

屯門40區及46區和毗連地區規劃及工程研究

Planning and Engineering Study for Tuen Mun Areas 40 & 46 and the Adjoining Areas

立法會發展事務委員會

Panel on Development
Legislative Council

10.11.2015



背景

Background

- 興建中的屯門至赤鱗角連接路
Tuen Mun – Chek Lap Kok Link (TM-CLKL)
under construction
- 擬議的屯門西繞道
Proposed Tuen Mun Western Bypass
(TMWB)
- 40區及46區的可達性將大大提升
Enhanced accessibility of Tuen Mun Areas
40 and 46



照片來源:路政署網頁



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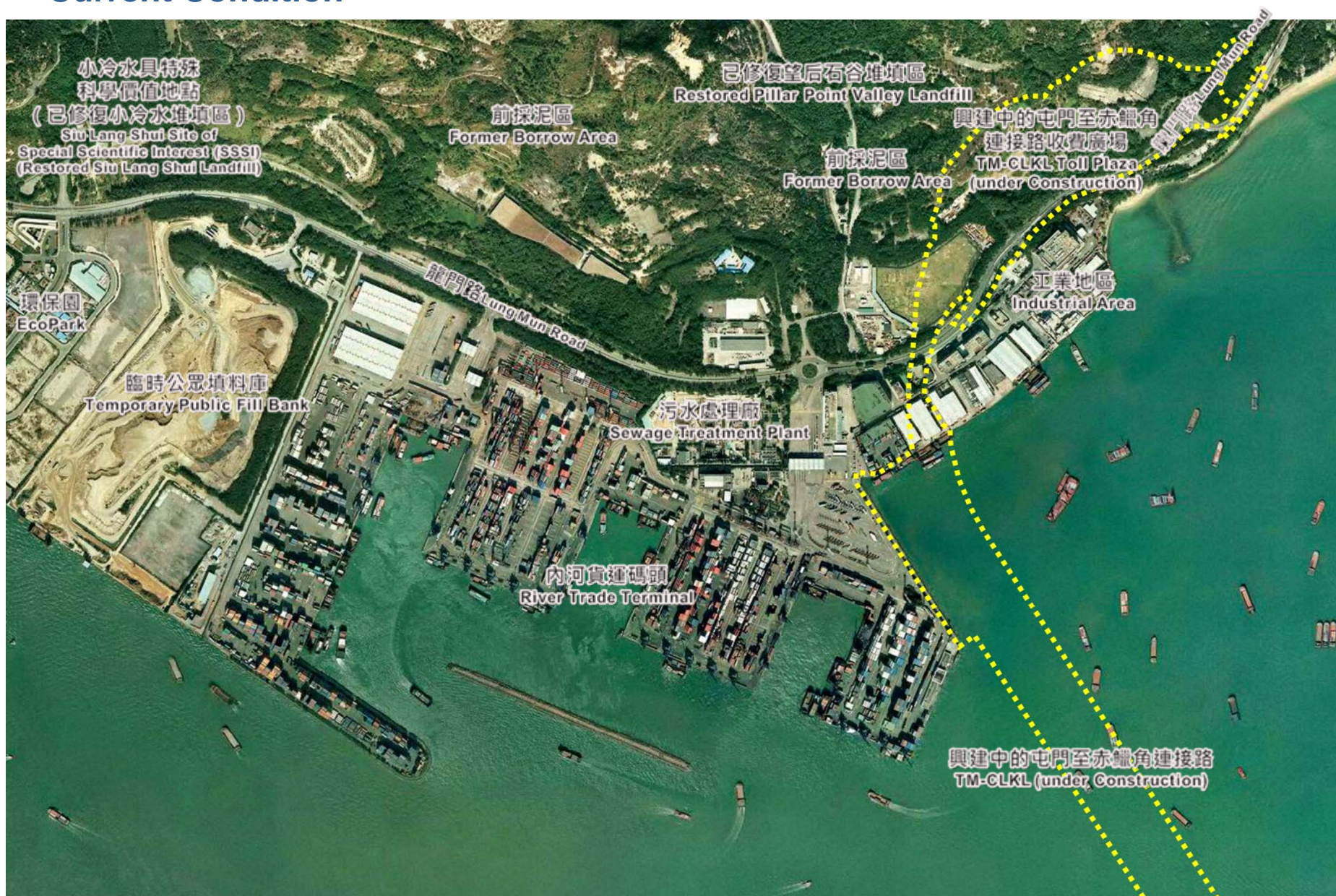


照片來源:路政署網頁



現況

Current Condition



機遇 Opportunities



可達性的提升
Enhanced Accessibility



配合周邊發展
Complementary with
Adjacent Developments



新增土地應付需求
New Land to meet
Demand



創造就業機會
Create Job Opportunities



提供臨海用地
Availability of Waterfront
Flat Land

限制 Constraints



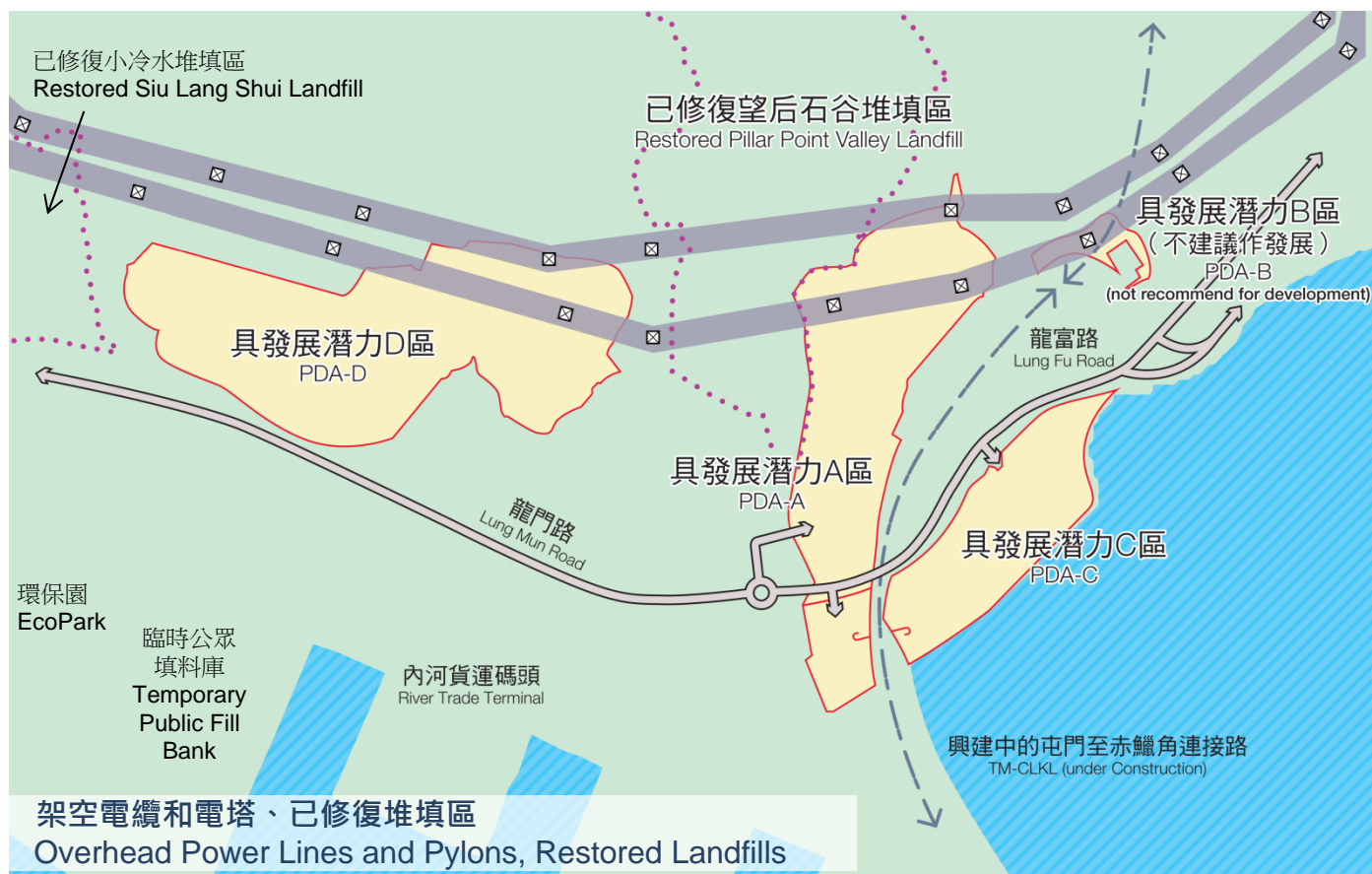
道路容量
Road Capacity



環境限制
Environmental Constraints



自然保育
Nature Conservation



架空電纜和電塔、已修復堆填區
Overhead Power Lines and Pylons, Restored Landfills



機場高度限制
Airport Height Restrictions



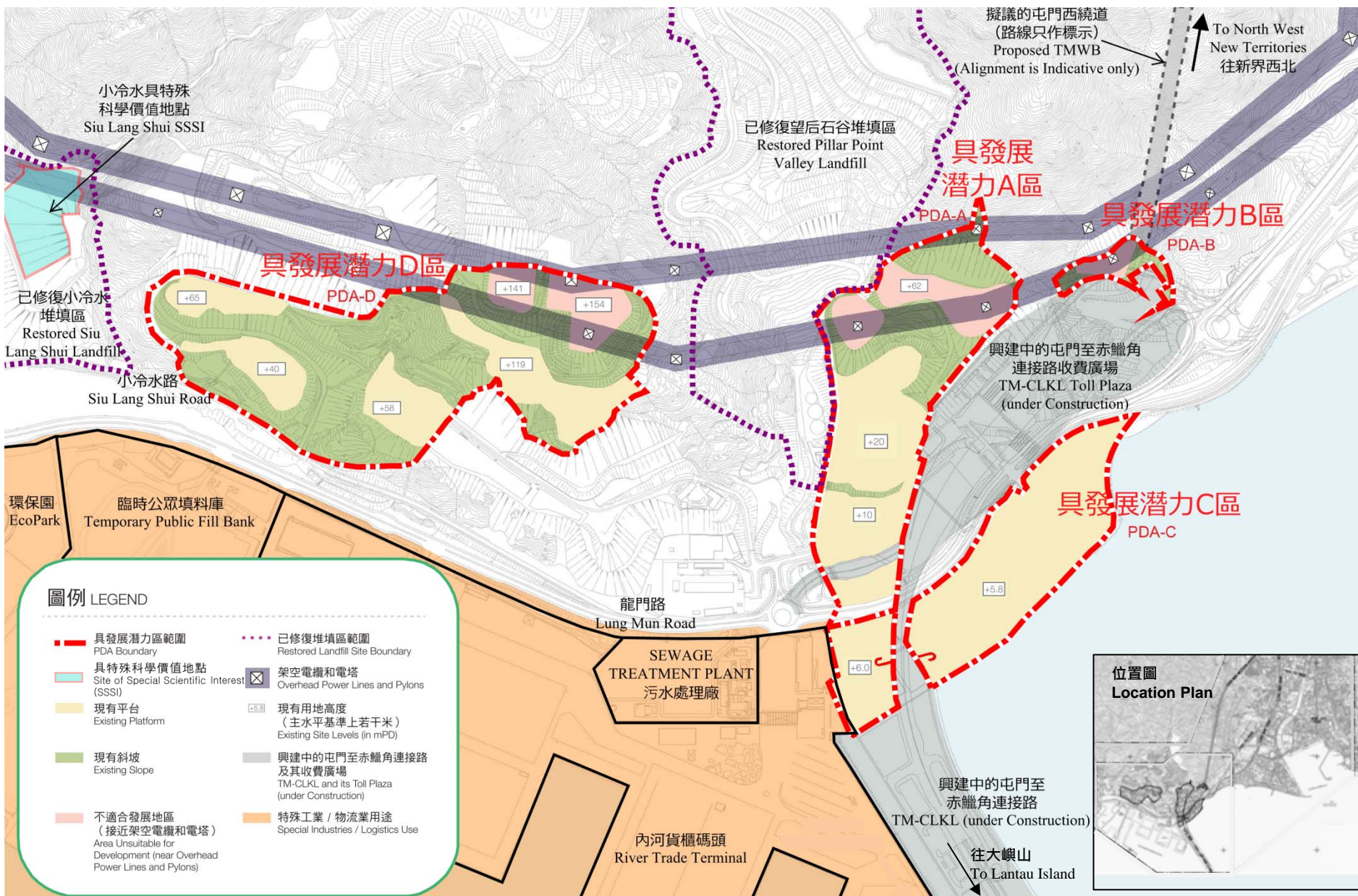
現有用途
Current Uses in PDA-C

具發展潛力區

Potential Development Areas (PDAs)



- 四個「具發展潛力區」
(總面積約50公頃)
4 PDAs (Total area of about 50 ha)



願景 Vision

利用新道路和發展項目所帶來的地理優勢、更佳的交通連接及橋頭經濟的契機，開拓屯門40區及46區為新界西北的一個主要經濟活動區。

To transform Tuen Mun Areas 40 and 46 into a major economic activity area in Northwest New Territories, capturing the geographical advantage, enhanced accessibility and opportunity of bridgehead economy brought by new road infrastructure and development projects.

指導原則 Guiding Principles

加強屯門西的策略性角色
Enhance the Strategic Role of
Tuen Mun West

與周邊的現有工業用途產生協同效應
Create Synergy with
Surrounding Industrial Uses

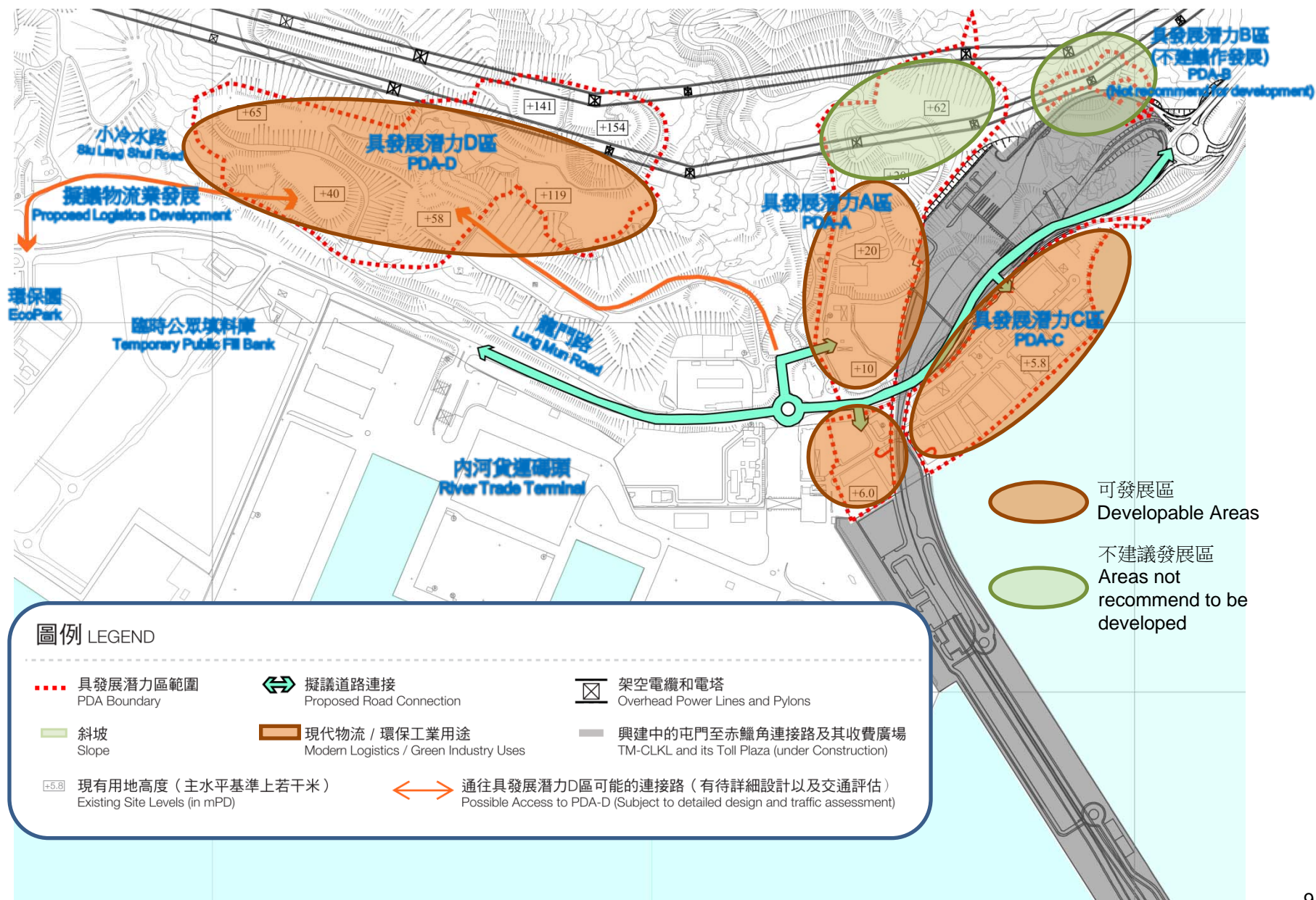
避免不良的交通影響
Avoid Negative Traffic Impact

顧及環境及生態考慮
Respect Environmental and
Ecological Considerations

建立可持續發展的環境
Create a Sustainable Environment

擬議土地用途

Proposed Land Use



擬議發展主題 Proposed Development Theme

現代物流/環保工業樞紐 Modern Logistics/Green Industry Hub

- 善用地理優勢
Capture geographical advantage
- 應付用地的需求
Address the demand for sites
- 為屯門區及本港創造就業機會
Create job opportunities for Tuen Mun District and the Territory



擬議發展規模 Proposed Development Scale

- 建議地積比率：4倍
(約6至8 層高)

Proposed Plot Ratio: 4
(about 6 to 8 storeys high)



擬議發展策略 Proposed Development Strategy

- 建議分期發展（因應道路容量限制）

Phased development (According to road capacity constraint)

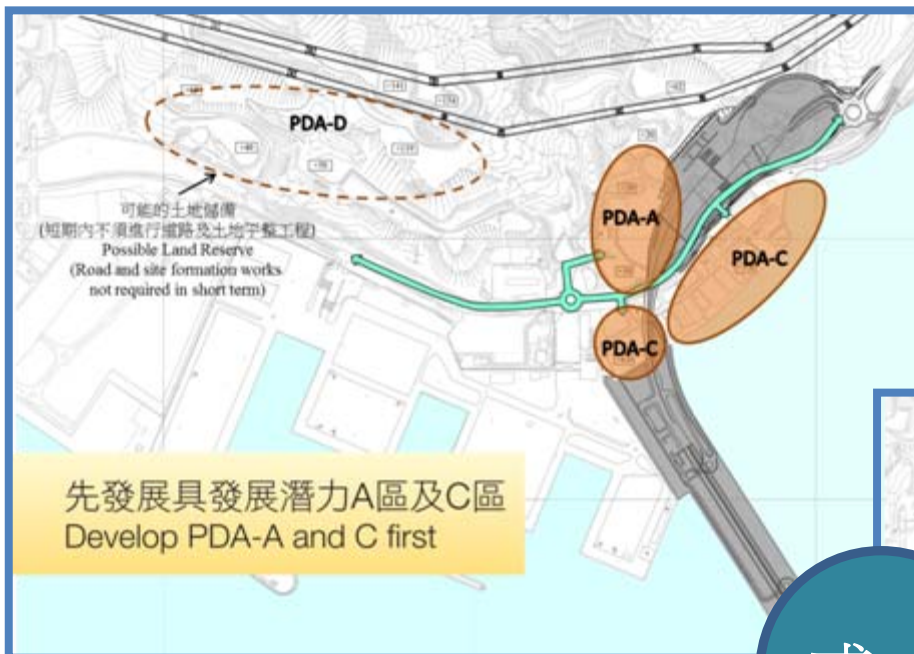
- 預計可先發展土地面積：約10公頃
Estimated developable land:
about 10 ha

- 總樓面面積：約400,000平方米
About 400,000m² GFA

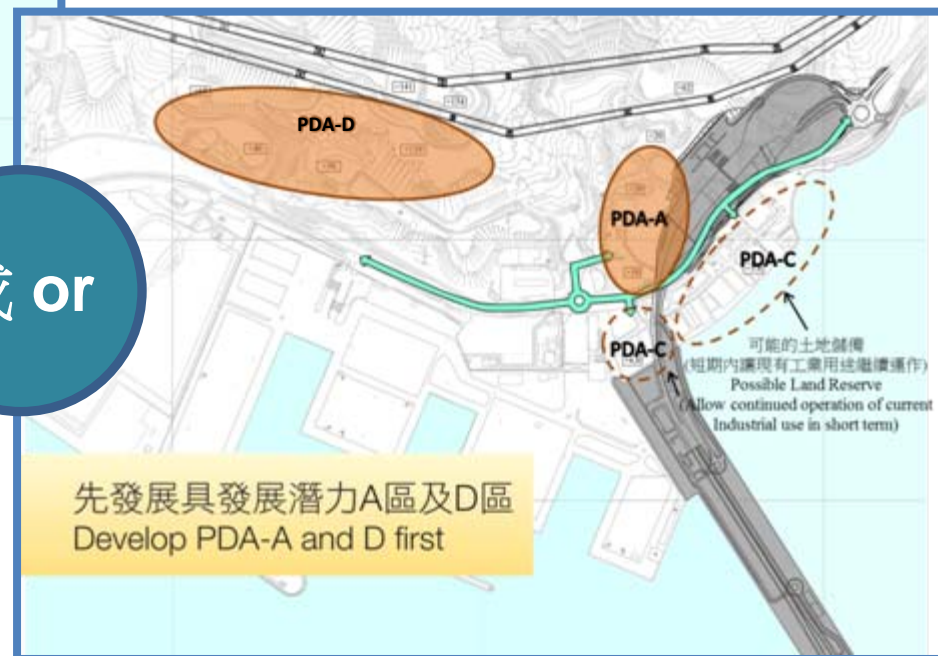
- 可創造的就業機會：約9,500個
Job opportunities to be created:
about 9,500



擬議發展策略 Proposed Development Strategy



或 or



第一階段社區參與活動

Stage 1 Community Engagement Programme

- 為期兩個月
Two months
- 已先後與不同持分者進行討論，如城市規劃委員會、屯門區議會、土地及建設諮詢委員會轄下的規劃小組委員會、專業團體及其他相關持分者
Discussions with various stakeholders, e.g. Town Planning Board, Tuen Mun District Council, Planning sub-committee of Land and Development Advisory Committee, professional institutes and other relevant stakeholders.
- 社區工作坊已於10月24日舉行
Community Workshop was held on 24 October 2015.
- 歡迎發展事務委員會的寶貴意見
Valuable views from the Panel on Development are most welcome.



多謝
Thank You