



# 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**

第**2**階段公眾參與  
Stage Public Engagement

立法會發展事務委員會  
Legislative Council  
Panel on Development

**23-4-2013**

# 大綱 Contents

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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

- 三種方法 Three methods :

1

完成平整土地 Land is formed

短期可應用 Short-term uses

中期應用 Medium-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

長期應用 Long-term uses

3

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



## 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

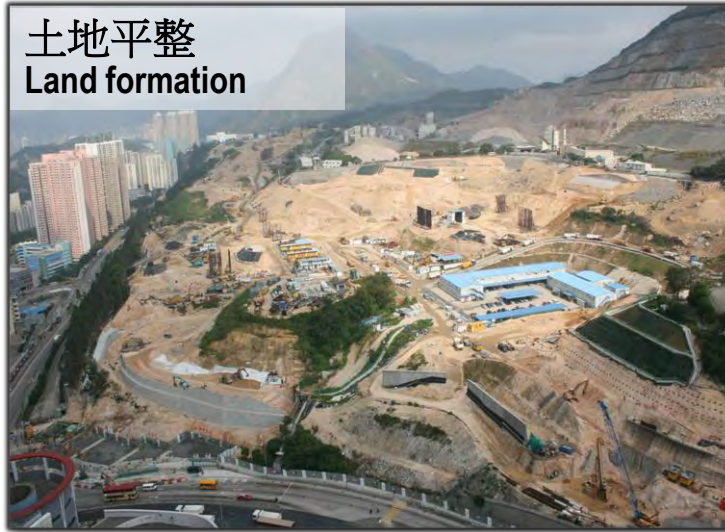


安置受其他土地開發項目影響的居民和設施

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



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# 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

普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**



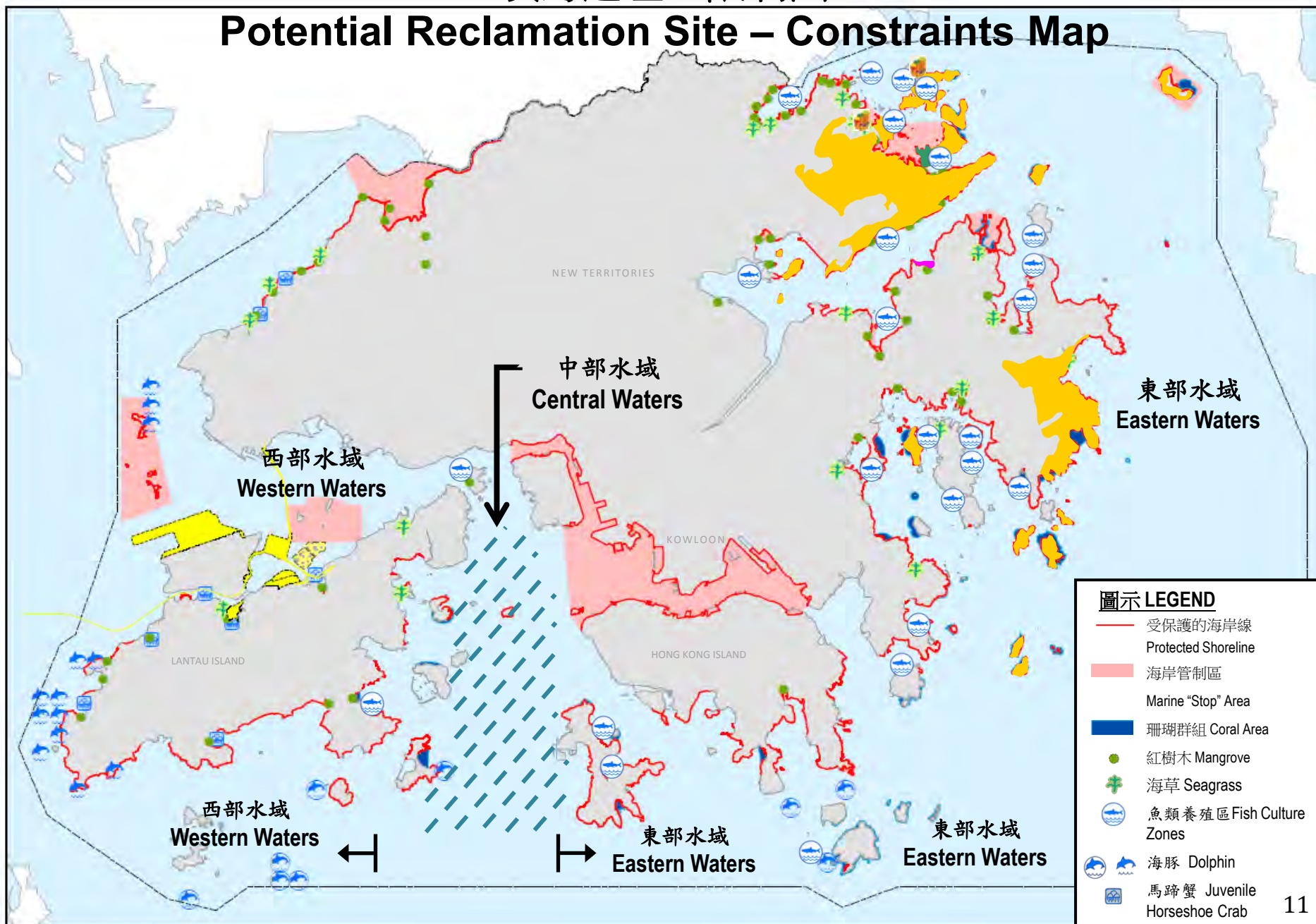
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# 填海選址—限制圖

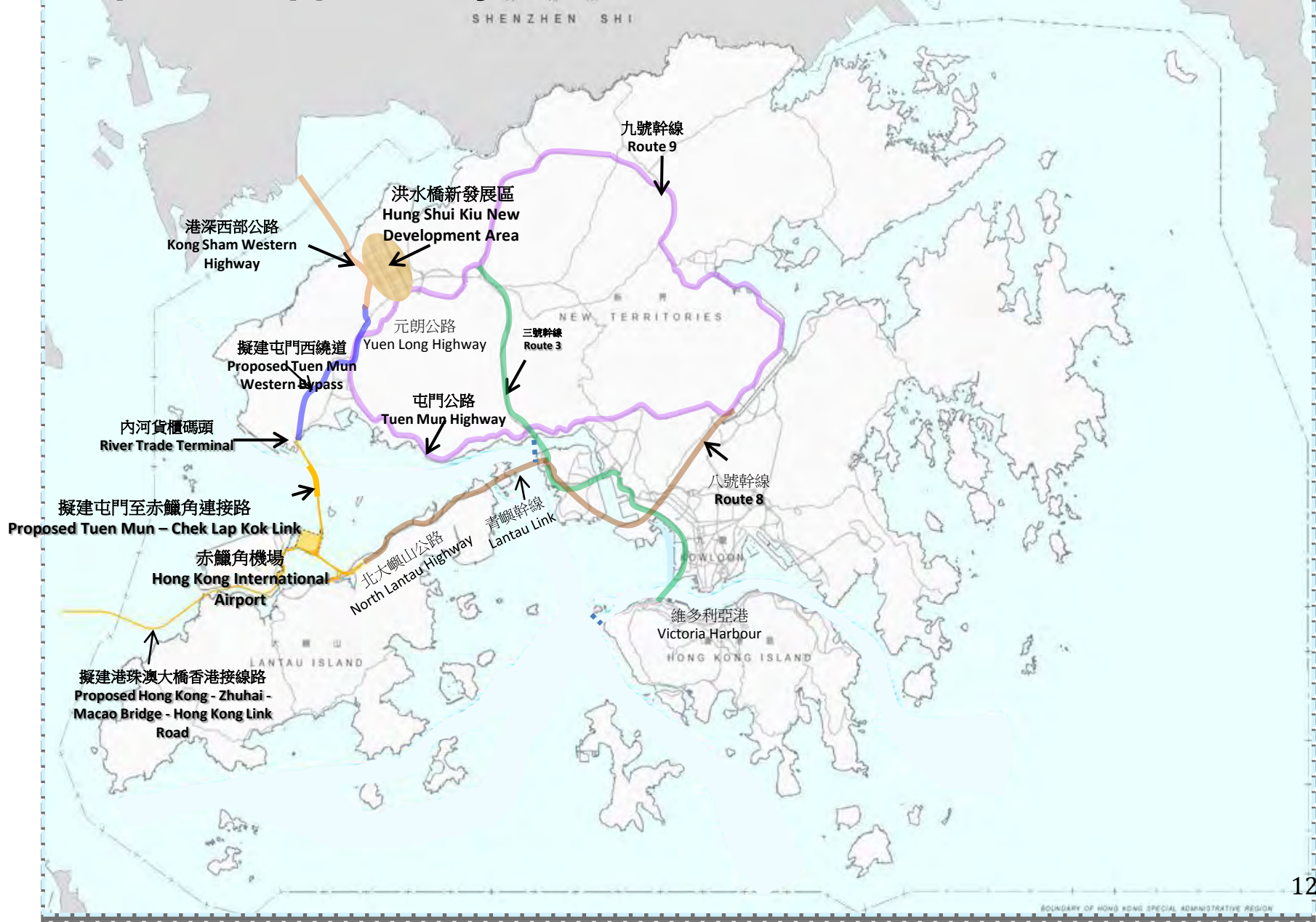
## Potential Reclamation Site – Constraints Map



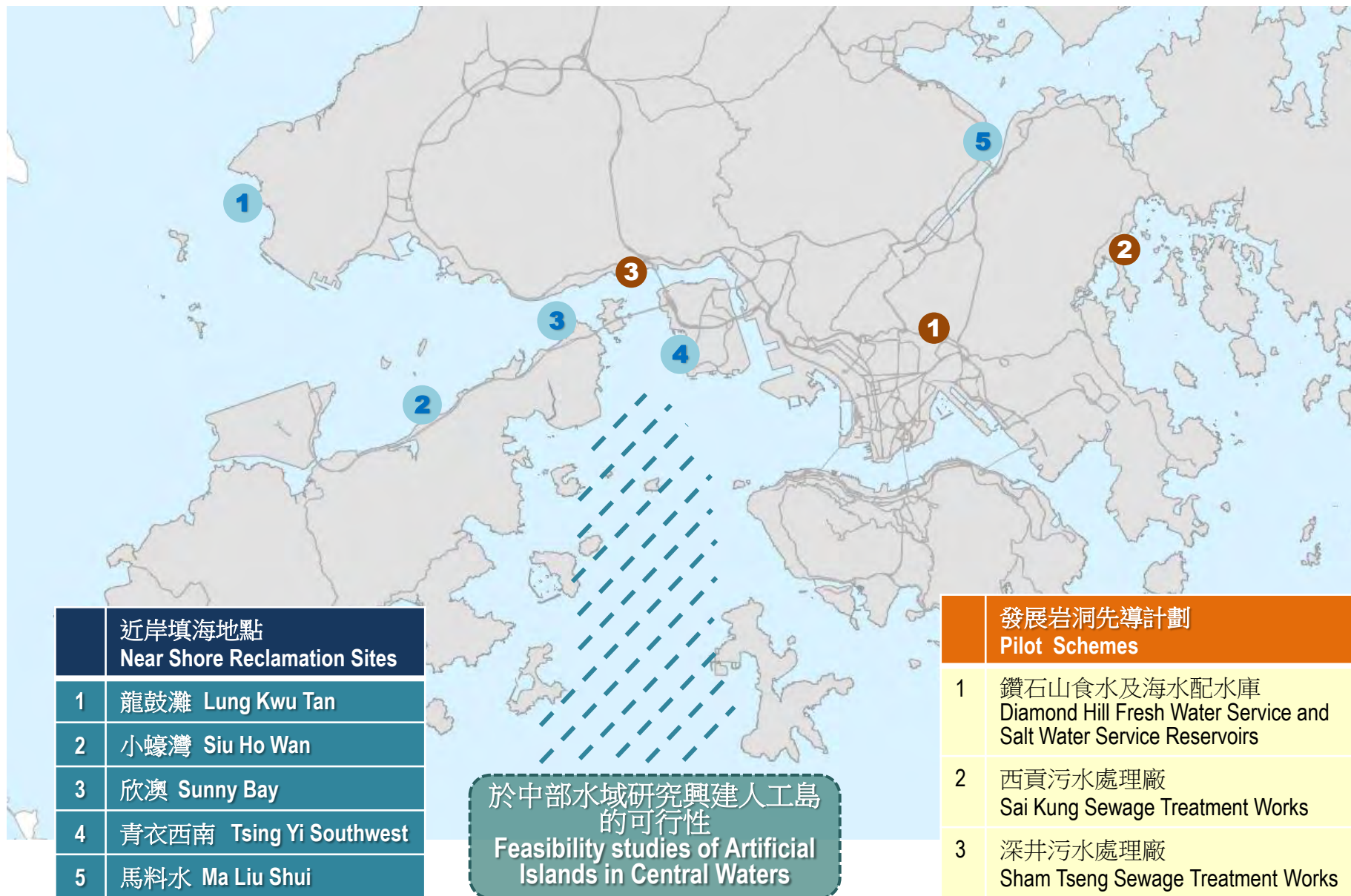


# 大嶼山北和新界西部的發展機遇

## Development Opportunity in North Lantau and New Territories West



# 具潛力地點 Potential Sites



# 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

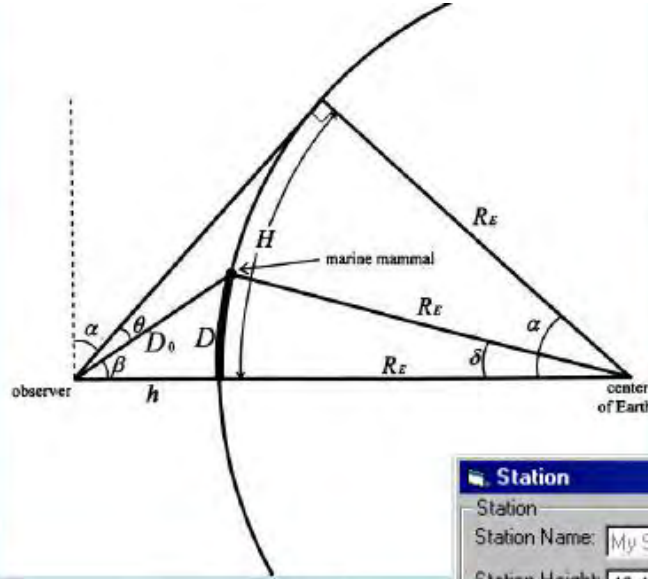
- 進行累計性環境影響評估，特別是針對中華白海豚

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



# 岸上經緯儀追縱海豚

## Shore-based theodolite technique for tracking dolphins



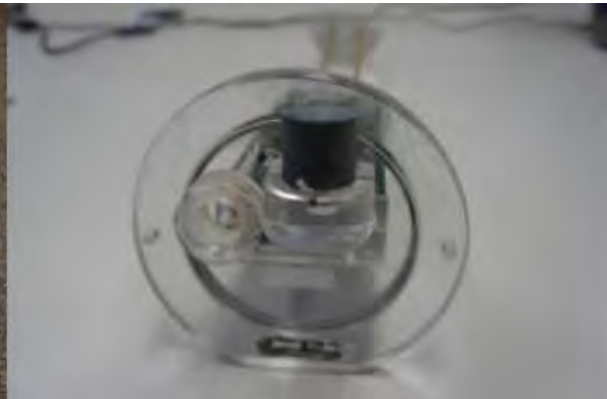
Station		Reference	
Station Name:	My Station	Name:	My Reference
Station Height:	42.4 m	Eye Height:	1.182 m
Latitude:	29 ° 19 ' 8 " N	Azimuth:	27.3
Longitude:	94 ° 45 ' 4 " W		
Fix Type:	My Fix Type Boat Dolphin	Env Data:	Non-Fix Data:
	Add Del	Add Del	Add Del
Fix Type Behavior:	Mill Travel Social	Swell Beaufort Wind speed	Group Size My NonFix Type
	Add Del	Check Env: 30:00	
		Tide Height: 0.8 m	
Save		Cancel	

# 水底聲學探測海豚

## Underwater passive acoustic monitoring to detecting dolphins

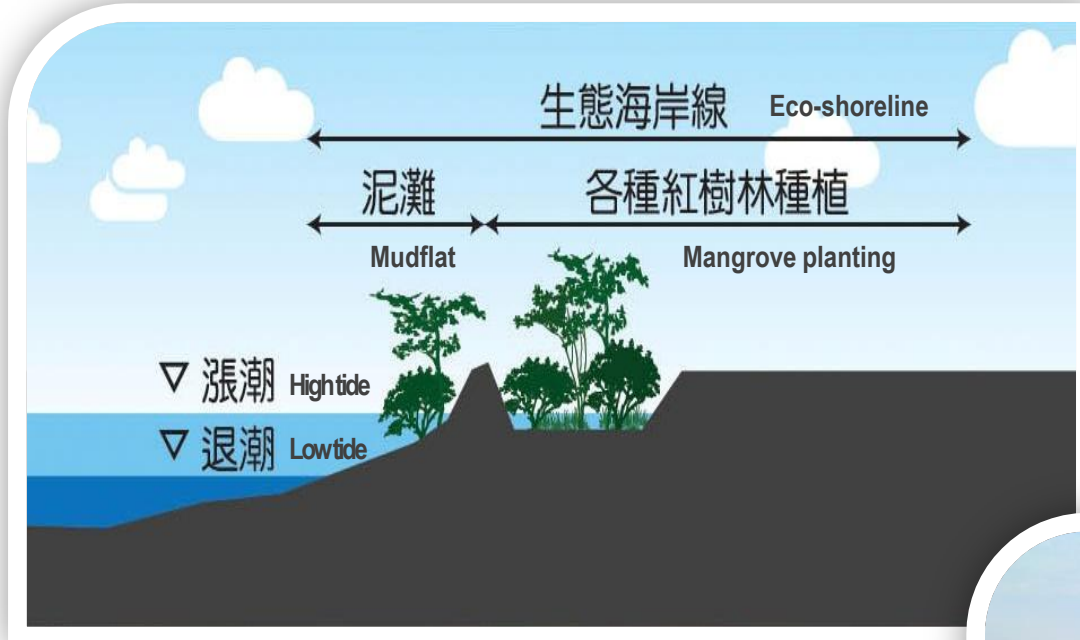
- 白海豚在水底發出獨有的聲音波段。  
CWDs emit special voice frequency in the water.
- 在白海豚出沒的海底，裝上特別設計的聲學探測儀，透過分析儀器所記錄到的聲音波段，就能推算出白海豚在儀器附近的出沒次數及持續時間等等資料。

Install noise detecting devices at seabed where CWD are sighted. Record voices of dolphins such that CWD occurrences, their frequency and duration, near the devices could be assessed.



# 生態海岸線優化環境

Enhance marine environment by providing eco-shoreline





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# 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

龍鼓灘  
Lung Kwu Tan



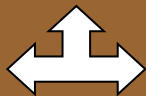
主要機遇

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**

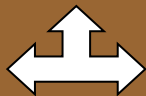
### 主要機遇

*Main Opportunities*



### 主要挑戰

*Main Challenges*



### 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**



# 具潛力的填海地點

## Potential Reclamation Sites

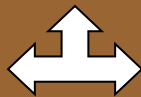
填海面積約 100 – 150 公頃  
Reclamation Area: 100 to 150 ha



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 100 – 150 公頃  
Reclamation Area: 100 to 150 ha



### 主要機遇

*Main Opportunities*



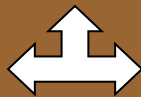
### 主要機遇

#### *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. logistics park**
- 支援東涌發展  
**Support development of Tung Chung**

### 主要挑戰

*Main Challenges*



### 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

# 具潛力的填海地點

## Potential Reclamation Sites

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



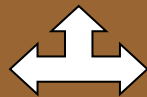
主要機遇

*Main Opportunities*



主要挑戰

*Main Challenges*





# 具潛力的填海地點

## Potential Reclamation Sites

填海面積約 60 – 100 公頃

Reclamation Area: 60 to 100 ha



### 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**

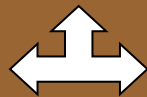
### 主要機遇

*Main Opportunities*



### 主要挑戰

*Main Challenges*



### 主要挑戰

#### *Main Challenges*

- 避免影響中華白海豚及具生態價值的棲息地  
**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**

# 具潛力的填海地點

## Potential Reclamation Sites

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

青衣西南

Tsing Yi  
Southwest

4

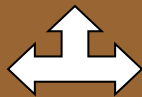
主要機遇

*Main Opportunities*



主要挑戰

*Main Challenges*



# 具潛力的填海地點

## Potential Reclamation Sites

填海面積約 80 – 120 公頃

Reclamation Area: 80 to 120 ha



### 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**

### 主要機遇

*Main Opportunities*



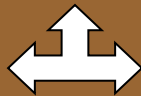
### 主要挑戰

#### *Main Challenges*

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

### 主要挑戰

*Main Challenges*





# 具潛力的填海地點

## Potential Reclamation Sites

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



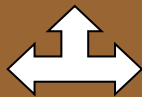
主要機遇

*Main Opportunities*



主要挑戰

*Main Challenges*



# 具潛力的填海地點

## Potential Reclamation Sites

填海面積約 30 – 60 公頃

Reclamation Area: 30 to 60 ha



### 主要機遇

*Main Opportunities*



### 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**

### 主要挑戰

#### *Main Challenges*

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

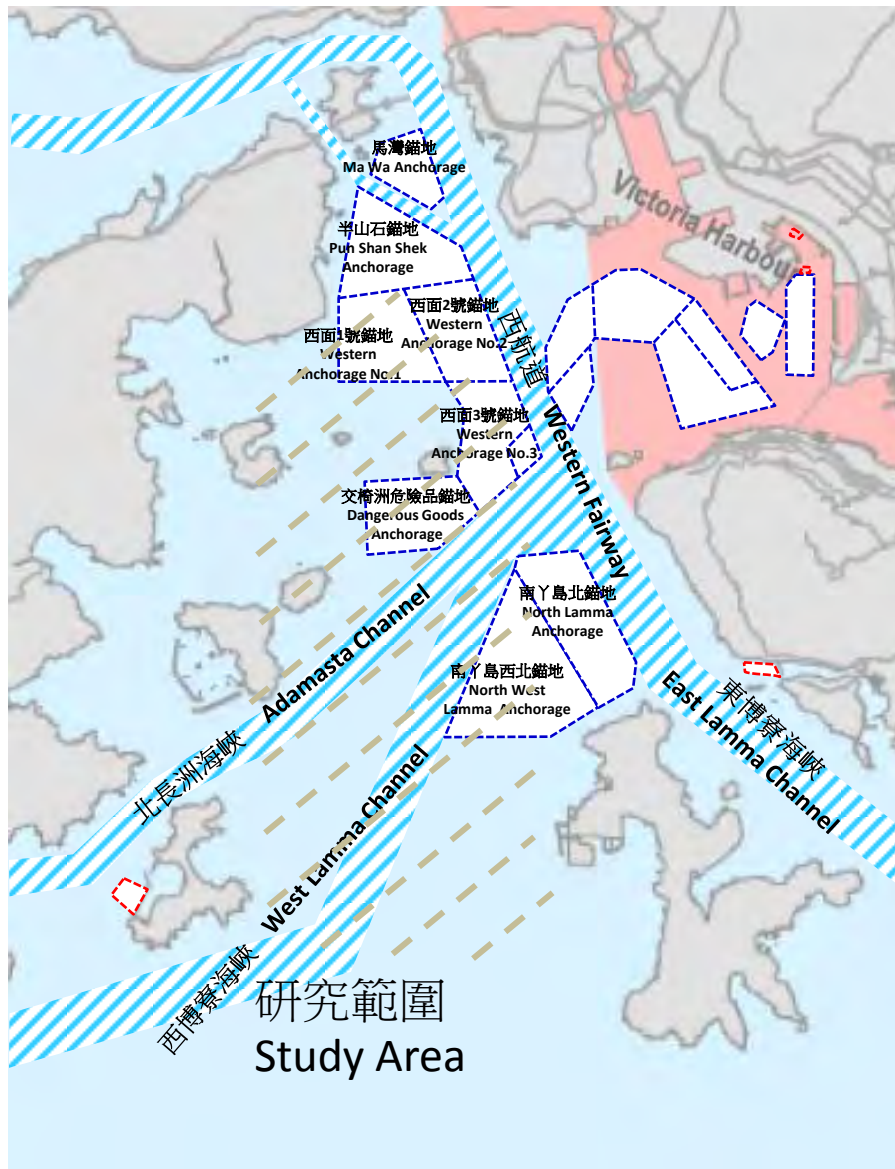
### 主要挑戰

*Main Challenges*



# 中部水域興建人工島的機遇

## Opportunity of Building Artificial Islands in Central Waters



### 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



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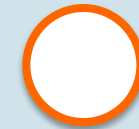
# 搬遷公共設施往岩洞－先導計劃

## Relocation of Public Facilities to Rock Cavern – Pilot Scheme



# 發展岩洞先導計劃 – 路線圖

## Pilot Schemes of Rock Cavern Development – Roadmap



### 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



### 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



### 首個先導計劃 – 沙田污水處理廠

1<sup>st</sup> Scheme – Shatin Sewage Treatment Works

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



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## 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

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- 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.

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# 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



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# Thank You