

## 研究背景 STUDY BACKGROUND



港珠澳大橋香港口岸坐落於面積約一百五十公頃的人工島上(包括香港口岸約一百三十公頃，及屯門至赤鱗角連接路南面出入口填海約二十公頃)。港珠澳大橋香港口岸人工島(下稱「香港口岸人工島」)落成後，將為通過港珠澳大橋的旅客及貨物提供出入境檢查及通關設施。有關的填海及基礎建設工程現正進行中。

香港口岸人工島作為香港的關鍵門戶，具發展橋頭經濟的潛力。因此本研究將探討如何善用香港口岸人工島的上蓋和地下空間作商業及其他經濟活動的土地用途。

As part of the Hong Kong-Zhuhai-Macao Bridge (HZMB), the Hong Kong Boundary Crossing Facilities (HKBCF) will be located on a 150-hectare artificial island (about 130 hectares for HKBCF and about 20 hectares for Tuen Mun-Chek Lap Kok Link (TM-CLKL) Southern Landfall). The HKBCF Island will provide clearance facilities for passengers and goods using the HZMB. Reclamation and infrastructure works of the HKBCF project are currently under construction.

As a key gateway of Hong Kong, the HKBCF Island will have great economic development potential. This Study will explore the optimum utilisation of land at the HKBCF Island for topside and underground development for commercial and other economic land uses.

## 發展機遇及限制 DEVELOPMENT OPPORTUNITIES & CONSTRAINTS



### 機遇 OPPORTUNITIES

**連繫珠三角及世界各地**  
Connecting the PRD and the world

珠三角的區域發展和更緊密的交通連繫造就商機  
Regional development and enhanced transport connectivity in the PRD creating business opportunities

與大嶼山現有及規劃中的景點產生協同效應  
Synergise with existing and planned attractions of Lantau

善用完善的交通基建，制定適當的發展規模  
Taking advantage of the well-planned transport infrastructure and optimising the development scale

### 限制 CONSTRAINTS

**發展受制於機場高度限制**  
Development constrained by airport height restrictions

**需考慮飛機噪音及空氣質素**  
Aircraft noise and air quality issue should be considered

**需考慮香港口岸的保安要求**  
Security requirements of the HKBCF should be taken into account

**需完善規劃行人和道路連接**  
Comprehensive planning of pedestrian and road linkages required

**對外交通網絡的流量可能增加**  
Traffic volume in external transport links would be increased



## 全球目的地 GLOBAL DESTINATIONS



澳門  
MACAO

## 香港 HONG KONG



### 「把握橋頭機遇」 "Capturing the Bridgehead Potential"

香港口岸人工島位於橋頭位置，是區域以及國際門戶，人流、物流在此聚散。因此，香港口岸人工島的首要發展目標，是把握這些人流和物流所帶來的機遇，發展橋頭經濟。

The HKBCF Island is at a bridgehead location. It serves as both an international gateway and a regional gateway. It is where the flows of people and goods converge and radiate out to different locations. Therefore, the paramount goal for the development of the HKBCF Island would be to capture the opportunities arising from these flows of people and goods and develop a bridgehead economy.

### 香港口岸人工島 HKBCF ISLAND

#### 物流 GOODS

經港珠澳大橋出入口/轉口的貨物  
Cargoes departing / arriving / transferring via HZMB

空運貨物  
Air Cargoes

本地居民  
Local Residents

機場旅客  
Air Passengers

經港珠澳大橋出入境旅客  
Passengers departing / arriving via HZMB

人流 PEOPLE

## 具發展潛力產業分析 POTENTIAL INDUSTRIES ANALYSIS

我們初步發掘了數個在橋頭位置具發展潛力的產業。同時檢視了這些產業坐落於香港口岸人工島的利好因素及效益。

We have initially identified several industries with development potential for a bridgehead economy. We have also examined the favourable conditions and potential benefits for their development on the HKBCF Island.



### 旅遊 TOURISM

● 提供住宿吸引經港珠澳大橋及機場來港的觀光及商務旅客  
Provide accommodations to attract visitors and business travellers coming to Hong Kong via HZMB and the airport

● 配合附近的旅遊業發展及辦公室/會展設施  
Complement surrounding tourism developments and office / MICE facilities

● 與大嶼山其他旅遊景點產生協同效應  
Create synergy with other tourist attractions in Lantau

● 紓緩市區旅遊景點的擠逼情況  
Alleviate congestion at tourist attractions in the urban area

● 善用廣闊海濱和優美景色  
Utilise the extensive waterfront and panoramic views



### 零售 RETAIL

● 吸引經港珠澳大橋及機場來港的旅客  
Attract visitors coming to Hong Kong via HZMB and the airport

● 配合附近的旅遊業發展及辦公室/會展設施  
Complement surrounding tourism developments and office / MICE facilities

● 為附近居民提供就業機會  
Create employment opportunities for nearby residents

● 紓緩市區的擠逼情況  
Alleviate congestion in the urban area

● 提供特大整層樓面面積作旗艦店或體驗店  
Provide large building floor plate for flagship and experience stores



### 創意產業 CREATIVE INDUSTRIES

● 吸引經港珠澳大橋及機場來港的觀光及商務旅客  
Attract visitors and business travellers coming to Hong Kong via HZMB and the airport

● 可與香港口岸人工島的物流用途互相配合，發展高增值藝術品倉儲、管理及策展綜合服務  
Collaborate with logistics use on the HKBCF Island to develop integrated high value-added art storage, management and display services



### 企業會議、獎勵旅遊、國際會議及展覽(會展旅遊) MEETINGS, INCENTIVE TRAVELS, CONVENTIONS AND EXHIBITIONS (MICE)

● 把握與世界及區域內各地緊密的連接，吸引經港珠澳大橋及機場來港的商務旅客  
Capitalise on the excellent regional and global connectivity, and attract business travellers coming to Hong Kong via HZMB and the airport

● 配合亞洲國際博覽館及大嶼山不同景點以產生協同效應  
Synergise with AsiaWorld-Expo and existing tourist attractions in Lantau

● 滿足香港對會議場地的需求  
Meet the demand for convention space in Hong Kong



### 商業及專業服務 BUSINESS & PROFESSIONAL SERVICES

● 憑藉與區域內及全球不同地方緊密的連接，可吸引物流、供應鏈管理和貿易公司以及國際組織和機構  
Attract logistics, supply chain management and trading companies as well as international organisations and institutions due to the excellent regional and international connectivity

● 香港口岸人工島鄰近珠三角及機場，適合企業在此成立代表處辦公室  
Proximity to the PRD and the airport makes the HKBCF Island a great location for firms to establish representative offices



### 物流 LOGISTICS

● 憑藉與區域內及全球不同地方緊密的連接，實現快速即時派遞  
Benefit from the excellent regional and international connectivity which enables rapid transfer and just-in-time delivery

● 與香港現有的物流樞紐緊密連接  
Well connected with existing logistics hubs in Hong Kong

● 為貴重商品提供專業認可的測試和驗證服務  
Providing accredited testing and certification services for valuable goods

你的意見  
YOUR VIEWS



初步發展主題及核心元素  
INITIAL DEVELOPMENT THEME & CORE ELEMENTS

你的意見  
YOUR VIEWS

此發展主題強調在香港口岸人工島匯集的人流、創意和物流，有利交流、創新及推廣。此發展主題由三個核心元素組成。

This development theme emphasises the convergence of people, innovation, goods and products on the HKBCF Island and facilitates exchange, innovation and promotion. It features three core elements.



集陳列推廣/活動場地、零售、餐飲、休閒、娛樂於一身的多功能混合空間/展覽廳  
Multi-functional hybrid spaces/galleries for showcase/event space, retail, catering, leisure and entertainment

設有會議/多用途設施的辦公室和商務酒店  
Offices and business hotels with conference/multi-functional facilities

針對專門市場的貴重商品高增值綜合物流服務  
High value-added integrated logistics services for valuables targeting niche markets

初步構思  
INITIAL IDEA

視乎各技術考量，總樓面面積可多於30萬平方米，並可能達至50萬平方米。實際可發展用地的位置，面積及界線有待進一步研究及確定。透過完善規劃，我們將加強島上不同地點之間的連接性和協同效應。我們亦會進行技術評估，確保提供足夠交通設施及符合環保要求。

Subject to the satisfactory resolution of the technical issues, the development potential could be more than 300,000 sqm and could possibly be brought up to 500,000 sqm. The exact location, size and configuration of the developable area are yet to be worked out. Through comprehensive planning, we will enhance connectivity and synergy within the HKBCF Island. We will also undertake technical assessments to study and ensure sufficient transport provision as well as to comply with environmental requirements.

你的意見  
YOUR VIEWS



社區參與活動及提交您的意見  
COMMUNITY ENGAGEMENT ACTIVITIES AND SUBMITTING YOUR VIEWS

我們誠邀您參與本研究的社區參與活動，並就初步發展構思於2015年9月7日或以前以電郵、傳真或郵寄方式提交意見。

You are cordially invited to participate in the Community Engagement activities of this Study and to submit your views on the initial development concept via email, fax or post on or before **7 September 2015**.

巡迴展覽 ROVING EXHIBITION\*

我們將於香港不同地點舉辦巡迴展覽，歡迎參觀。  
We are organising Roving Exhibition at various locations in Hong Kong, You are welcome to visit.

- 東涌藍天門廊 (藍天海岸對出空地)  
Skyline Gateway (Open Plaza near Coastal Skyline), Tung Chung **23/7 - 26/7/2015**
- 北角政府合署地下大堂  
G/F Lobby, North Point Government Offices **27/7 - 31/7/2015**
- 東涌逸東邨黎淑英紀念廣場  
Lai Shuk Ying Memorial Plaza, Yat Tung Estate, Tung Chung **1/8 - 7/8/2015**
- 東涌富東邨 (近新東閣)  
Fu Tung Estate (Near Sun Tung House), Tung Chung **8/8 - 15/8/2015**
- 東涌市政大樓一樓  
1/F, Tung Chung Municipal Services Building **16/8 - 23/8/2015**
- 中環展城館三樓  
3/F, City Gallery, Central **24/8 - 1/9/2015**
- 中環海港政府大樓二樓大堂  
2/F Lobby, Harbour Building, Central **2/9 - 7/9/2015**

\* 活動日期及地點或有變動，詳情以本研究網站公佈為準。  
Dates/venues of the activities may be subject to changes, please refer to our website for the latest information.

社區論壇 COMMUNITY FORUM\*

我們將舉辦社區論壇以方便公眾交流意見，我們誠邀您參與。

We will organise a Community Forum to facilitate the exchange of ideas among the public and you are cordially invited to take part.

**23/8/2015** 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  
14:00-17:00  
星期日 SUN  
東涌富東邨第3期第10區  
Area 10, Phase 3, Fu Tung Estate, Tung Chung

請預先登記  
PLEASE REGISTER IN ADVANCE

請於本研究網站下載報名表格，並於2015年8月14日或以前交回報名。查詢請致電 **2908 4028**。  
Please download a registration form at our website and return on or before 14 August 2015 for registration. For enquiries, please call **2908 4028**.

土木工程拓展署 -  
港島及離島拓展處  
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT -  
Hong Kong Island and Islands Development Office

地址 ADDRESS 香港北角渣華道333號北角政府合署13樓  
13/F North Point Government Offices  
333 Java Road, North Point, Hong Kong  
電話 TEL (852) 2231 4408  
傳真 FAX (852) 2577 5040

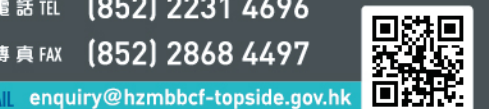
網址 WEBSITE [www.hzmbbcf-topside.hk](http://www.hzmbbcf-topside.hk) 電郵 EMAIL [enquiry@hzmbbcf-topside.gov.hk](mailto:enquiry@hzmbbcf-topside.gov.hk)

聲明：凡在「港珠澳大橋香港口岸上蓋發展的規劃、工程及建築研究-可行性研究」中向土木工程拓展署及/或規劃署提供意見的個人或團體，將被視作同意土木工程拓展署及/或規劃署可公布部份或全部所提供的意見(包括個人姓名或團體名稱)。如你不同意有關安排，請於提出意見時作出聲明。  
Disclaimer: A person or an organisation providing any comments to the Civil Engineering and Development Department and/or Planning Department on the "Planning, Engineering and Architectural Study for Topside Development at Hong Kong Boundary Crossing Facilities Island of Hong Kong - Zhuhai - Macao Bridge - Feasibility Study" shall be deemed to have given consent to the Civil Engineering and Development Department and/or Planning Department partially or wholly publish the comments (including the names of the person or organisation). If you do not agree to this arrangement, please state so when providing the comments.



規劃署 -  
跨界基建發展組  
PLANNING DEPARTMENT -  
Cross-Boundary Infrastructure and Development Section

地址 ADDRESS 香港北角渣華道333號北角政府合署16樓  
16/F North Point Government Offices  
333 Java Road, North Point, Hong Kong  
電話 TEL (852) 2231 4696  
傳真 FAX (852) 2868 4497



港珠澳大橋香港口岸上蓋發展的規劃、工程及建築研究 - 可行性研究  
PLANNING, ENGINEERING AND ARCHITECTURAL STUDY FOR TOPSIDE DEVELOPMENT AT HONG KONG  
BOUNDARY CROSSING FACILITIES ISLAND OF HONG KONG - ZHUHAI - MACAO BRIDGE - FEASIBILITY STUDY

二零一五年七月  
July 2015

第一階段社區參與  
STAGE 1 Community Engagement

