

二零一三年施政報告

變中求穩
務實為民



第2階段
Stage 2
公眾參與
Public Engagement



優化土地供應策略

維港以外填海及發展岩洞

Enhancing Land Supply Strategy

RECLAMATION OUTSIDE VICTORIA HARBOUR and
ROCK CAVERN DEVELOPMENT

21-3-2013

大綱 Contents

1. 土地儲備 **Land Reserve**
2. 第一階段公眾參與 **Stage 1 Public Engagement**
3. 填海和發展岩洞的選址 **Selection of Reclamation and Rock Cavern Development Sites**
 - (a) 具潛力的填海地點
Potential Reclamation Sites
 - (b) 岩洞發展先導計劃
Pilot Schemes of Rock Cavern Development
4. 第二階段公眾參與 **Stage 2 Public Engagement**
5. 下一步 **Next Step**

土地儲備 Building Land Reserve

- 用作不同土地用途 for different land use :



房屋用地
Housing land



基礎建設
Infrastructural development



社會設施
Societal facilities



商業用地
Business land

- 三種 Three kinds :

1

完成平整土地 Land is formed

短期可應用 Short-term uses

2

在已物色的可行地點，完成研究及設計工作
Complete detailed study and design on identified potential sites

中期應用 Medium-term uses

3

預留符合選址準則的可行地點
Reserve sites that fulfill the site selection criteria

長期應用 Long-term uses

填海最適合用作土地儲備

Reclamation is most suitable means to build up land reserve

不會影響現有土地用途
Will not affect existing land use



填海有利全面規劃

Reclamation allows comprehensive planning



建立一個平衡和可持續發展的社區
Building a balanced and sustainable community

填海可提供調遷地點

Reclamation can provide decanting sites



安置受其他土地開發項目影響的居民和設施

Accommodate residents and facilities affected by other land supply options

填海可處理剩餘公眾填料 Reclamation can handle surplus public fill



重用公眾填料 Reuse public fill



大綱 Contents

1. 土地儲備 Land Reserve
2. 第一階段公眾參與 Stage 1 Public Engagement
3. 填海和發展岩洞的選址 Selection of Reclamation and Rock Cavern Development Sites
 - (a) 具潛力的填海地點
Potential Reclamation Sites
 - (b) 岩洞發展先導計劃
Pilot Schemes of Rock Cavern Development
4. 第二階段公眾參與 Stage 2 Public Engagement
5. 下一步 Next Step

第一階段公眾參與 Stage 1 Public Engagement

主要目的

尋求公眾意見

- ❑ 優化土地供應策略
- ❑ 初步填海及發展岩洞選址準則

主要結果

遍支持擬議的優化土地供應策略，包括：

- ☑ 需要更多土地供應
- ☑ 建立土地儲備
- ☑ 「六管齊下」土地供應策略

Main Objectives

To seek comments on:

- ❑ enhancing land supply strategy
- ❑ initial site selection criteria on reclamation and cavern development

Major results

Broad support on the proposed enhancing land supply strategy, including :

- ☑ Need for more land supply
- ☑ Establishment of land reserve
- ☑ “Six-pronged approach” in land supply strategy

填海選址準則

Site Selection Criteria for Reclamation

在可持續發展的原則下

Under the Principles of
**Sustainable
Development**



發展岩洞選址準則

Site Selection Criteria for Rock Cavern Development

在可持續發展的原則下

Under the Principles of
Sustainable
Development



大綱 Contents

1. 土地儲備 Land Reserve
2. 第一階段公眾參與 Stage 1 Public Engagement
3. 填海和發展岩洞的選址 **Selection of Reclamation and Rock Cavern Development Sites**
 - (a) 具潛力的填海地點
Potential Reclamation Sites
 - (b) 岩洞發展先導計劃
Pilot Schemes of Rock Cavern Development
4. 第二階段公眾參與 Stage 2 Public Engagement
5. 下一步 Next Step

具潛力地點 Potential Sites



填海選址 Site Selection

- **全港性覓地調查 -**

檢視具高生態價值的地點，確立「填海止步區」

- **概括性技術評估 -**

- 現存情況，包括土地用途、地理/海域條件、周邊環境
 - 過往之研究報告及分區計劃大綱圖
 - 環境影響包括初步實地生態調查
 - 對外連接交通及對當地交通的影響
 - 對當地社區和附近景觀的初步影響
- 概括性工程可行性評估

- **Territory-wide site search –** review locations with high ecological value, ascertain “No-Go Areas” for reclamation

- **Broad Technical Assessment -**

- Impact on the existing circumstances, including land uses, geographical/ marine conditions, ambient environs
- Past studies and outline zoning plans
- Environmental impact including preliminary on-site ecological assessment
- Impact on exterior transport links and local transport
- Impact on the community and nearby landscape
- Broad engineering feasibility

近岸填海地點 Near Shore Reclamation



西部水域填海地點

Sites in Western Waters



西部水域現況

Current Situation in Western Waters

- 數個大型基建項目在西部水域興建或規劃中

Major infrastructure projects are underway or under planning in the western waters

累計性環境影響評估

Cumulative Environmental Impact Assessment

- 進行累計性環境影響評估，特別是針對中華白海豚

Cumulative environmental impact assessment, particularly the impact on Chinese White Dolphins

生態海岸線優化環境

Enhance marine environment by providing eco-shoreline



大綱 Contents

1. 土地儲備 Land Reserve
2. 第一階段公眾參與 Stage 1 Public Engagement
3. 填海和發展岩洞的選址 Selection of Reclamation and Rock Cavern Development Sites
 - (a) 具潛力的填海地點
Potential Reclamation Sites
 - (b) 岩洞發展先導計劃
Pilot Schemes of Rock Cavern Development
4. 第二階段公眾參與 Stage 2 Public Engagement
5. 下一步 Next Step

具潛力的填海地點

Potential Reclamation Sites

填海面積約 200 – 300 公頃
Reclamation Area: 200 to 300 ha



主要機遇
Main Opportunities

主要挑戰
Main Challenges

具潛力的填海地點

Potential Reclamation Sites

填海面積約 200 – 300 公頃
Reclamation Area: 200 to 300 ha



主要機遇

Main Opportunities

- 連接主要交通幹線
Connect to strategic traffic routes
- 提供就業機會，惠及屯門新市鎮
Provide job opportunities benefiting Tuen Mun New Town

主要機遇

Main Opportunities



主要挑戰

Main Challenges



具潛力的填海地點

Potential Reclamation Sites

填海面積約 200 – 300 公頃
Reclamation Area: 200 to 300 ha



主要挑戰 *Main Challenges*

- 避免中華白海豚活躍地點
Avoid Chinese White Dolphins active spot
- 現有天然海岸線及沙灘
Existing natural shoreline and beach
- 鄰近發電廠、天然氣發電廠
Power and natural gas stations nearby

主要機遇

Main Opportunities



主要挑戰

Main Challenges



具潛力的填海地點

Potential Reclamation Sites



主要機遇

Main Opportunities



主要挑戰

Main Challenges



填海面積約 100 - 150 公頃
Reclamation Area: 100 to 150 ha

具潛力的填海地點

Potential Reclamation Sites



主要機遇

Main Opportunities

- 鄰近機場及主要交通幹線
Airport and strategic routes nearby
- 作策略性經濟發展，如物流園
Strategic economic development, e.g. logistic park
- 支援東涌發展
Support development of Tung Chung

主要機遇

Main Opportunities



主要挑戰

Main Challenges



填海面積約 100 – 150 公頃
Reclamation Area: 100 to 150 ha

具潛力的填海地點

Potential Reclamation Sites



主要機遇

Main Opportunities



主要挑戰

Main Challenges

- 飛機噪音帶來的發展限制
Development constraint due to aircraft noise
- 避免中華白海豚活躍地點
Avoid Chinese White Dolphins active spot
- 避開大蠔保育區
Avoid encroachment on Tai Ho Conservation Area

主要挑戰

Main Challenges



填海面積約 100 – 150 公頃

Reclamation Area: 100 to 150 ha

具潛力的填海地點

Potential Reclamation Sites



主要機遇

Main Opportunities



主要挑戰

Main Challenges



填海面積約 60 – 100 公頃
Reclamation Area: 60 to 100 ha

具潛力的填海地點

Potential Reclamation Sites



主要機遇

Main Opportunities

- 根據分區計劃大綱圖，作為配合旅遊及康樂活動的用途
According to Outline Zoning Plan for uses compatible with tourism and recreation in future
- 鄰近機場，建造商業園
Near the airport, create a business park
- 創造商業及就業機會
Create business and job opportunities
- 供遊艇碼頭及水上活動中心
A marina and water sports centre

主要機遇

Main Opportunities



主要挑戰

Main Challenges



填海面積約 60 – 100 公頃

Reclamation Area: 60 to 100 ha

具潛力的填海地點

Potential Reclamation Sites



主要挑戰 *Main Challenges*

- 避免影響中華白海豚及其生態價值的棲息地
Avoid impacts on Chinese White Dolphins and habitats of ecological importance
- 飛機噪音帶來的發展限制
Development constraint due to aircraft noise

主要機遇 *Main Opportunities*

主要挑戰 *Main Challenges*

填海面積約 60 – 100 公頃
Reclamation Area: 60 to 100 ha

具潛力的填海地點

Potential Reclamation Sites



主要機遇

Main Opportunities



主要挑戰

Main Challenges



填海面積約 80 – 120 公頃
Reclamation Area: 80 to 120 ha

具潛力的填海地點

Potential Reclamation Sites



主要機遇

Main Opportunities



主要機遇

Main Opportunities

- 與現時青衣的交通樞紐接駁
Easy access to existing transportation nodes
- 打造區域物流樞紐
Create a regional logistics node
- 創造就業機會
Create job opportunities

主要挑戰

Main Challenges



填海面積約 80 – 120 公頃
Reclamation Area: 80 to 120 ha

具潛力的填海地點

Potential Reclamation Sites



主要挑戰

Main Challenges

- 現有工業設施帶來的發展限制
Development constraint due to existing industrial facilities

主要機遇

Main Opportunities



主要挑戰

Main Challenges



填海面積約 80 – 120 公頃

Reclamation Area: 80 to 120 ha

具潛力的填海地點

Potential Reclamation Sites



主要機遇

Main Opportunities



主要挑戰

Main Challenges



填海面積約 30 – 60 公頃
Reclamation Area: 30 to 60 ha

具潛力的填海地點

Potential Reclamation Sites



主要機遇

Main Opportunities

- 提供住宅用地
Land for residential development
- 提供社區設施用地
Land for community facilities
- 與沙田污水處理廠原址的發展產生協同效應
Create synergy with the development of Sha Tin Sewage Treatment Works site

主要機遇

Main Opportunities



主要挑戰

Main Challenges



填海面積約 30 – 60 公頃

Reclamation Area: 30 to 60 ha

具潛力的填海地點

Potential Reclamation Sites



主要挑戰

Main Challenges

- 城市設計以融入現有社區
Urban design integrates with the existing community

主要機遇

Main Opportunities



主要挑戰

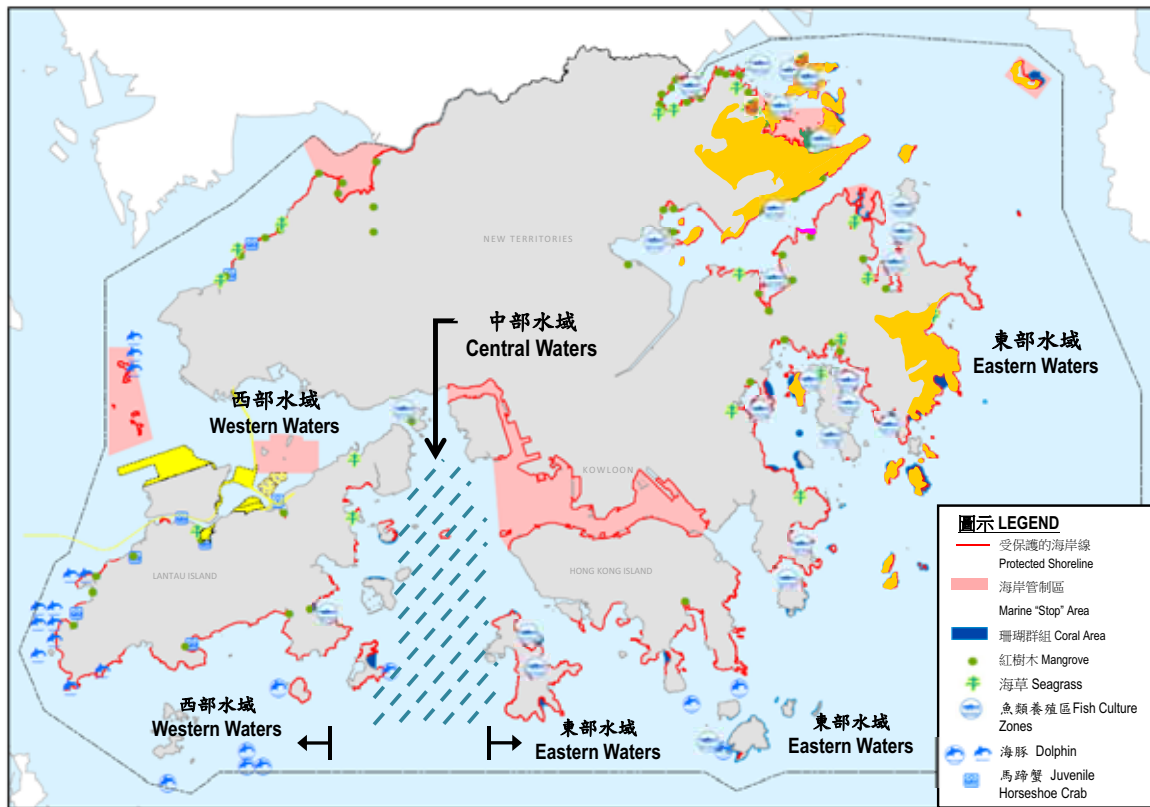
Main Challenges



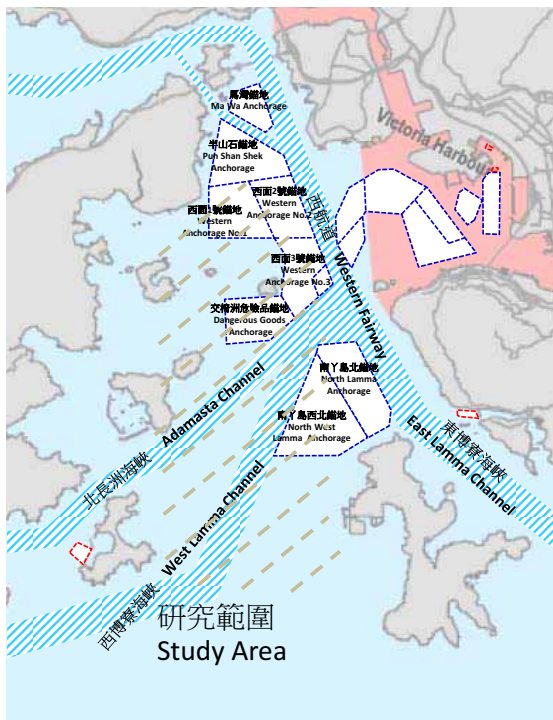
填海面積約 30 – 60 公頃

Reclamation Area: 30 to 60 ha

Artificial Island Site Search - Constraints Maps 人工島填海選址—限制圖



Opportunity of Building Artificial Islands in Central Waters 中部水域興建人工島的機遇



中部水域 Central Water

- Less environmental constraints
較少環境限制
- High planning flexibility
具高規劃彈性

初步評估:

Preliminary Assessments:

- 海洋生態 Marine Ecology
- 海上交通 Marine Traffic
- 港口運作 Port Operation
- 水流 Current
- 基建接駁 Infrastructure Connection

進一步研究 Further Studies:

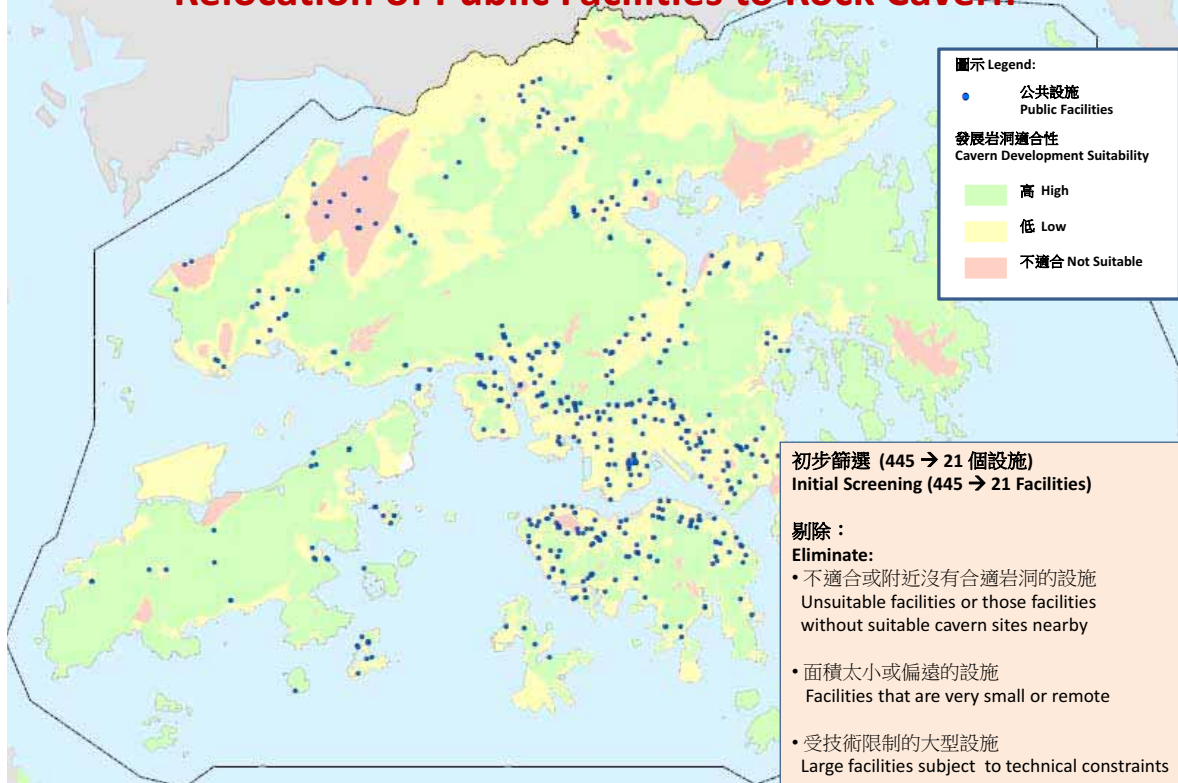
- 中部水域興建人工島進行策略性研究
- Conduct Strategic Studies on artificial islands in central waters

大綱 Contents

1. 土地儲備 Land Reserve
2. 第一階段公眾參與 Stage 1 Public Engagement
3. 填海和發展岩洞的選址 Selection of Reclamation and Rock Cavern Development Sites
 - (a) 具潛力的填海地點
Potential Reclamation Sites
 - (b) 岩洞發展先導計劃
Pilot Schemes of Rock Cavern Development
4. 第二階段公眾參與 Stage 2 Public Engagement
5. 下一步 Next Step

搬遷公共設施往岩洞

Relocation of Public Facilities to Rock Cavern



搬遷公共設施往岩洞 – 先導計劃

Relocation of Public Facilities to Rock Cavern – Pilot Scheme



3個發展岩洞計劃 3 Schemes of Rock Cavern Development (RCD)		可發展範圍 Developable Area
1	鑽石山食水及海水配水庫 Diamond Hill Fresh Water & Salt Water Service Reservoirs	3.0 公頃 (ha)
2	西貢污水處理廠 Sai Kung Sewage Treatment Works	2.2 公頃 (ha)
3	深井污水處理廠 Sham Tseng Sewage Treatment Works	1.1 公頃 (ha)

21 設施 (Facilities) → 3 項目 (3 Schemes)

• 優先考慮遷移具厭惡性而又近市區/已發展地區的設施，使能與周邊地方產生協同效應。
Priority to relocating NIMBY facilities near urban/developed areas

• 具成本效益
Cost-effective

發展岩洞先導計劃

Pilot Schemes of Rock Cavern Development



可於市區提供土地
作住宅發展或興建
政府、機構或社區
設施

Provide land in urban area for residential
development or Government, Institution or
Community facilities



可發展土地：3公頃
Developable Land : 3 ha

發展岩洞先導計劃

Pilot Schemes of Rock Cavern Development



重置厭惡性設施於岩洞內，可為附近居民帶來社區效益和改善環境

Relocate NIMBY facility into cavern to bring social and environmental benefits to the local community



方案B: 綜合發展的方案

輔以少量填海，發展的同時可重置受影響設施、擴大船隻碇泊區，以及提供海濱長廊滿足當區需要

Option B: An option for an integrated development

Together with minor reclamation for development, reprovisioning of affected facilities and satisfying the local demand for more boat anchorage spaces and a waterfront promenade.

可發展土地 : 2.2 - 6公頃
Developable Land : 2.2 to 6 ha

發展岩洞先導計劃

Pilot Schemes of Rock Cavern Development



可騰出海濱用地
作房屋發展或興
建政府、機構或
社區設施

Release land in waterfront for housing
or Government, Institution or
Community facilities



可發展土地：1.1公頃
Developable Land : 1.1 ha

發展岩洞先導計劃 – 路線圖

Pilot Schemes of Rock Cavern Development – Roadmap



首個先導計劃 –
沙田污水處理廠
1st Scheme – Shatin Sewage
Treatment Works

- 可行性研究已經展開
On-going feasibility study



另外三個項目
3 additional Projects

- 在第二階段公眾參與諮詢公眾

To consult public at Stage 2 PE



長遠策略研究
Study on long-term
strategy

- 擬備岩洞發展總綱圖，
並制定政策指引

To prepare rock cavern master
plans and formulate policy
guidelines

大綱 Contents

1. 土地儲備 Land Reserve
2. 第一階段公眾參與 Stage 1 Public Engagement
3. 填海和發展岩洞的選址 Selection of Reclamation and Rock Cavern Development Sites
 - (a) 具潛力的填海地點
Potential Reclamation Sites
 - (b) 岩洞發展先導計劃
Pilot Schemes of Rock Cavern Development
4. 第二階段公眾參與 Stage 2 Public Engagement
5. 下一步 Next Step

第二階段公眾參與 Stage 2 Public Engagement

- 建立土地儲備的需要
The need for building up a land reserve
- 介紹具潛力的填海及岩洞發展地點
To introduce the potential reclamation and rock cavern development sites
- 個別填海及發展岩洞地點的關注事項
The issues of concern of each potential reclamation sites and rock cavern development sites

● 諮詢期 Consultation Period:

- 2013年3月21日至6月21日 [三個月]

21 March to 21 June 2013 [Three months]



活動計劃 Activity Programme

- 公眾論壇 Public Forums
- 巡迴展覽 Roving Exhibition
- 諮詢立法會和政黨、區議會、法定諮詢機構，專業團體及相關持份者
Engagement of LegCo & political parties / DCs / relevant statutory advisory and professional bodies and stakeholders.

大綱 Contents

1. 土地儲備 Land Reserve
2. 第一階段公眾參與 Stage 1 Public Engagement
3. 填海和發展岩洞的選址 Selection of Reclamation and Rock Cavern Development Sites
 - (a) 具潛力的填海地點
Potential Reclamation Sites
 - (b) 岩洞發展先導計劃
Pilot Schemes of Rock Cavern Development
4. 第二階段公眾參與 Stage 2 Public Engagement
5. 下一步 Next Step

在完成第二階段公眾參與 After Stage 2 PE

- 進行近岸填海詳細技術研究（包括環評）及人工島策略性評估，以確定填海範圍

Conduct detailed technical studies for near shore reclamation (incl. Environmental Impact Assessment), and strategic assessment (for artificial islands) to determine the reclamation limits

- 進行岩洞發展詳細技術研究

Conduct detailed technical studies for cavern sites

- 改善土地開拓機制令填海造地成為建立土地儲備的方法
- Improve land development mechanism to making reclamation a method of building up land reserve

進行設計及其他法定程序
以盡快展開工程及建立土地儲備

Carry out design and other statutory procedures with a view to commencing reclamation as soon as possible to build up land reserve

歡迎您於2013年6月21日或之前，透過電郵、傳真或郵寄向我們表達意見。

You are welcome to give your views and suggestions to us by email, fax or post on or before **21 June 2013**.

優化土地供應策略 Enhancing Land Supply Strategy



地址 Address

九龍何文田公主道101號
土木工程拓展署大樓4樓

4/F Civil Engineering and
Development Building,
101 Princess Margaret
Road, Homantin,
Kowloon



電話 Telephone

2114 4974



傳真 Fax

2714 2054



電子郵件 Email

landsupply@
cedd.gov.hk

Thank You