導地區之外的其他北都「鄉村式發展」地帶，特別是由村民提議並獲新界鄉議局支持的地點，適度放寬有關規劃限制

Subject to the progress and results of the implementation in the pilot areas, we will explore moderate relaxation of the relevant planning restrictions in other “Village Type Development” zones in the NM other than the pilot areas, in particular, locations proposed by villagers and supported by HYK

- 將於今年稍後推出的《北部都會區城鄉共融指引》中公布適用於將新界豁免管制屋宇全棟或部分樓層改裝為食肆的消防合規要求

Announce a set of fire safety requirements applicable to conversion of NTEHs (whole block/some floors) into restaurants in the Guidelines on Urban-rural Integration in the NM to be release later this year



構想圖
Artist Impression

5. 善用農地作農耕活動

Leveraging farmland for farming activities

- 塋原自然生態公園 - 出租農業區予原本在塋原耕種的農戶**繼續耕作**
Long Valley Nature Park - Designated Agriculture Zone where leasehold is granted to farmers who originally practiced farming in Long Valley to **continue farming**
- 三寶樹濕地保育公園 - **引入現代化水產養殖設施及技術**
Sam Po Shue Wetland Conservation Park - **to introduce modernised aquaculture facilities and technologies**
- 善用擬議「先導計劃」推展**結合農業活動與自然景觀、休閒、觀光及農產品銷售等的項目**
Making good use of the “NM Urban-rural Integration Fund” to take forward projects that **combine agricultural activities with elements of natural scenery, leisure, tourism and sale of agricultural products**
- 漁護署多管齊下的措施：「農 + 樂」農場計劃、「農業持續發展基金」等
Multi pronged approach by Agriculture, Fisheries and Conservation Department: “Agri enJoy” Scheme, Sustainable Agricultural Development Fund, etc.
- 展開或計劃展開推動鄉村及生態旅遊相關的**規劃研究**
Launch or plan to launch **planning studies** relevant to promotion of rural and eco-tourism



塋原自然生態公園
Long Valley Nature Park



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

6. 成立「北都城鄉共融基金」先導計劃

Establishing the “NM Urban-rural Integration Fund” as a pilot scheme

目的：

Purpose:

- 進一步促進「城鄉共融」並善用民間智慧，為有關的「城鄉共融」項目提供財政支援

Provide financial support for projects related to urban-rural integration by further promoting urban-rural integration and capitalising on **community wisdom**

基本資料：

Basic information:

- 非經常開支承擔額：**2億元**
Non-recurrent commitment: **\$200 million**
- 涵蓋的範圍：坐落於北都內新發展區毗鄰的鄉郊地區(包括200多條現有鄉村)，而未被現行「鄉郊保育資助計劃」覆蓋的地點
Coverage: **Rural areas which are located adjacent to NDAs in the NM** (encompassing over 200 existing villages) but **not covered by the current “Countryside Conservation Funding Scheme”**



6. 成立「北都城鄉共融基金」先導計劃

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基本要求:

Basic requirements:

- 須配合**鄉郊旅遊**的推廣，或符合政府訂定的「城鄉共融」主題，包括**落實**「城鄉共融」**五大目標**

Shall align with the promotion of **rural tourism** or themes established by the Government to promote urban-rural integration, and the **five major objectives** of urban-rural integration

- 整體上**惠及社區**，而非個人或單一機構

Must **benefit the community as a whole**, rather than individuals or single organisations



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申請資格：

Application criteria:

- a) 根據《稅務條例》（第112章）獲豁免繳稅，屬公共性質的**慈善機構或信託團體**；

A **charitable institution or a trust** of a public nature granted tax exemption under the Inland Revenue Ordinance (Cap. 112);

- b) 根據《公司條例》（第622章）註冊成立的**擔保有限公司**，其**宗旨及權力不包括向成員分派利潤**；或

A **company limited by guarantee** registered under the Companies Ordinance (Cap. 622) whose **objects and powers do not include distribution of profits to its members**; or

- c) 根據其他法例註冊或成立的**非牟利社團或組織**

A **non-profit-making society or organisation** registered or established under other laws

- 鄉事委員會符合上述(a)、(b)或(c)的資格，亦可提出申請

Rural committees satisfying criteria (a), (b) or (c) above will also be eligible to apply



6. 成立「北都城鄉共融基金」先導計劃

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資助項目及上限：

Funded projects and subsidy cap:

- 資助**復修 / 改造**私人土地及 / 或建築物（例如村屋、祖堂擁有的祠堂、書塾等）；及
Provide subsidy for **restoration/ conversion** of private land and/or buildings (such as village houses, ancestral halls owned by Tso/Tongs, private schools in villages, etc.); and
- **將其用作推行具文化 / 歷史 / 旅遊價值，且財務可持續的項目**
Utilise the above for implementing **financially sustainable** projects of **cultural/historical/tourism value**
- 可以有**產生收入**的元素，例如**食肆、旅館、書店或零售商店**等
May comprise **revenue-generating** elements such as **restaurants, guesthouses, bookshops, retail shops**, etc.
- **提升硬件及初期營運支出**
Cover **hardware upgrades** and **initial operating** expenses
- 建議上限**1,000萬元**，須**持續營運至少三年**
Subsidy cap to be set at **\$10 million**, with **continuous operation for at least three years**

故事館 / 紀念品
Heritage gallery/ Souvenir shop



鄉村文化展館
Village cultural exhibition halls



歷史文化空間
Historical and cultural space



駐村藝術家場所
Artist residencies



僅作示意用途 For indicative purpose only

6. 成立「北都城鄉共融基金」先導計劃

Establishing the “NM Urban-rural Integration Fund” as a pilot scheme

閒置村屋
Idle village houses



復修 / 改造
Restoration/Conversion



鄉村文化展館
Village cultural exhibition halls



故事館 / 紀念品
Heritage gallery/ Souvenir shop



特色餐飲
Theme catering



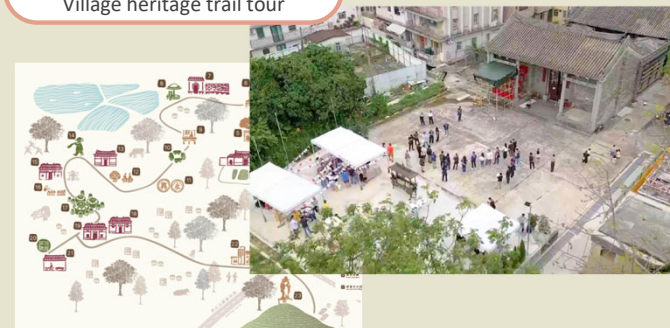
例子(僅作示意用途)

Example (For indicative purpose only)

鄉村周末市集
Village weekend markets



鄉村文化徑導賞
Village heritage trail tour



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Establishing the “NM Urban-rural Integration Fund” as a pilot scheme

資助項目及上限：

Funded projects and subsidy cap:

- **不涉及**復修 / 改造私人土地或建築物；或
Not involving restoration/ conversion of private land and/or buildings; or
- **一次性或非恆常**舉辦的活動
One-off or non-recurring events
- 例如：鄉村品牌設計、鄉村環境美化及推廣、鄉村歷史文化研究及編製、鄉村節 / 周末市集活動、導賞體驗設計與開發等
For example: village branding design, village environment beautification and promotion, research and compilation of rural historical and cultural heritage, village festivals/weekend markets, the design and development of guided tours, etc.
- 建議上限**200萬元**
Subsidy cap to be set at **\$2 million**
- 令更多項目受惠
To ensure more projects can benefit



僅作示意用途 For indicative purpose only

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評審機制：

Assessment mechanism:

- 發展局成立**評審委員會**
The Development Bureau (DEVB) will establish an **assessment committee**
- 申請人須提交**計劃書**
Applicants must submit a **proposal**
- 是否能**帶動鄉郊旅遊**和符合政府推展「城鄉共融」的目標
Whether the proposed project can **drive rural tourism** and align with the Government's **objectives of promoting URI**
- 其**技術可行性**
Its **technical feasibility**
- **推行時間表**
Implementation timetable
- 與其他「城鄉共融」相關措施是否能產生**協同效應**
Whether **synergies** can be created with other measures related to URI
- 持份者（如鄉事委員會、村代表及村民）的**支持**
Support from stakeholders (such as rural committees, village representatives and villagers)
- 申請者的**經驗及能力**
Applicant's **experience and capabilities**
- 項目對其所在地的**影響**（如對旅客的承載力）等
Proposed project's **impact** on surrounding areas (such as the capacity to receive visitors)



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申請指引和技術支援：

Application guide and technical support:

- 將會**分批**開放申請
Open for application **by batches**

開放申請前

Before the Pilot Scheme
is open for applications

- 制訂**申請指引**，列明各項細節和**例子**供參考

Draw up an **application guide** setting out the relevant details and **examples** for reference

- 舉行**簡介會**

Organise a **briefing session**

- 一系列機制，例如與政府簽訂**資助協議**等，並會就獲批申請及項目推行進度，向立法會發展事務委員會提交**年度報告**

A series of mechanisms, eg. entering into a **funding agreement** with the Government, etc.; and will submit **annual reports** to LegCo Panel on Development on approved applications and the implementation progress of projects

申請獲批後

After the proposed
projects are approved

- 為受資助項目提供技術支援和協調，例如**土地及規劃**事宜、相關**牌照申請**等

Provide technical support and co-ordination for the funded projects, for example, in relation to **lands and planning** matters and **applications for relevant licences**



推行時間表

Implementation Timetable

- **2026年第四季：**就擬議「先導計劃」向立法會財務委員會（財委會）申請撥款
Q4 2026: To seek funding approval of the Finance Committee (FC) for the proposed Pilot Scheme
- **2026年內：**
Within 2026
 - 如獲得財委會批准撥款，推出擬議「先導計劃」
Subject to funding approval of the FC, roll out the proposed Pilot Scheme
 - 公布《北部都會區城鄉共融指引》
Publish the Guidelines on Urban-rural Integration in the NM



謝謝
Thank you