



龍鼓灘填海和重新規劃屯門西地區的發展建議

Development Proposal for Lung Kwu Tan Reclamation and
the Re-planning of Tuen Mun West Area



發展局
Development Bureau



土木工程拓展署
Civil Engineering and
Development Department



規劃署
Planning Department

規劃願景及定位

Planning Vision and Positioning

定位 Positioning



「智綠產業港」

“Smart and Green Industrial Port”

以「產業導向」的規劃布局發展具增長潛力的核心產業
Development of core industries with growth potential under an 'industry-led' planning approach

善用策略位置

Leverage on strategic location

助力產業發展

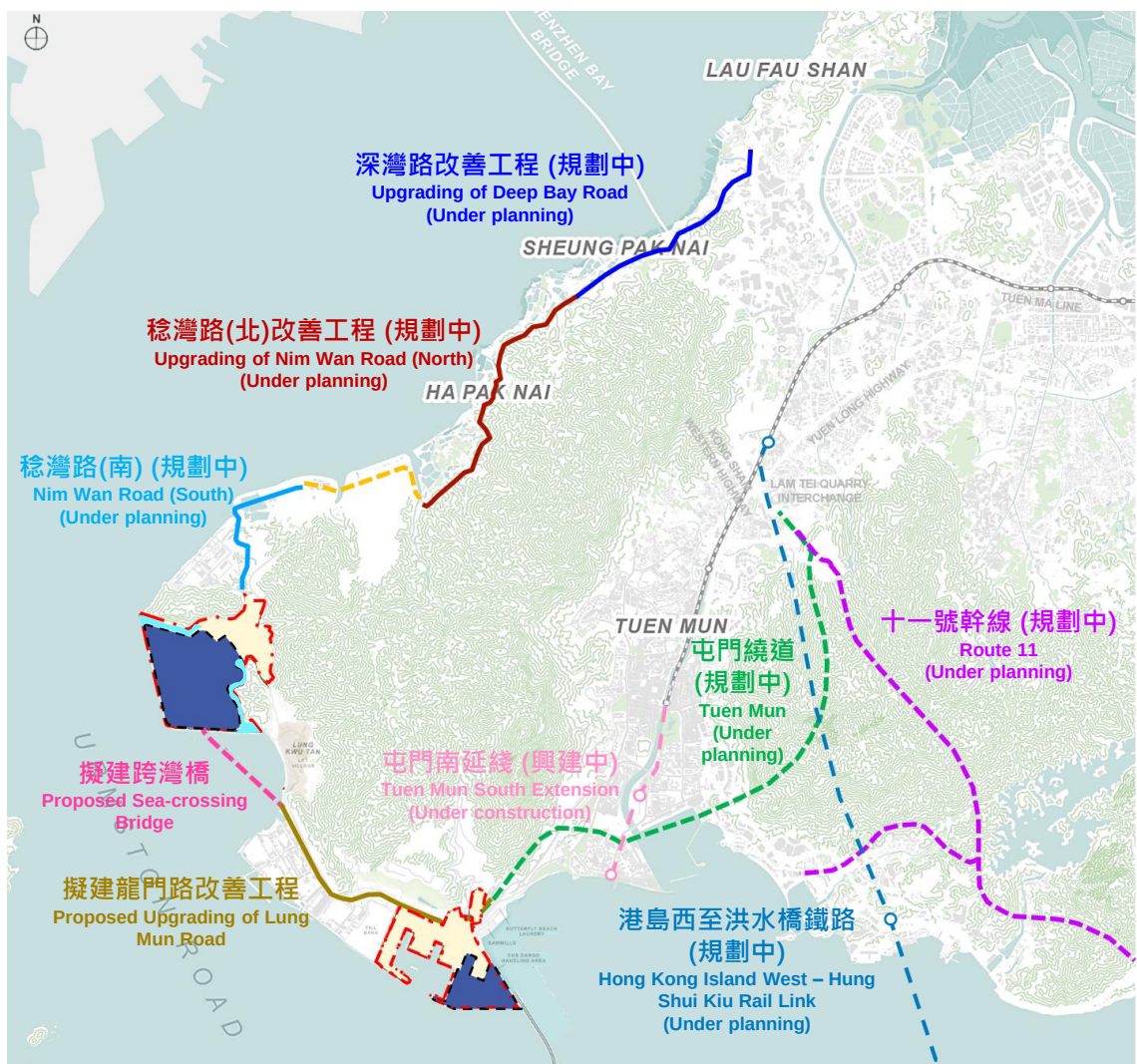
Drive industry development

- 臨海用地廣闊
Extensive sea frontage
- 鄰近北部都會區、香港國際機場及珠江三角洲
In proximity to the Northern Metropolis, Hong Kong International Airport and the Pearl River Delta
- 優越陸路和海路交通連接
Excellent transport connectivity through land transport and marine access
- 與區內現有作業產生協同效應
Synergy with existing industrial operations in the area



現有和規劃中的交通基礎設施

Existing and Planned Transport Infrastructure



圖例 Legend

- 項目範圍
Project Boundary
- 填海範圍
Reclamation Area
- 現有土地
Existing Land

初步發展建議

Preliminary Development Proposal

填海面積

Reclamation Area

龍鼓灘填海 Lung Kwu Tan Reclamation

龍鼓灘填海面積約145公頃，與2023年向立法會建議的填海面積相同

The extent of Lung Kwu Tan reclamation of about 145 ha remains that as proposed to LegCo in 2023

圖例 Legend

- | | | | |
|---|------------------|---|--|
|  | 項目範圍 |  | 現有水道 |
| | Project Boundary | | Existing Watercourse |
|  | 填海面積 |  | 保留現有天然海岸線 |
| | Reclamation Area | | Natural Shoreline to be Preserved |
|  | 現有土地 |  | 鄰近現有棕地的人造海岸線/
天然海岸線 |
| | Existing Land | | Artificial Shoreline / Natural Shoreline
adjacent to Existing Brownfields |
|  | 綠化水道 | | |
| | Green Channel | | |



初步發展建議

Preliminary Development Proposal

填海面積

Reclamation Area

屯門西填海 Tuen Mun West Reclamation

內河碼頭內港的填海面積由40公頃調整至約45公頃

The reclamation area at River Trade Terminal basin is adjusted from 40 ha to about 45 ha

提供足夠沿海地段供產業發展

Provide sufficient marine frontage for industry development



圖例 Legend

--- 項目範圍
Project Boundary

■ 填海面積
Reclamation Area

■ 現有土地
Existing Land

概括土地用途建議

Broad Land Use Proposals

新發展土地總面積

Total Area of New Developable Land

301 公頃
ha

建議發展四個具增長潛力核心產業

Proposed four core industries with growth potential



綠色 / 新能源
Green / New Energy

54 公頃
ha



先進建造業
Advanced Construction

47 公頃
ha



循環經濟
Circular Economy

32 公頃
ha



現代物流業/內河碼頭
Modern Logistics /
River Trade Terminal

41 公頃
ha



核心產業
Core Industries

174 公頃
ha

龍鼓灘填海和重新規劃屯門西地區

Lung Kwu Tan Reclamation and the Re-planning of Tuen Mun West Area



規劃重點 Planning Highlights

1 具增長潛力的核心產業 Core Industries with Growth Potential



綠色 / 新能源
Green / New Energy



以現代化的**園區式發展**，為產業形成高效的**群聚效應**，有利**產業協作**
Modern **park-type development**, create **clustering effect**, foster **synergy amongst industries**



先進建造業
Advanced Construction



大面積土地支撐中低密度園區發展，提升運作效率，並容納**大型建設**
Large land area supports **park-type development of lower density**, conducive to raising operational efficiency and accommodating **large-scale facilities**



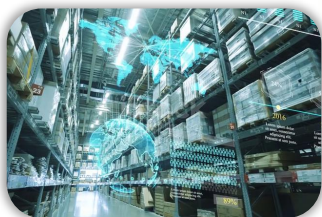
循環經濟
Circular Economy



四個核心產業均可發展成**綠色產業**，具潛能進行**智慧化建設**
All four core industries can develop into **green industries**, with potential for **smart production**



現代物流業 / 內河碼頭
Modern Logistics / River Trade Terminal



促進**創新**，為香港經濟帶來**增長潛力**，同時幫助香港邁向**碳中和**
Promote **innovation**, enhance the **growth momentum** of the economy and advance towards **decarbonisation**

創造約 **35,000** 個**就業機會**，進一步推動屯門區內**職住平衡**
Create about **35,000 job opportunities**, promoting **home-job balance** within Tuen Mun district

規劃重點

Planning Highlights

1 具增長潛力的核心產業

Core Industries with Growth Potential

龍鼓灘 Lung Kwu Tan



綠色 / 新能源 Green / New Energy

儲存和製造設施 (例如生物柴油、綠色甲醇、綠氨、液化氫) 及 10公頃策略性儲備用地

Storage and production facilities (e.g. biodiesel, green methanol, green ammonia, liquefied hydrogen) and 10 ha strategic reserve

配合政府推動發展新能源的政策方向

In support of Government's policy direction to promote development of new energy

54 公頃
ha



先進建造業 Advanced Construction

先進建造業園區: 研發、測試、認證、生產及儲存、其他相關支援用途等, 以及10公頃策略性儲備用地

Advanced construction industry park: research & development, testing, certification, production and storage, other related supporting uses, and 10 ha strategic reserve

配合政府加強香港先進建造技術的區域領先地位

In support of Government's efforts to strengthen Hong Kong's leading regional position in the adoption of advanced construction technologies

47 公頃
ha



僅供說明的構想圖
Artist's impression for illustrative purpose only

規劃重點 Planning Highlights

1 具增長潛力的核心產業 Core Industries with Growth Potential

屯門西 Tuen Mun West



循環經濟 Circular Economy

回收再造業相關設施、園林廢物回收處理設施及其他循環經濟產業
Recycling-related facilities, yard waste treatment & recycling facilities and other circular economy industries

支持實現政府《香港資源循環藍圖2035》公布的目標，提升回收業的產業鏈、及推進本地綠色低碳循環經濟

In support of achieving the goals set out in the Government's Waste Blueprint for Hong Kong 2035, enhance the industry chain of the recycling industry and advance the development of local green and low-carbon circular economy

32 公頃
ha



現代物流業 / 內河碼頭 Modern Logistics / River Trade Terminal

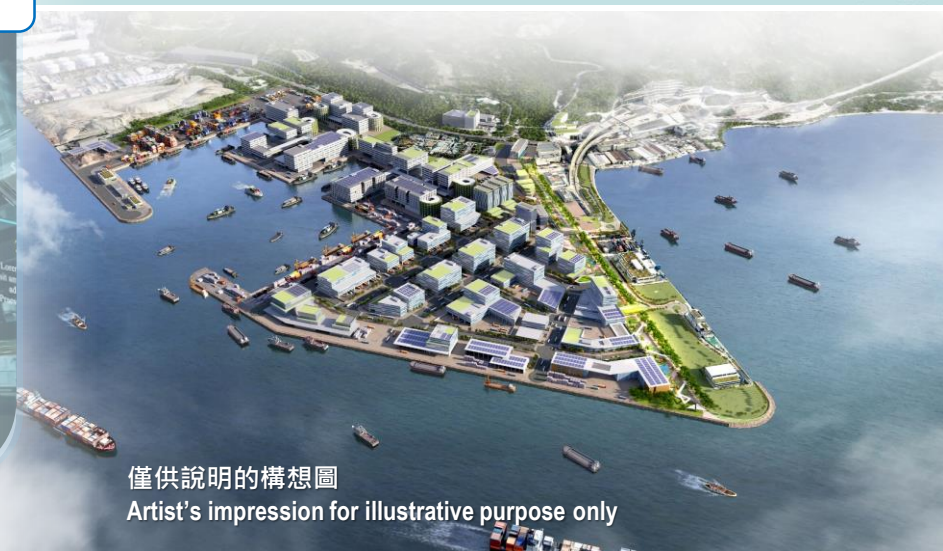
保留內河碼頭部分用地(約35公頃)作現代物流 / 內河碼頭用途，以維持內河貨運，同時提供規劃彈性容許土地作其他現代物流業用途；另預留約4公頃土地重置屯門公眾貨物裝卸區，以及約2公頃土地整合現有棕地作業

To retain part of the lot of the River Trade Terminal (around 35 ha) to be used for Modern Logistics / River Trade Terminal for continual river trade while providing planning flexibility to allow the land to be used for other modern logistics uses; another 4 ha for relocation of the Tuen Mun Public Cargo Working Area, and 2 ha for consolidating existing brownfields operations

配合政府鞏固香港作為國際航運中心及國際物流中心的地位

In support of the Government's policy to consolidate Hong Kong's position as an international maritime centre and international logistics hub

41 公頃
ha



僅供說明的構想圖
Artist's impression for illustrative purpose only

規劃重點

Planning Highlights

2 改善交通連接

Improvement of Transport Connectivity

跨灣橋 Sea-crossing Bridge

興建連接龍鼓灘填海區至現有龍門路的跨灣橋

Construction of a sea-crossing bridge to link up Lung Kwu Tan reclamation area with existing Lung Mun Road

- 提供更直接的路線通往龍鼓灘和爛角咀一帶
Provide a more direct route to Lung Kwu Tan development area and Black Point
- 減低龍鼓灘村附近龍鼓灘路的交通負荷
Reduce road traffic along Lung Kwu Tan Road near Lung Kwu Tan Village



改善龍門路 Upgrading of Lung Mun Road

改善連接龍鼓灘/屯門西至屯門市中心的龍門路，包括擴闊一段長約1.5公里的雙線不分隔車道至雙程雙線分隔車道，以應付龍鼓灘/屯門西發展新增的交通需求

Upgrade existing Lung Mun Road connecting LKT/TMW to Tuen Mun Town Centre including widening a 1.5 km section of Lung Mun Road from single-2 to dual-2 carriageway to support additional traffic demand arising from LKT/TMW development

規劃重點

Planning Highlights

3 打造新一代產業園區

Creating a New Generation Industry Park



城鄉共融

Urban Rural Integration

利用山丘作天然屏障、設有綠色走廊以保留開揚景觀、減低新發展對現有鄉村的視覺影響；當區居民可受惠於增設的社區設施和休憩空間以及多元化就業機會

Using natural valley as buffer; retain visual openness through green corridors; reduce visual impact to existing village; residents can benefit from the enhanced community facilities, open space, and diversified job opportunities

龍鼓灘填海和重新規劃屯門西地區
Lung Kwu Tan Reclamation and the Re-planning of Tuen Mun West Area

提供綜合設施

Provision of mixed facilities

包括公共交通交匯處、行人和單車徑、公共休憩空間/美化市容地帶、其他支援產業園區工作人口的配套設施等

Including public transport interchange, pedestrian walkway and cycle track, communal open space/ amenity areas, and other supporting facilities for the working population of the industry park, etc.

智慧及綠色基礎設施

Smart and Green Infrastructure

設定合適的海堤和土地平整水平，加強填海區應對氣候變化的抗禦能力；建設藍綠排水系統

Suitable seawalls and land formation level will be designed to enhance the resilience against climate change; blue-green drainage system will be implemented

提升環境容量

Enhancing environmental capacity

保留天然海灘及前方水體、提供兩條綠化水道、引入生態海岸線、增加美化 / 綠化帶建設

Preservation of natural beach and water bodies; provision of two green channels; introduction of eco-shorelines and increase in amenity/green landscape



規劃重點

4 重新規劃改造以提升土地效益

Re-planning for Maximizing Planning Gain

重整現有的棕地作業

Reorganisation of existing brownfield operations

按各產業重整現有棕地作業，並促進棕地作業升級轉型，配合區內核心產業發展

Re-organisation of the brownfield operations according to the industries and to facilitate their upgrading in line with the development of the core industries in the area



搬遷屯門公眾貨物裝卸區至屯門西

Relocation of Tuen Mun Public Cargo Working Area (PCWA) to Tuen Mun West

釋放屯門第16區約4公頃土地發展潛力，用作與鄰近非工業地區更具兼容性的用途

Free up development potential of around 4 ha in Tuen Mun Area 16 for more compatible uses with neighbouring non-industrial uses



下一步

Next Steps

於2025年8月初展開為期兩個月的公眾參與活動
To launch a two-month **public engagement exercise** in early August 2025

進行**地區巡迴展覽**和與**相關持份者**舉行簡介會（包括產業相關的諮詢組織、其他諮詢組織、法定組織、鄉事委員會、區議會等）
District-oriented **roving exhibitions & briefing sessions** to relevant stakeholders (including industry-related advisory bodies, other advisory bodies, statutory bodies, rural committee, District Council, etc.)

進一步深化有關土地用途建議，並進行相關詳細**工程設計 / 技術評估**，以制訂**建議發展大綱圖**
Further refine the broad land use proposal and conduct **detailed engineering design / technical assessments** for formulating a **Recommended Outline Development Plan**



計劃明年內展開**改劃和其他法定程序**
Plan to commence **rezoning and other statutory procedures** within next year

視乎政府工務工程開支預算的分配及融資安排，現階段的目標是希望在**2028年初**展開龍鼓灘的填海工程，及在**2029年**產出首批用地
Subject to the funding allocation for the Government's public works projects and financing arrangement, we aim to **commence reclamation works in LKT in early 2028** with the **first batch of land** to be available in 2029



龍鼓灘・屯門西

智綠產業港

Lung Kwu Tan • Tuen Mun West
Smart and Green Industrial Port

謝謝 Thank You