

第 2 階段公眾參與摘要
Stage Public Engagement Digest

東涌新市鎮擴展研究

Tung Chung New Town Extension Study

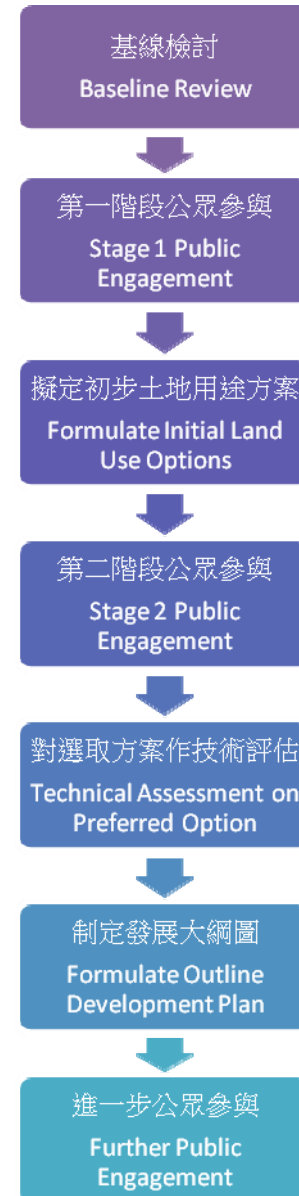
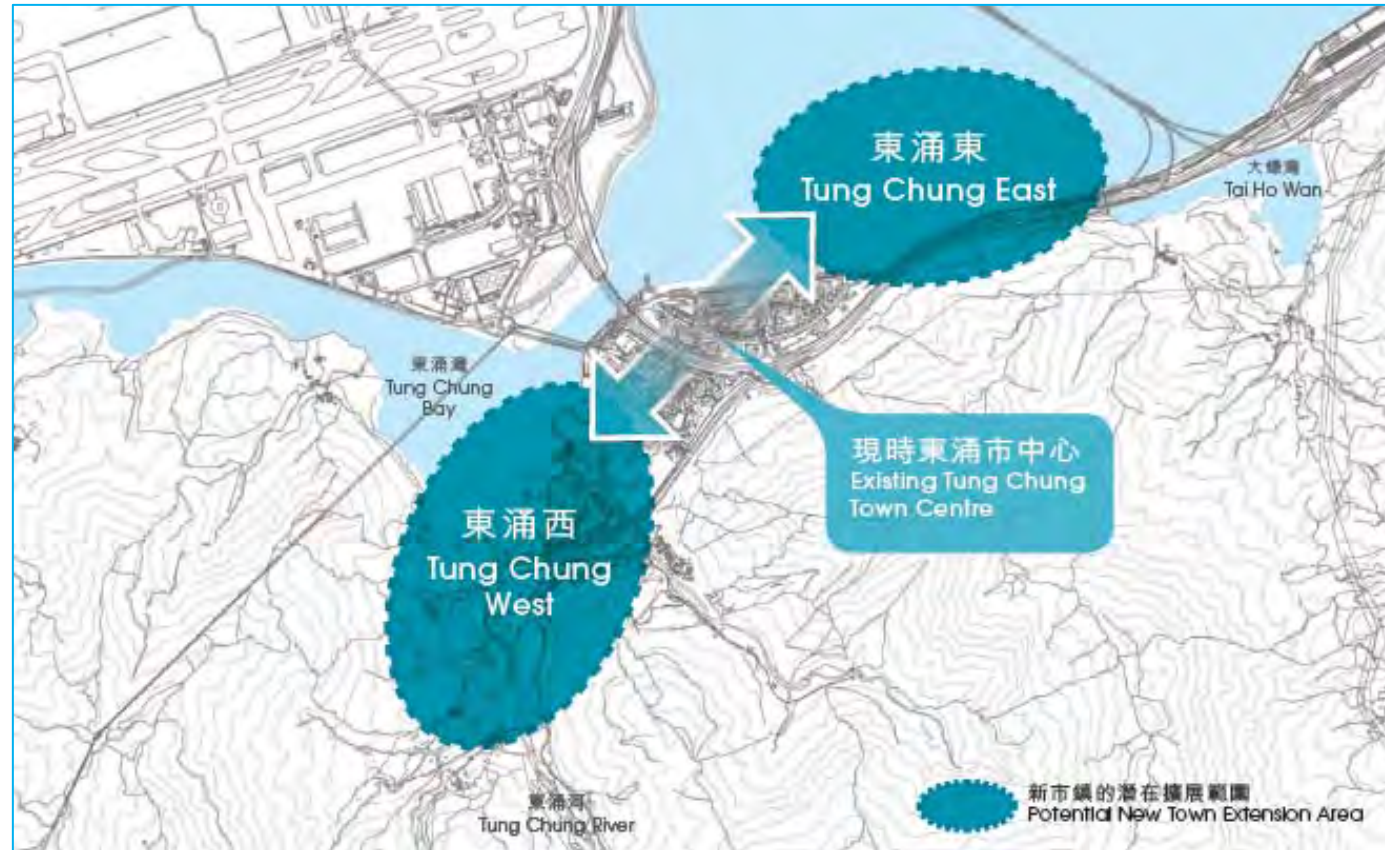
二零一三年五月 May 2013



研究概覽

Study Overview

凝聚力量 共建東涌



第一階段公眾參與

Stage 1 Public Engagement

- 2012年6至8月
June to August 2012
- 2300份書面意見
2300 written submissions
- 公眾普遍認同東涌具有發展潛力
The public generally agree Tung Chung has potential to be further developed

規劃及工程考慮 Planning and Engineering Considerations



航空事宜
Aviation Issue

填海範圍限制
Constraints on
Reclamation
Extent

利用海濱
Waterfront Area

經濟機遇
Economic
Opportunities

強化社區
Strengthening
Community

噪音影響
Noise Impact

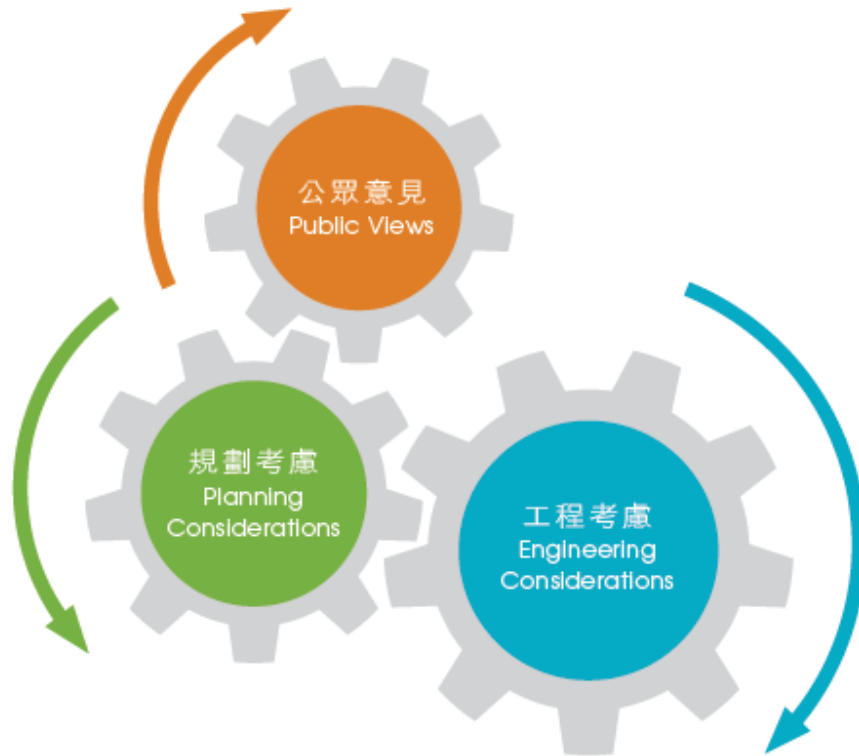
交通網絡
Transport
Network

保存文化遺產
Preservation of
Cultural Heritage

保存自然環境
Preservation of
Natural
Environment

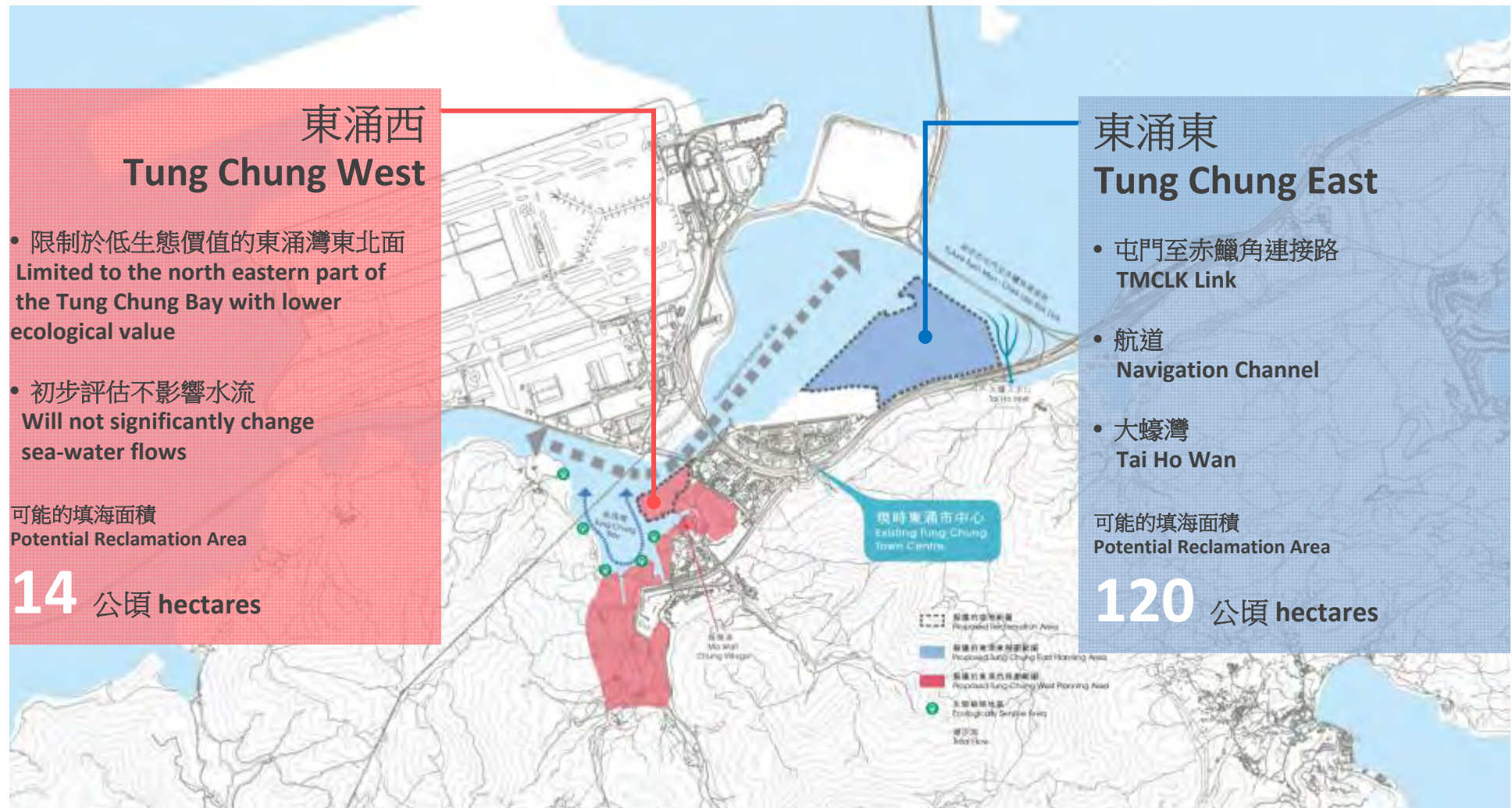
規劃原則

Planning Principles



- 滿足房屋需求
Meeting Housing Needs
- 改善交通
Improving Connectivity
- 均衡分配設施及休憩用地
Providing Balanced Allocation of Facilities and Open Space
- 推動經濟發展
Promoting Economic Development
- 採用可持續的城市設計
Adopting Sustainable Urban Design
- 保存古蹟和生態
Preserving Heritage and Ecology

初步土地用途方案 Initial Land Use Options



初步土地用途方案 Initial Land Use Options

連繫東涌新市鎮 Connection for Tung Chung New Town

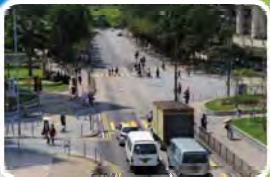


建議的東涌東站
Proposed Tung
Chung East Station

東涌站
Tung Chung
Station

建議的東涌西站
Proposed Tung
Chung West Station

交通網絡 Transport Network



- 建議增設兩個新港鐵站 Propose 2 new MTR stations
- 建議增設道路 Propose new road

行人路 Walkway



- 連續的海濱長廊 Continuous waterfront promenade
- 步行徑、生態步道和公園組成網絡 Walkway, eco-trails and linear parks form a pedestrian network

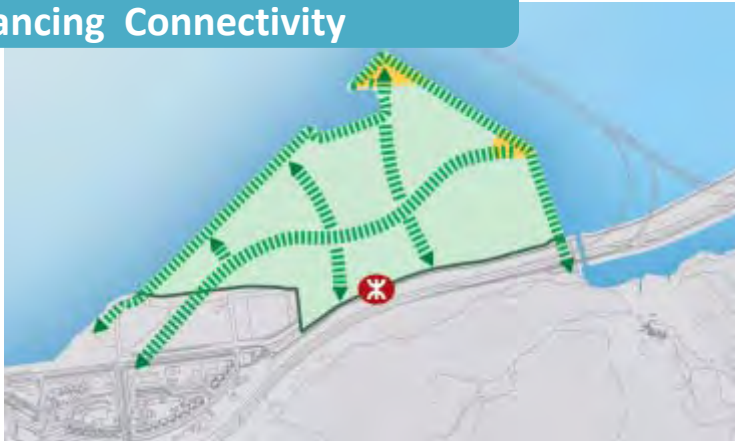
單車徑 Cycle Track



- 沿海濱長廊設單車徑 Cycle track along the waterfront promenade
- 主要設施旁提供足夠泊位 Provide adequate cycle parking space near major facilities

東涌東的規劃概念 Planning Concept for Tung Chung East

加強連接性
Enhancing Connectivity



景觀走廊
View Corridors



運輸主導發展原則
Transport Oriented Development



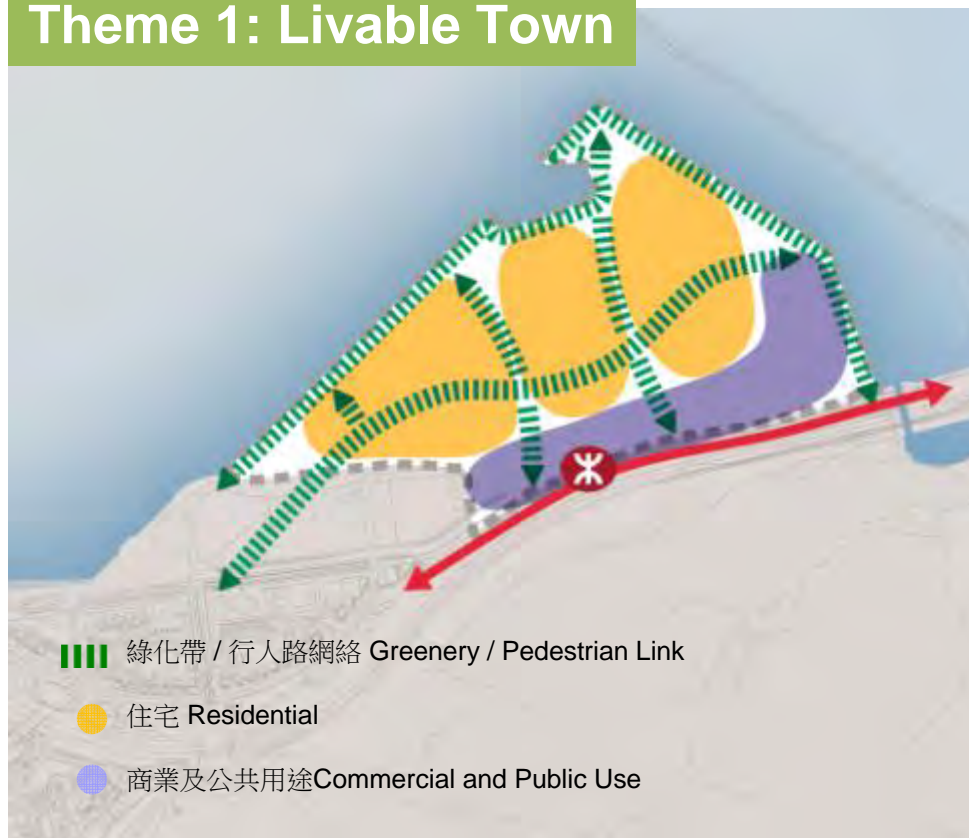
梯級式建築設計
Stepped Height Profile



東涌東的初步土地用途方案

Initial Land Use Options in Tung Chung East

主題一：宜居城市 Theme 1: Livable Town



| | |
|------------------------------------|------------|
| 估計人口 Estimated Population | 110,000 |
| 估計單位數量 Estimated No. of Flats | 38,000 |
| 住宅地積比率 Domestic Plot Ratio | 3, 4, 5, 6 |
| 非住宅地積比率 Non-Domestic Plot Ratio | 1, 3 |

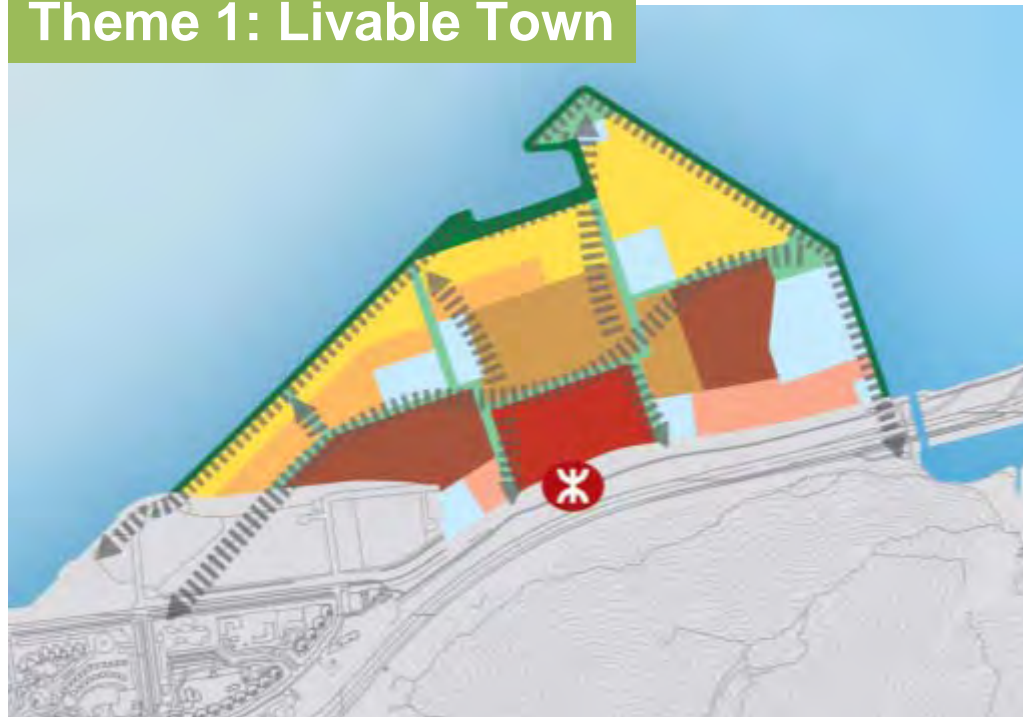
| 主要土地用途 Major Land Uses | 大約面積 Approx. area (公頃 hectares) |
|-----------------------------|---------------------------------------|
| 住宅 Residential | 75 |
| 政府, 機構或社區設施 GIC | 14 |
| 休憩用地 Open Space | 19 |
| 商業 Commercial | 7 |
| 道路及其他用途 Road and Other Uses | 5 |

東涌東的初步土地用途方案

Initial Land Use Options in Tung Chung East

主題一：宜居城市

Theme 1: Livable Town



- 都會中心 Metro Core
(6倍住用地積比率及1倍非住用地積比率)
(Domestic Plot Ratio 6 and Non-Domestic Plot Ratio 1)
- 住宅 (6倍地積比率) Residential (Plot Ratio 6)
- 住宅 (5倍地積比率) Residential (Plot Ratio 5)
- 住宅 (4倍地積比率) Residential (Plot Ratio 4)
- 住宅 (3倍地積比率) Residential (Plot Ratio 3)
- 政府·機構或社區 Government, Institution or Community
- 商業 (3倍地積比率) Commercial (Plot Ratio 3)
- 休憩用地 Open Space
- 海濱長廊 Waterfront Promenade
- 行人路網絡 / 單車徑 Pedestrian Network / Cycle Track

東涌東的初步土地用途方案

Initial Land Use Options in Tung Chung East

主題二：經濟活力

Theme 2: Economic Vibrancy

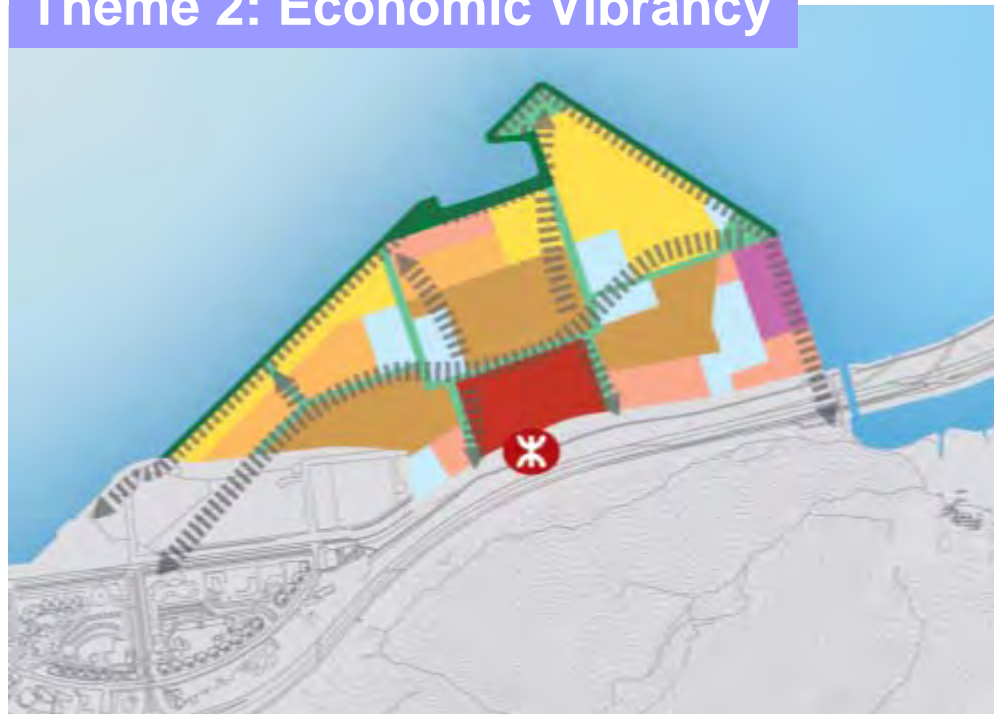


| | |
|------------------------------------|---------|
| 估計人口 Estimated Population | 95,000 |
| 估計單位數量 Estimated No. of Flats | 33,000 |
| 住宅地積比率 Domestic Plot Ratio | 3, 4, 5 |
| 非住宅地積比率 Non-Domestic Plot Ratio | 2.5, 3 |

| 主要土地用途 Major Land Uses | 大約面積 Approx. area (公頃 hectares) |
|-----------------------------|---------------------------------------|
| 住宅 Residential | 70 |
| 政府, 機構或社區設施 GIC | 13 |
| 休憩用地 Open Space | 17 |
| 商業 Commercial | 15 |
| 道路及其他用途 Road and Other Uses | 5 |

東涌東的初步土地用途方案 Initial Land Use Options in Tung Chung East

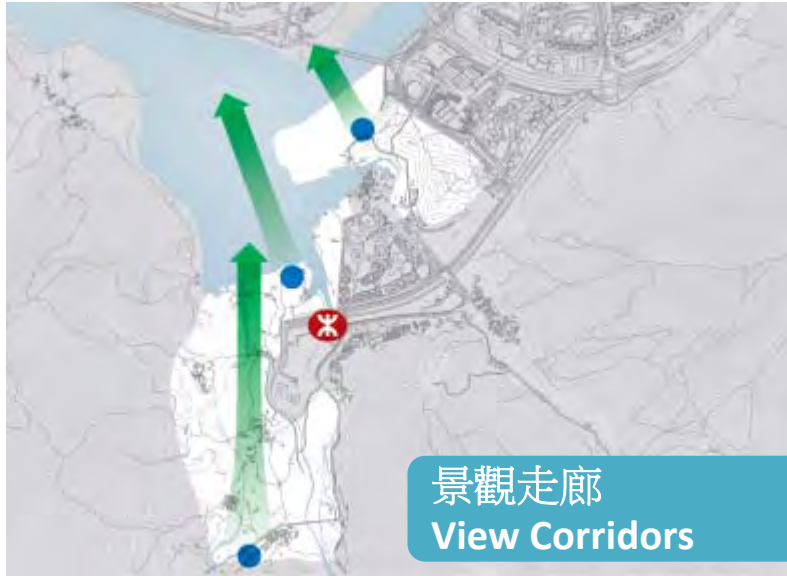
主題二：經濟活力 Theme 2: Economic Vibrancy



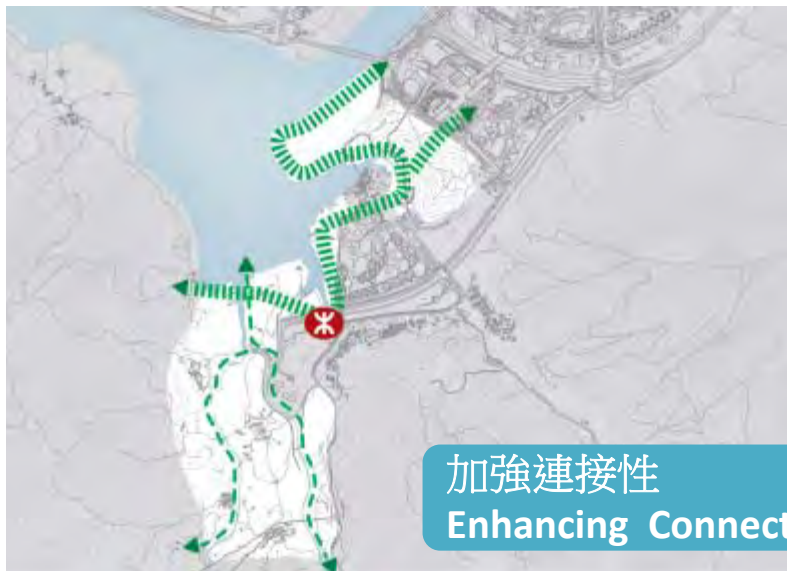
- 都會中心 Metro Core
(5倍住用地積比率及2.5倍非
住用地積比率)
(Domestic Plot Ratio 5
and Non-Domestic Plot
Ratio 2.5)
- 政府、機構或社區
Government, Institution or
Community
- 商業 (3倍地積比率)
Commercial (Plot Ratio 3)
- 遊艇停泊處 Marina
- 住宅 (5倍地積比率)
Residential (Plot Ratio 5)
- 休憩用地 Open Space
- 住宅 (4倍地積比率)
Residential (Plot Ratio 4)
- 海濱長廊
Waterfront Promenade
- 住宅 (3倍地積比率)
Residential (Plot Ratio 3)
- 行人路網絡 / 單車徑 Pedestrian
Network / Cycle Track



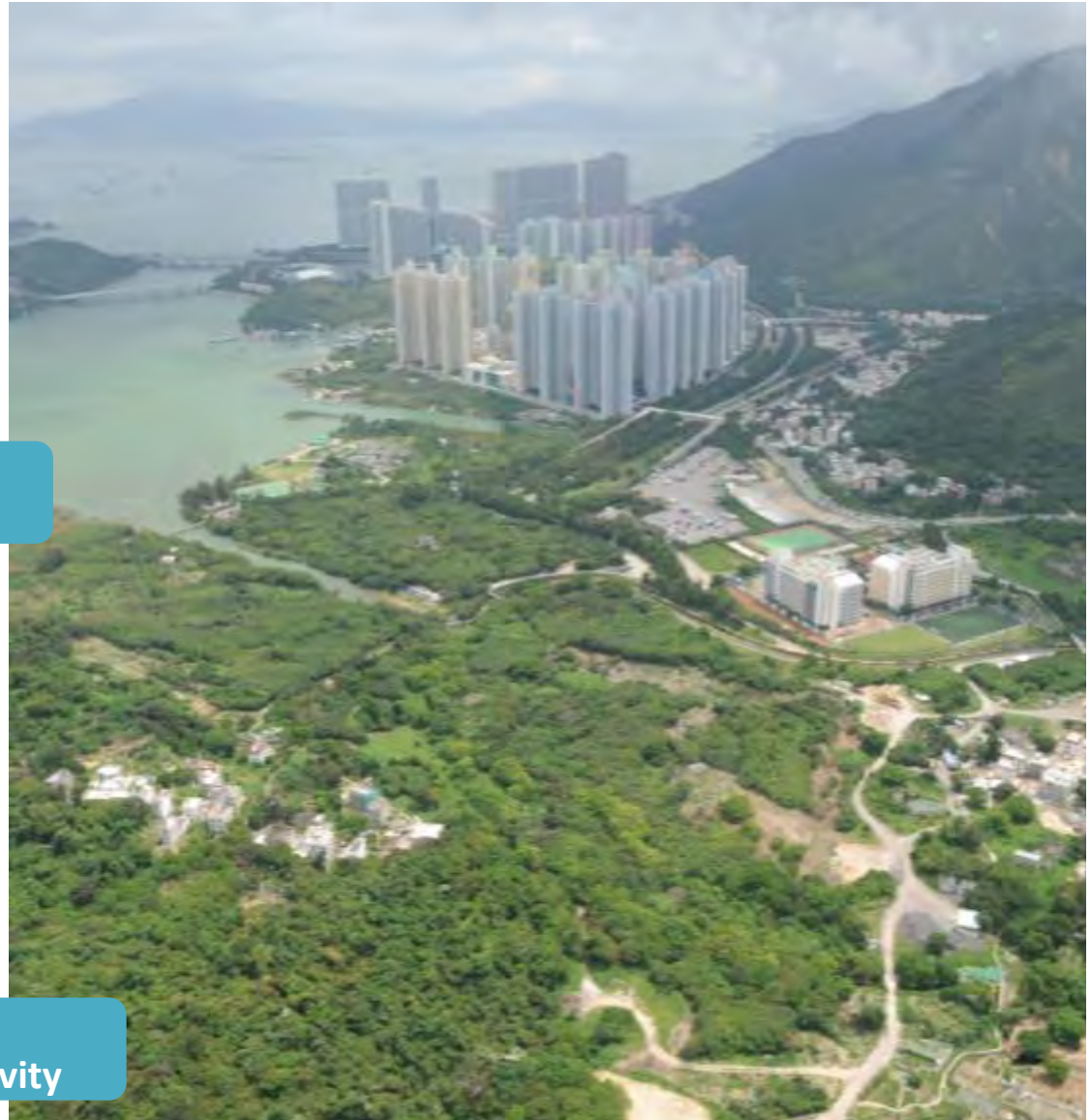
東涌西的規劃概念 Planning Concept for Tung Chung West



景觀走廊
View Corridors



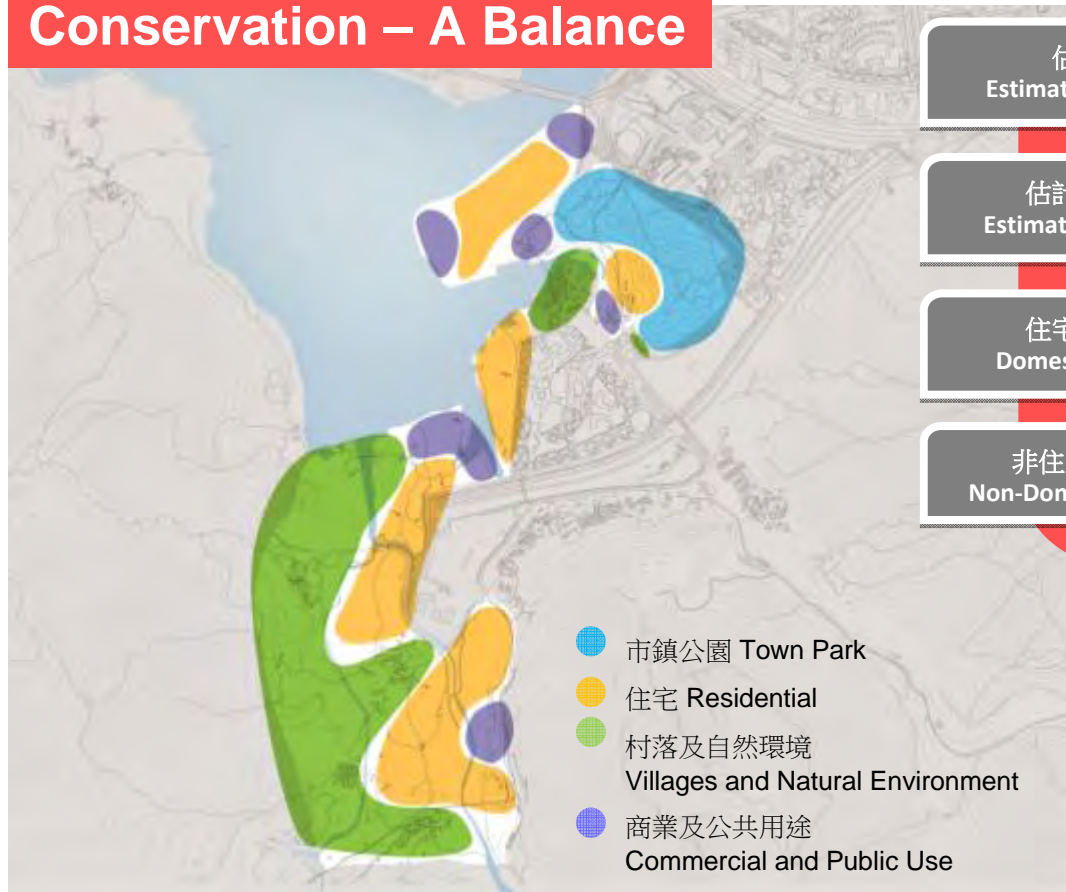
加強連接性
Enhancing Connectivity



東涌西的初步土地用途方案

Initial Land Use Option in Tung Chung West

主題：發展保育平衡
 Theme : Development and Conservation – A Balance

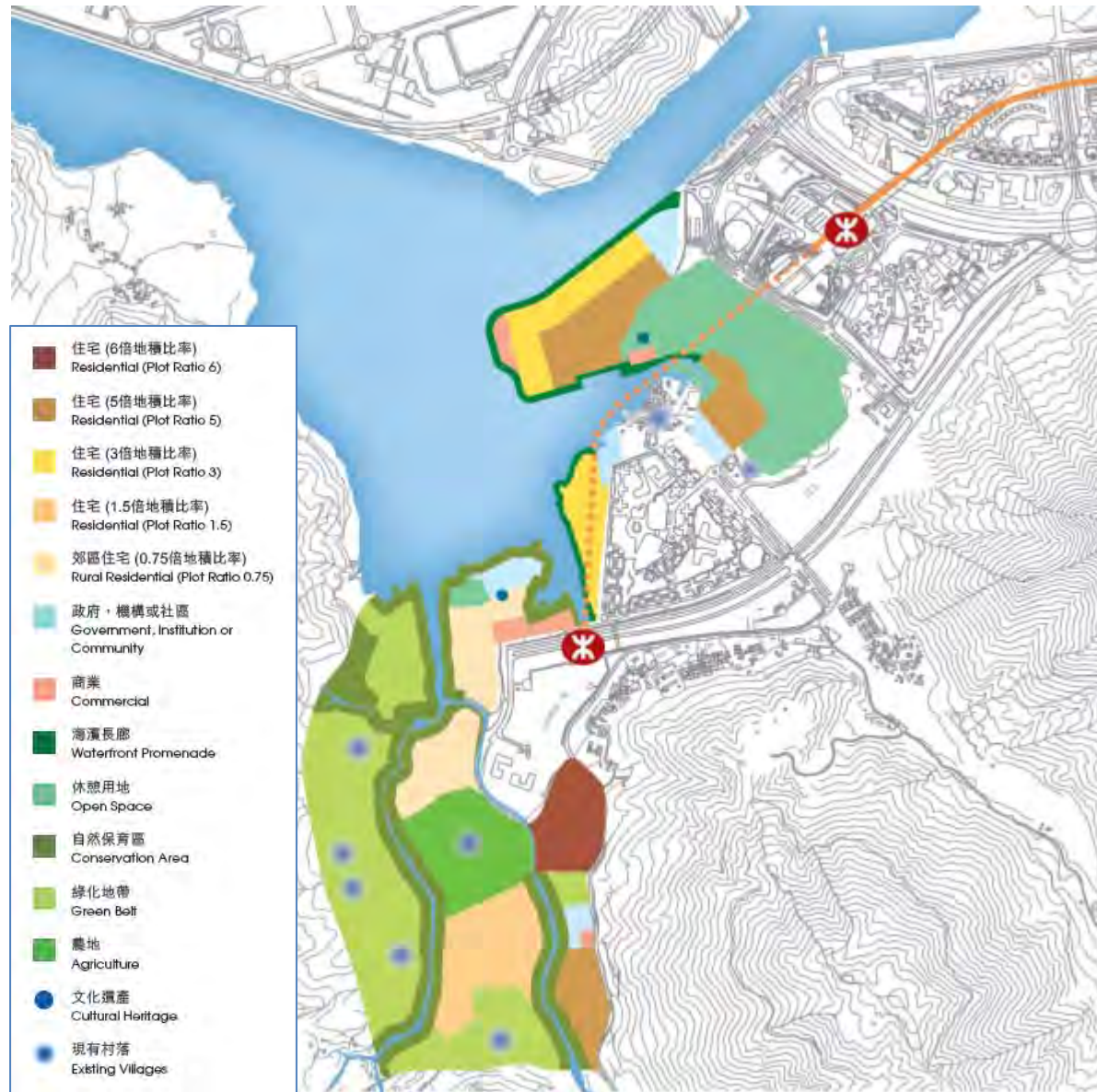


| | |
|------------------------------------|--------------------|
| 估計人口 Estimated Population | 43,000 |
| 估計單位數量 Estimated No. of Flats | 15,000 |
| 住宅地積比率 Domestic Plot Ratio | 0.75, 1.5, 3, 5, 6 |
| 非住宅地積比率 Non-Domestic Plot Ratio | 3 |

| 主要土地用途 Major Land Uses | 大約面積 Approx. area (公頃 hectares) |
|----------------------------------|---------------------------------------|
| 住宅 Residential | 41 |
| 政府, 機構或社區設施 GIC | 4 |
| 休憩用地 Open Space | 22 |
| 商業 Commercial | 2 |
| 保育相關用途 Conservation Related Uses | 40 |
| 村落及其他用途 Villages and Others | 24 |

東涌西的初步土地用途方案

Initial Land Use Option in Tung Chung West



第二階段公眾參與

Stage 2 Public Engagement

為期兩個月
2 months period
21/5/2013 – 21/7/2013

| 活動 Activities | 日期 Date | 地點 Venues |
|-----------------------------|-----------------------|--|
| 巡迴展覽 Roving Exhibition | 29 / 5 – 4 / 6 / 2013 | 羅馬廣場 (藍天海岸對出空地) Rome Plaza (Open Plaza near Coastal Skyline) |
| | 5 – 11 / 6 / 2013 | 逸東黎淑英紀念廣場 Yat Tung Estate Lai Shuk Ying Memorial Plaza |
| | 12 – 18 / 6 / 2013 | 富東邨 Fu Tung Estate |
| | 19 - 25 / 6 / 2013 | 港鐵東涌站 Tung Chung MTR station |
| 社區工作坊 Community Workshop | 22 / 6 / 2013 | 香港教育工作者聯會黃楚標中學 Hong Kong Federation of Education Workers Wong Cho Bau Secondary School |
| 公眾論壇 Public Forum | 13 / 7 / 2013 | 香港教育工作者聯會黃楚標中學 Hong Kong Federation of Education Workers Wong Cho Bau Secondary School |



多謝
Thank You