

工務計劃(PWP)項目編號 Item No. 7712CL

東涌餘下發展計劃的規劃及工程研究 Planning and Engineering Study on the Remaining Development in Tung Chung



立法會發展事務委員會
LegCo Panel on Development

日期 Date : 24.5.2011



目的 Purpose

向各委員簡介將工務計劃項目編號7712CL提升至甲級的建議，預算以四仟四佰萬元（按付款當日價格計算）用作東涌餘下發展計劃的規劃及工程研究

To brief members on the proposal to upgrade PWP Item No. 7712CL to category A at an estimated cost of \$44 million (in MOD prices) to undertake a planning and engineering study on the remaining development in Tung Chung (the Study)

範圍及性質 Scope and Nature

研究包括：

The Study includes:

- ▶ 制訂「建議發展大綱圖」及「建議發展藍圖」，以及確定發展建議的可行性、進行相關基礎建設工程的初步設計及制訂實施策略

Preparation of the Recommended Outline Development Plan and Recommended Layout Plans, confirmation of feasibility of development proposals, preliminary design of the associated engineering infrastructure works and formulation of implementation strategies

- ▶ 法定的環境影響評估

A statutory environmental impact assessment

- ▶ 公眾參與活動

Public engagement exercises

- ▶ 相關的工地勘測工作

Associated site investigation works

- ▶ 與鄰近土地用途和基建項目的界面事宜的評估

Evaluation of interface matter with adjacent land use and infrastructure projects

背景 Background

- 在八十年代後期發表的《港口及機場發展策略》建議在北大嶼山開發一個在2011年後最終可容納260 000人口的新市鎮，作為赤鱸角新國際機場的支援社區。

The Port and Airport Development Strategy (PADS) in the late 80's recommended development of a new town in North Lantau with an ultimate population of 260,000 after 2011 as a supporting community for the new international airport in Chek Lap Kok.

- 「東涌及大蠔餘下發展計劃的綜合可行性研究」（1999）的結果顯示北大嶼山新市鎮可容納約334 000人口。

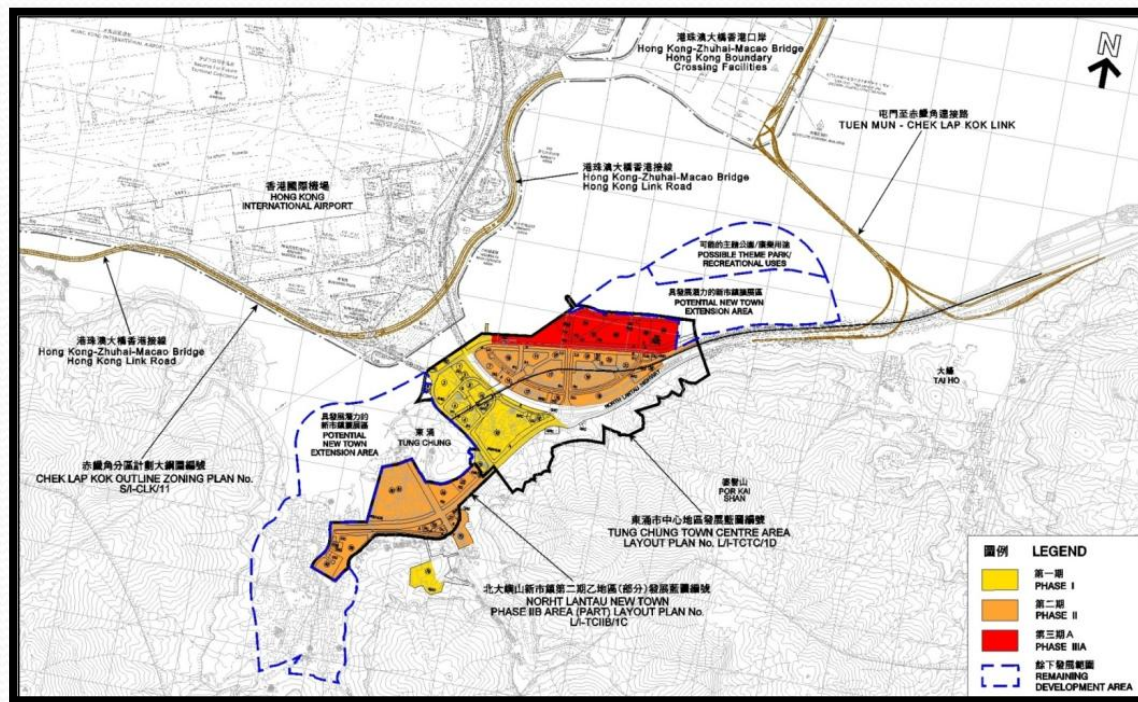
The Comprehensive Feasibility Study for the Remaining Development in Tung Chung and Tai Ho (CFS)(1999) showed that NLNT could accommodate a population of about 334,000.

背景 Background

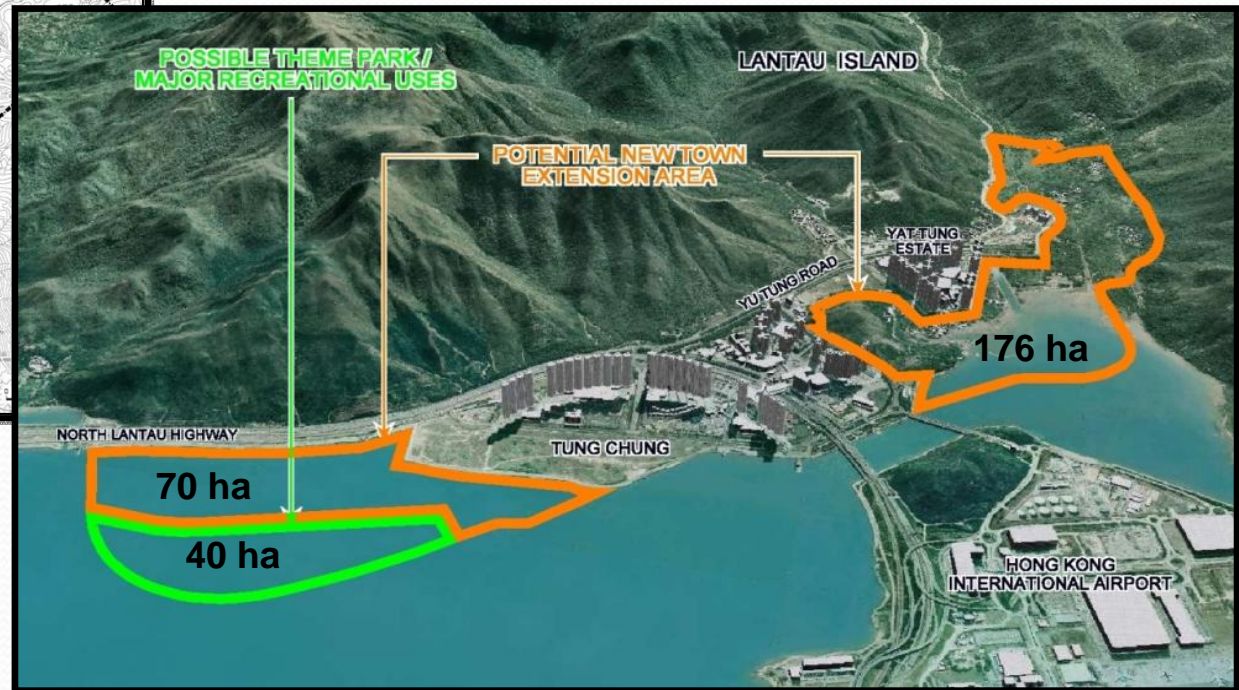
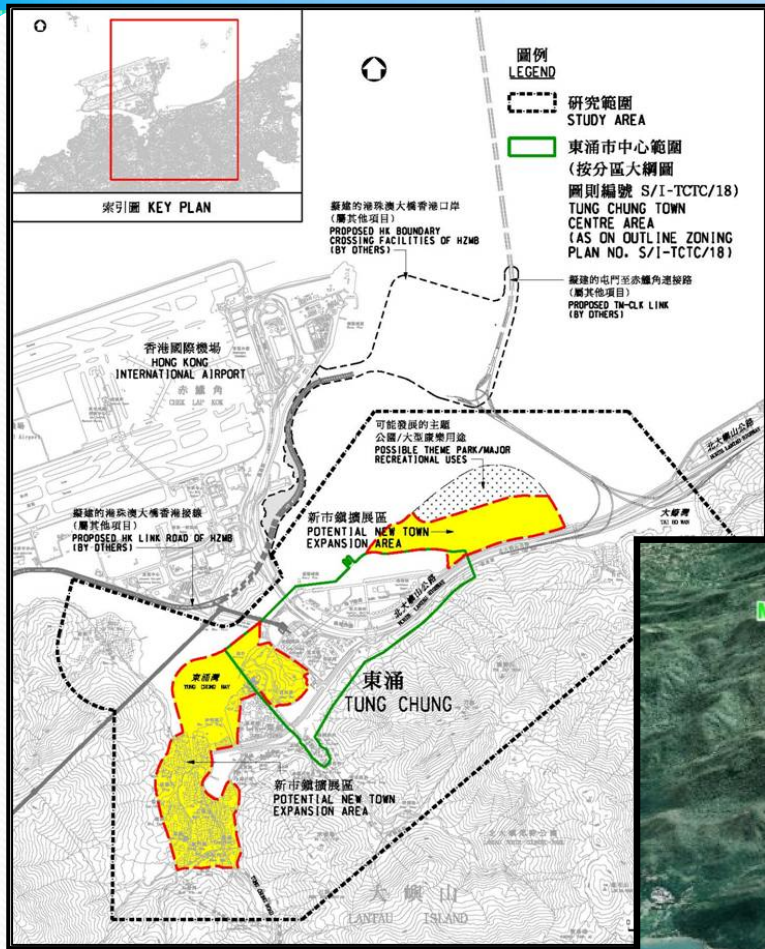
- 《經修訂的大嶼山發展概念計劃》（2007）建議繼續在東涌發展：
The Revised Concept Plan for Lantau (2007) recommended Tung Chung to remain:
 - 一個全面規劃可容納220 000人口的新市鎮，而未來發展會在東涌東和東涌西
A future planned new town for a population of 220,000 with developments at Tung Chung East and Tung Chung West
 - 東涌餘下發展將有賴在東涌東和東涌西填海造地
Remaining development in Tung Chung will likely be located at Tung Chung east and west by reclamation
 - 填海和發展建議的規模和可行性則需參照環境影響評估和研究的結果加以落實
The scale and feasibility of reclamation and the development proposals will be decided upon in the light of the findings of the Environmental Impact Assessment and the outcome of the Study

東涌現時狀況 Tung Chung Existing Condition

- 已發展地區（第1，2及3A期）：約185.7公頃
Developed Area (Phases 1, 2 & 3A): about 185.7 hectares
- 現時人口：82 000
Existing Population: 82,000
- 可容納人口：108 000
Population Capacity: 108,000



研究範圍 Study Area



研究綱領 Study Framework

主要問題

Major issues:

- 檢討過往的研究和規劃環境的變化
Review of previous studies and changes in planning circumstances
- 與毗鄰地區在功能上的相互關係
The functional inter-relationship with the adjoining areas
- 對環境的關注（包括空氣質素評估）
Environmental concerns (including air quality assessment)
- 人口容量
Population capacity

公眾參與 Public Engagement

三個階段的公眾參與計劃

3-Stage Public Engagement programme

➤ 第一階段

The 1st Stage

- 規劃目標、原則、需求、機會、限制及城市設計原則等

The planning objectives / principles / requirements / opportunities / constraints and urban design principles, etc.

➤ 第二階段

The 2nd Stage

- 初步發展大綱圖

The preliminary Outline Development Plan

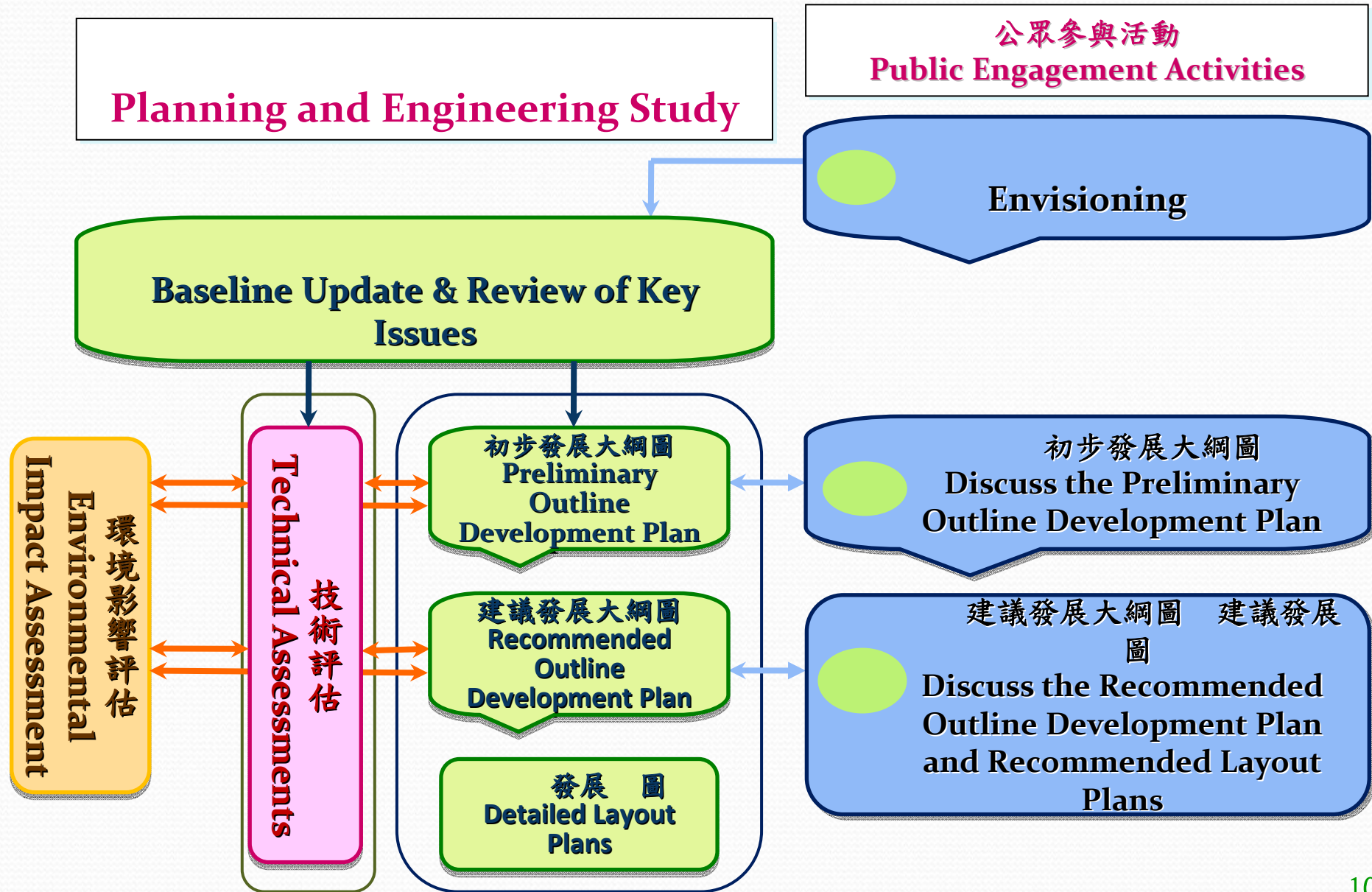
➤ 第三階段

The 3rd Stage

- 擬議的建議發展大綱圖及建議發展藍圖

The draft Recommended Outline Development Plan and Recommended Layout Plans

研究流程 Study Process



對財政的影響 Financial Implication

	\$ million (百萬元)
a) 顧問費 Consultants' fees	26.8
b) 工地勘測工程 Site investigation works	4.5
c) 公眾參與計劃和其他雜項費用 Expenses for public engagement programme and other miscellaneous items	3.3
d) 應急費用 Contingencies	3.4
小計 Sub-total	38.0 (按2010年9月價格計算) (in September 2010 prices)
e) 價格調整準備 Provision for price adjustment	6.0
	44.0 (按付款當日價格計算) (in MOD prices)

公眾諮詢 Public Consultation

- 在2011年4月14日、4月18日及4月29日已分別諮詢了東涌鄉事委員會、離島區議會及城市規劃委員會
The Tung Chung Rural Committee, Islands District Council and Town Planning Board have been consulted on 14.4.2011, 18.4.2011 & 29.4.2011 respectively
- 在2011年4月19日諮詢環保團體
Green Groups were consulted on 19.4.2011

影響 Implications

- 對環境的影響

ENVIRONMENTAL IMPLICATIONS

- 該研究屬環評條例（第499章）附表 3 訂明的指定工程項目，研究和相關工地勘測只會產生很少量建築廢物

A designated project under Schedule 3 of the Environmental Impact Assessment Ordinance (EIAO) (Cap 499). The Study and the associated site investigation works will only generate very little construction waste.

- 對文物的影響

HERITAGE IMPLICATIONS

- 研究和相關工地勘測均不會影響任何文物地點

The Study and the associated site investigation works will not affect any heritage site.

- 土地徵用

LAND ACQUISITION

- 研究和相關工地勘測無須徵用及／或清理任何土地

The Study and the associated site investigation works will not require any land acquisition and/or clearance

- 研究會審視在推行東涌餘下發展時徵用及／或清理土地的需要和範圍

The Study will examine the need and extent of land acquisition and/or clearance required for implementation of the remaining development in Tung Chung

下一步 Way Forward

- 預計研究於2011年12月開展，為期30個月。

We expect the Study to commence in December 2011 for a period of 30 months.



多謝
Thank You