



## 引言 Foreword

大嶼山是香港最大的島嶼，佔地147平方公里，是一個經綽變的多面體，當中有赤鱘角機場、東涌新市鎮、迪士尼樂園等基建及旅遊發展，也有面積廣闊的郊野公園及寺廟禪林的特色。

珠江三角洲一帶的經濟發展正急劇變化，而香港與珠江三角洲其他城市的連繫也日漸緊密。當港珠澳大橋及屯門至赤鱘角連接路落成通車，大嶼山將會是可直達全球經濟發展最快地區之一的珠三角中心的重要門戶。

香港特別行政區政府成立了大嶼山發展諮詢委員會(委員會)，就大嶼山的規劃、重要基建帶來的機遇及大嶼山的可持續發展和保育等方面向政府提供意見，冀望能夠充分發揮大嶼山的地利優勢，把握發展良機，以促進香港社會及經濟的長遠發展。

委員會確立了大嶼山發展的願景、策略性定位和規劃原則，並對大嶼山發展提出了一系列主要建議，歡迎大家提供寶貴意見。

Lantau, with a land mass of 147 square kilometres, is the largest island in Hong Kong and has evolved into a place of diversity with infrastructure and tourism development such as the Chek Lap Kok Airport, Tung Chung New Town, Hong Kong Disneyland, etc., as well as extensive country parks and religious characteristics.

The economic development of the Pearl River Delta (PRD) Region has been undergoing drastic change, and the connection between Hong Kong and other cities in the PRD is getting closer. When the Hong Kong-Zhuhai-Macao Bridge (HZMB) and the Tuen Mun-Chek Lap Kok Link (TM-CLKL) are commissioned, Lantau will become an important gateway to the PRD, one of the fastest growing economic regions in the world.

The HKSAR Government established the Lantau Development Advisory Committee (LanDAC) to advise on opportunities brought by the planning and major infrastructure in Lantau and on various aspects of sustainable development and conservation of the island, with a view to fully capitalising on its locational advantages and seizing development opportunities to foster the long-term socio-economic development of Hong Kong.

LanDAC has formulated the vision, strategic positioning and planning principles and put forward a series of major proposals for Lantau development. Your precious views are most welcomed.



## 願景 Vision

大嶼山發展的規劃願景為**平衡並加強發展和保育，使大嶼山成為一個宜居、宜業、宜商、宜樂及宜學的智慧型、低碳社區。**

The planning vision for Lantau development is **balancing and enhancing development and conservation, with a view to developing Lantau into a smart and low-carbon community for living, work, business, leisure and study.**

## 策略性定位 Strategic Positioning

大嶼山發展的四項策略性定位：  
Four strategic positioning for Lantau development:



## 主要規劃原則 Major Planning Principles

### 經濟與民生 Economy and Livelihood

建議考慮三個經濟發展概念：「支柱產業新平台」、「蓬勃社區」和「明日之橋」。

Three economic development concepts are proposed: "A New Platform for the Pillars", "A Thriving Community" and "A Bridge to Tomorrow".

### 自然及文物保育 Nature and Heritage Conservation

建議加強保護具保育價值的地點，盡量避免在這些地點及周邊作大型發展，並在符合可持續發展及生物多樣性的原則下，善用這些寶貴資源，發揮其教育、康樂及綠色旅遊的潛力。

It is proposed to strengthen the preservation of sites of conservation value. Major developments at these sites and their surrounding areas should be avoided wherever possible. Under the principles of sustainable development and biodiversity, these valuable resources should be suitably utilised for releasing their potential for education, recreation and green tourism.

### 康樂及旅遊 Recreation and Tourism

建議發展提供多點及多元化的康樂及旅遊設施，以塑造大嶼山為多采多姿的康樂及旅遊目的地。

It is proposed to develop diversified multi-modal recreation and tourism facilities to shape Lantau into a kaleidoscopic recreation and tourism destination.

### 交通運輸 Traffic and Transport

完善的交通運輸基建網絡及落實安排，是推動大嶼山發展的關鍵環節。建議在推動各項建設時，須以交通運輸先行作為重要考慮。

Timely planning and implementation of a comprehensive traffic and transport infrastructure network are the key components for taking forward Lantau development. It is proposed that traffic and transport should be the priority consideration for the implementation of various developments.

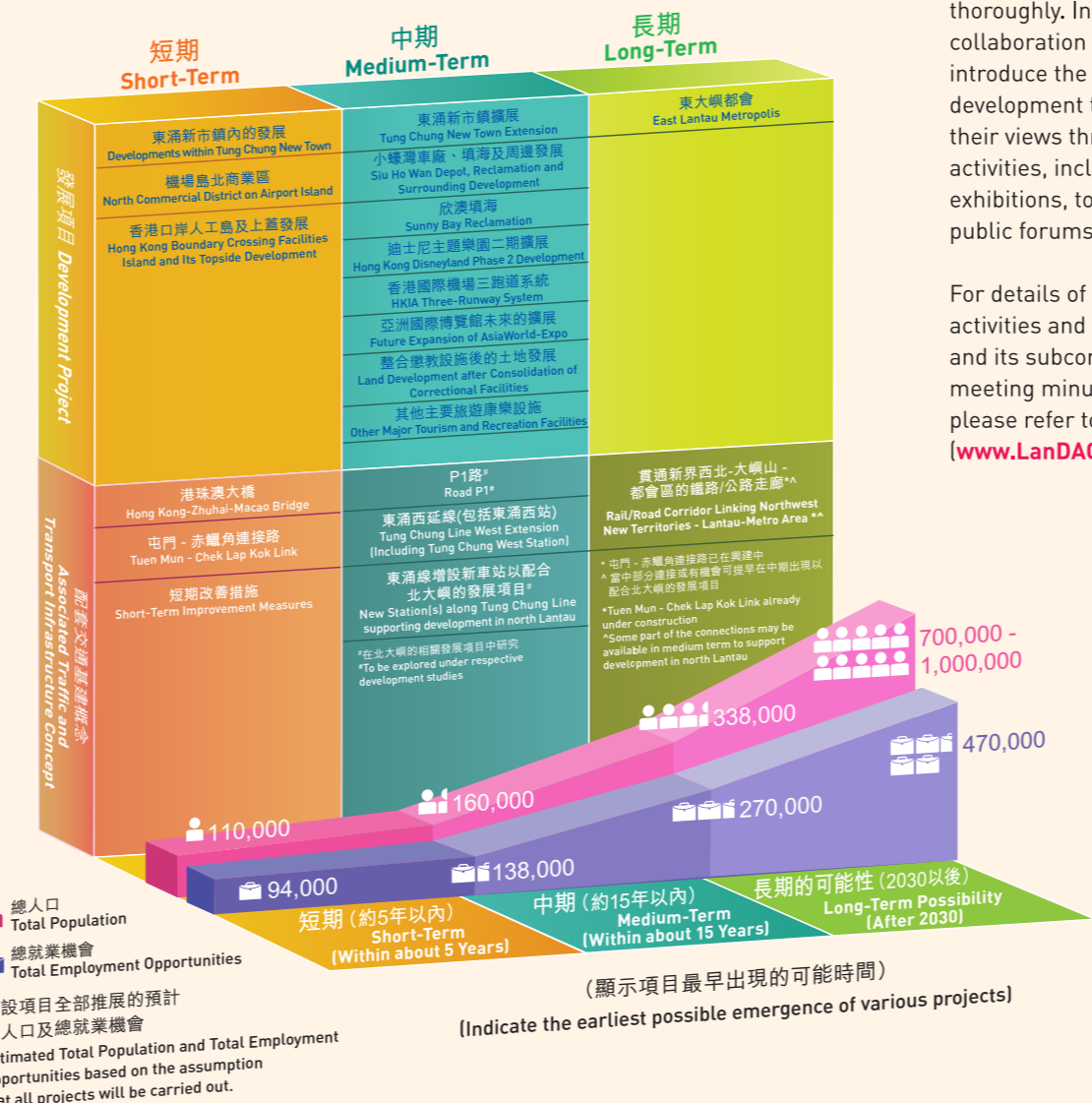


## 展望未來 Looking Ahead

### 發展概略時間表 Broad Timetable for Development

委員會期望於2016年下半年綜合更新及完備資料，推出新的大嶼山發展藍圖。在獲市民支持的大前提下，綜合全港發展需要，進一步研究各項建議的可行性後，訂定長遠發展的概略時間表，如圖示。

LanDAC expects to publish a new Blueprint for Lantau Development after consolidating and updating a complete set of information in the second half of 2016. With public's support, the feasibility of the various proposals will be further studied in the context of the overall development needs of Hong Kong, with an aim to setting out a broad timetable for the long-term development of Lantau (see figure for reference).



## 公眾參與活動 Public Engagement Activities

委員會在制訂以上建議時，均以全香港的整體利益為依歸。現誠邀公眾就各項建議參與深入討論。在2016年上半年，委員會會聯同相關的政府部門透過包括巡迴展覽、專題簡報、公眾論壇等等一連串的活動，向公眾人士介紹大嶼山發展的主要建議，聆聽他們的意見。

有關公眾參與活動詳情及大嶼山發展諮詢委員會及其轄下小組的資料，包括會議記錄和討論文件，請瀏覽委員會網頁(www.LanDAC.hk)。

LanDAC has prepared its proposals in the overall interest of Hong Kong and looks forward to discussing with the public on these proposals thoroughly. In the first half of 2016, LanDAC in collaboration with the Government, will introduce the major proposals of Lantau development to the public and listen to their views through a series of activities, including roving exhibitions, topical presentations, public forums, etc.

For details of public engagement activities and information on LanDAC and its subcommittees, including meeting minutes and discussion papers, please refer to the LanDAC website (www.LanDAC.hk).

### 短期工作 Short-term Work

政府有關部門經已大力推行一系列速效項目，以在短期內提升大嶼山地區的經濟及令市民早日分享發展成果。有關的短期改善措施包括推廣梅窩、大澳及馬灣涌村改善工程、越野單車徑網絡發展、改善羌山道和嶼南道的行車狀況等。

Relevant Government departments have been actively implementing a series of quick-win projects to boost the Lantau economy and share the fruits of development with the public at an early stage. These short-term improvement measures include the improvement works in Mui Wo, Tai O and Ma Wan Chung Village, development of the Mountain Bike Trail Network, improvement to traffic conditions of Keung Shan Road and South Lantau Road, etc.



## 您的意見 Your Views

公眾意見對推動大嶼山發展是必須及非常重要的，而有關發展長遠而言將能惠及香港整體經濟及社會發展。故此，我們希望盡快收到您的寶貴意見，以助開展下一階段工作。在本單張內羅列的建議，旨在促進公眾討論，集思廣益，日後會被更新和重新評估。

我們誠邀您就各項建議提出寶貴意見。

Public views are essential and very important to push ahead the development of Lantau which in the long-term will benefit the overall economic and social development of Hong Kong. Hence, we would like to receive your precious views as soon as possible to prepare for the next stage of work. The proposals in this leaflet are listed to facilitate public discussions and brainstorming and are subject to amendment and further assessment.

We welcome your valuable opinions to the proposals.

### 提交您的意見 How to Submit Your Views

請於2016年4月30日或之前以電郵、傳真或郵寄方式聯絡我們。By email, fax or post on or before 30 April 2016.

電郵 Email: landac@devb.gov.hk  
傳真 Fax: (852) 2801 5620  
地址 Postal Address: 大嶼山發展諮詢委員會秘書處  
香港添馬添美道2號政府總部東翼十七樓  
The Secretariat, Lantau Development Advisory Committee  
17/F., East Wing, Central Government Offices  
2 Tim Mei Avenue, Tamar, Hong Kong

聲明：凡就「大嶼山發展」公眾參與活動提供意見的個人或團體，將被視作同意大嶼山發展諮詢委員會及香港特別行政區政府可公布部分或全部所提供的意見(包括個人姓名或團體名稱)。如您不同意有關安排，請於提供意見時作出聲明。

Disclaimer: A person or an organisation providing any comments to LanDAC on the "Lantau Development" public engagement exercise shall be deemed to have given consent to LanDAC and the Government of the HKSAR to 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.

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## 大嶼山發展公眾參與 Lantau Development Public Engagement

二零一六年一月 January 2016



# 大嶼山

全民新空間  
SPACE FOR ALL



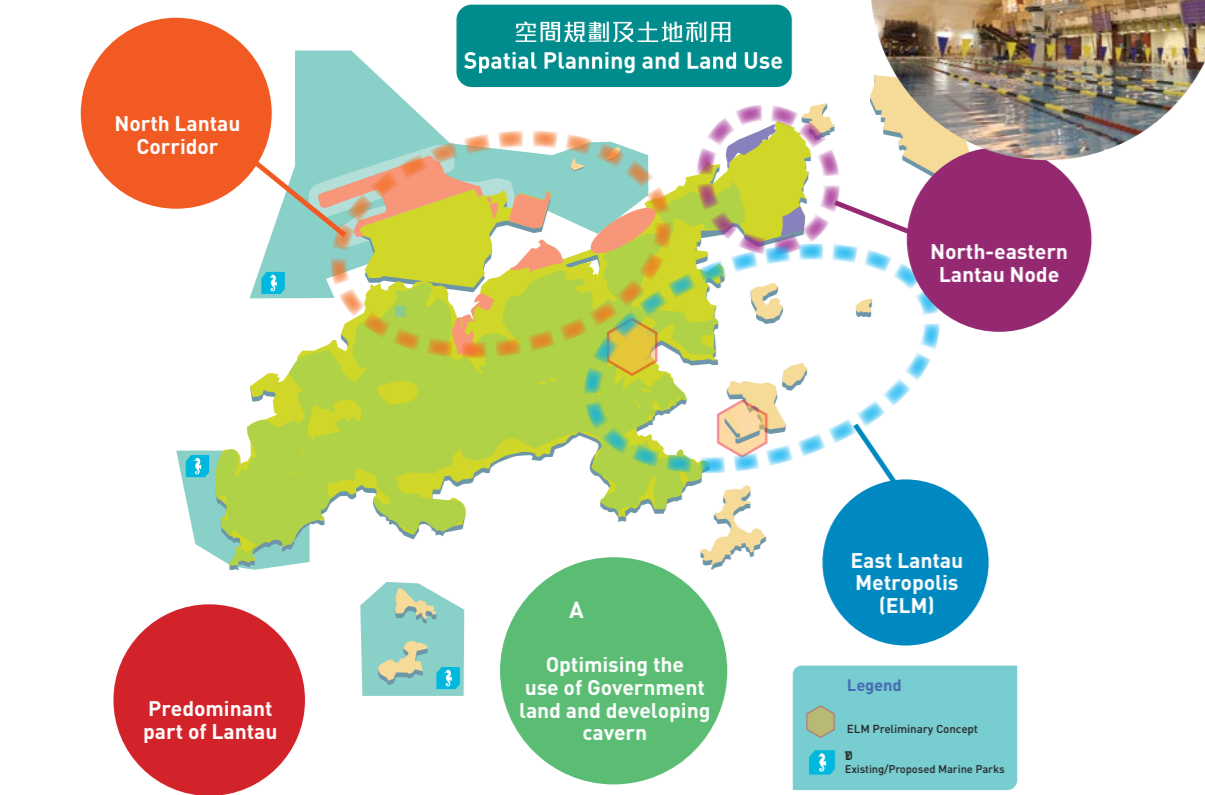
大嶼山發展諮詢委員會  
Lantau Development Advisory Committee



發展局  
Development Bureau

# 主要建議 Major Proposals

## 組別一：空間規劃及土地利用 Group 1: Spatial Planning and Land Use



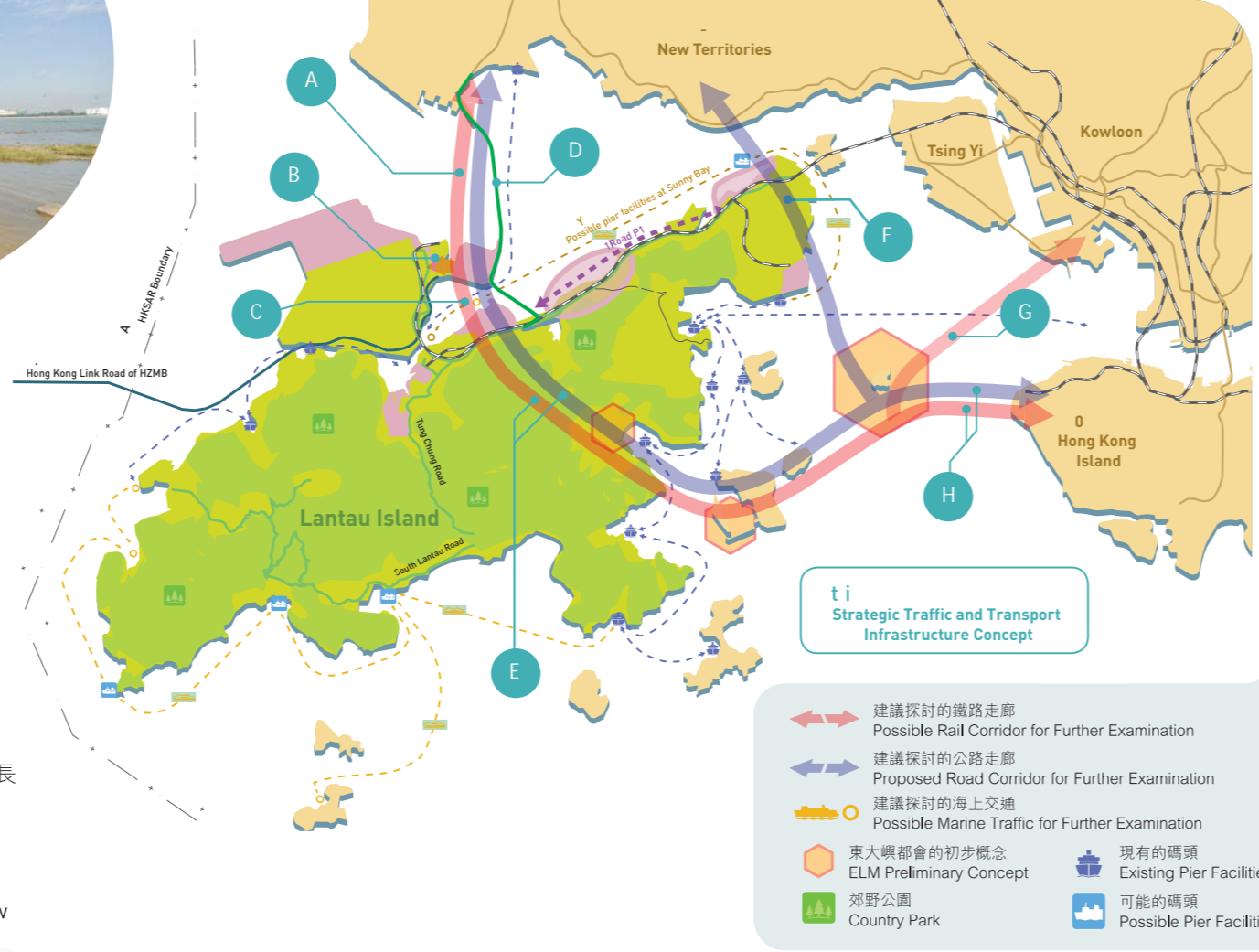
- 1 北大嶼山走廊集中發展策略性經濟及房屋  
North Lantau Corridor for Strategic Economic and Housing Development
- 2 東北大嶼匯點發展休閒、娛樂及旅遊  
North-eastern Lantau Node for Leisure, Entertainment and Tourism Development
- 3 東大嶼都會作長遠策略性增長區  
East Lantau Metropolis as Long-Term Strategic Growth Area
- 4 大嶼山大部分地區作保育、休閒、文化及綠色旅遊  
Predominant Part of Lantau for Conservation, Leisure, Cultural and Green Tourism
- 5 善用政府土地及開發岩洞  
Optimising the Use of Government Land and Development of Cavern

## 組別二：保育 Group 2: Conservation

- 6 加強保育 Enhancement of Conservation
  - 文物保育** - 建議加強保育自然生態及古蹟文物，盡量避免在這些地點及周邊作大型發展，並串連有文物價值地點，例如關設以歷史文物為主題的郊遊徑、設立特定路線及提供遊人設施等，並與具有獨特風貌的鄉村互相融合。
  - Heritage Conservation** - It is proposed to strengthen the preservation of sites of conservation value. Major developments at these sites and their surrounding areas should be avoided wherever possible. The linkage of the heritage sites is suggested to be strengthened, for instance, by providing heritage themed scenic trails or establishing specific routes and amenities for visitors. Also, villages with unique rural characteristics could be integrated.
  - 景觀保育** - 建議保留具地方特色和獨有景觀，例如大澳漁村、貝澳、長沙、天壇大佛等，及在具特色的地點設置觀景廊。
  - Landscape Conservation** - It is proposed to preserve areas with local characteristics and distinctive landscape setting, such as Tai O fishing village, Pui O, Cheung Sha, Tian Tan Buddha Statue, etc. and provide view corridors at distinctive locations.

## 7 善用自然資源 Better Utilisation of Natural Resources

- 郊野公園** - 建議增加郊野公園的吸引力，例如改善及增設行山徑、園地及營地設施等。
- Country Parks** - It is recommended to increase the attractiveness of country parks, such as improving hiking trails, park facilities and campsites.
- 海岸公園** - 建議將構思中大嶼山以北及以南的水域的海岸公園與現有海岸公園串連，連成一個具規模的海岸公園網絡，提高海洋生態環境。同時，建議研究發展適當的水上活動及利用海岸公園作教育的活動。
- Marine Parks** - It is recommended to connect the proposed marine parks in the northern and southern waters off Lantau with the existing marine parks to form a marine park network of considerable scale, thus enhancing marine ecology. At the same time, it is suggested to study the development of appropriate water activities and utilisation of marine parks for educational activities.



## 組別三：策略性交通運輸基建 Group 3: Strategic Traffic and Transport Infrastructure

- 8 建議以鐵路系統為骨幹，連接大嶼山主要的增長區與市區及新界的鐵路網絡。  
It is recommended to use railway as the backbone to connect Lantau's major growth areas with urban areas and the New Territories (NT).
- 9 建議將大嶼山北岸及東大嶼都會與香港市區及新界的道路網絡連繫，東接香港島西，北接大嶼東北，並進一步研究透過新道路，連接新界西北。  
It is recommended to link north Lantau, the ELM, with the urban areas of Hong Kong and the NT via a strategic road network such that the ELM will be connected to the west Hong Kong Island at the east, north-eastern Lantau at the north. Further linkage with Northwest New Territories through a new road connection is subject to further study.
- 10 建議研究興建P1路，加強大嶼山北岸的主幹道連繫。  
It is proposed to study the implementation of Road P1 to strengthen the connectivity of trunk roads along the northern shore of Lantau.

11 大嶼山內部的道路系統及交通運輸設施亦需要改善加強，例如改善主要道路如嶼南道和差山道，研究進一步開放大嶼山的封閉道路和發放許可證的安排，增加區內泊車位及有關設施及增發大嶼山的士牌照等。

Lantau's internal road arrangements and traffic and transport facilities have to be enhanced, such as improving major roads like South Lantau Road and Keung Shan Road, studying further relaxation of the closed roads in Lantau and arrangements of issuing close road permits, increasing car parking spaces and facilities within the district, as well as increasing the number of Lantau taxi licenses, etc.

12 建議在合適的地點加設碼頭設施及/或遊艇停泊處，並連成網絡，輔助陸路交通。  
It is recommended to provide pier facilities and/or marinas at appropriate locations to create a network that can complement land-based transport.

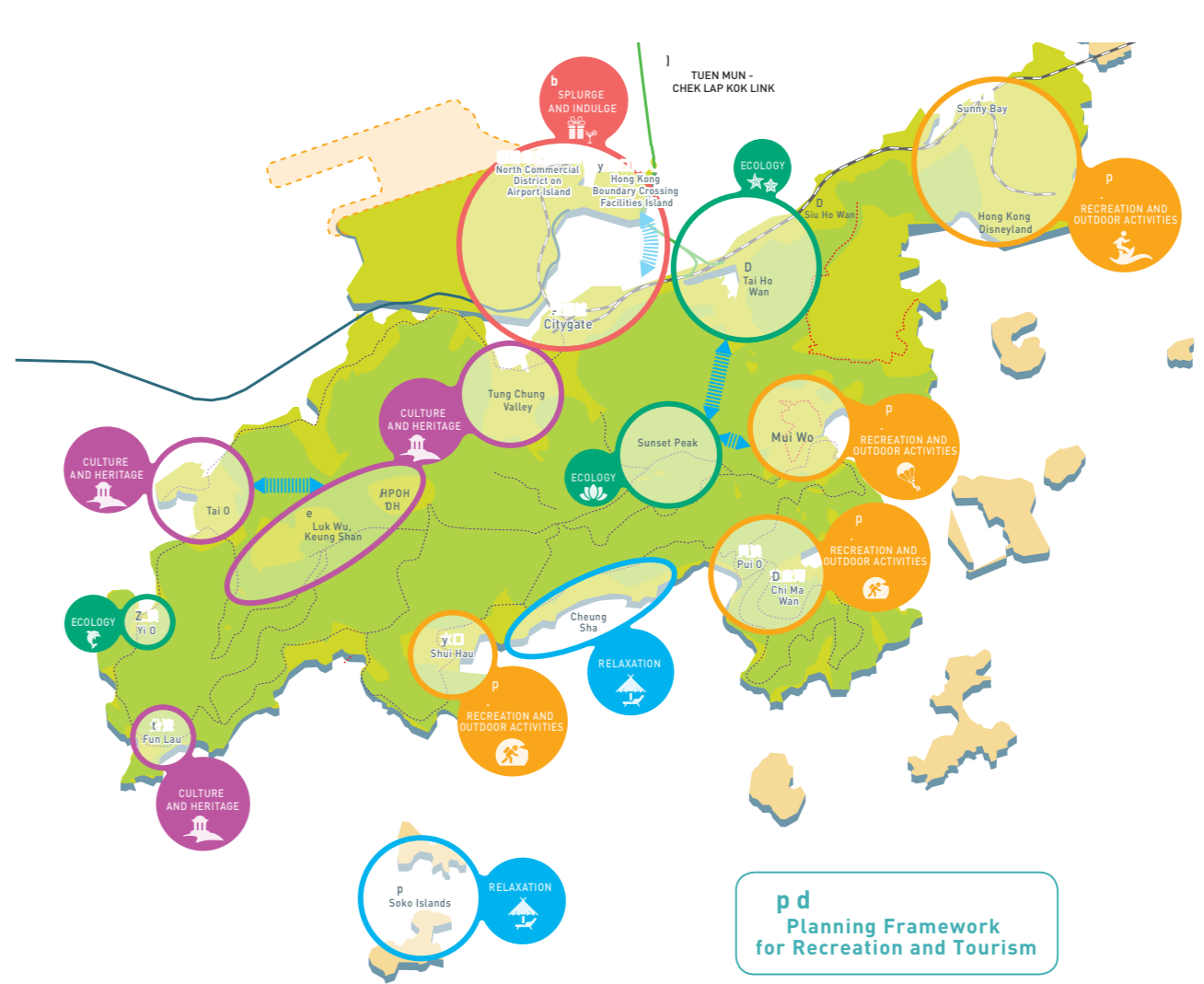
## 13 康樂與戶外活動 Recreation and Outdoor Activities

- 欣澳 Sunny Bay**
  - 主題式休閒及娛樂區
  - 角色扮演職業教育場館
  - 青少年室內探險樂園，如室內滑浪場、4D電影院、室內跳傘iFly
  - 遊艇停泊處
  - Themeatic Leisure and Entertainment Area
  - Role-Playing and Occupation Education Park
  - Indoor Adventure Park for the Youth, e.g. Indoor Surfing/Wave Pool, 4D Theatre, iFly Indoor Skydiving
  - Marina
- 貝澳/芝麻灣 Pui O/Chi Ma Wan**
  - 水上活動中心，如滑浪風帆、獨木舟、滑翔傘
  - 極限運動場地，如攀石、滑板運動場
  - 水上樂園，如Wibit
  - Water Sports Centre, e.g. Windsurfing, Canoeing
  - Paragliding
  - Extreme Sports, e.g. Rock Climbing, Skate Park
  - Aqua Park, e.g. Wibit
- 梅窩 Mui Wo**
  - 戶外探險樂園，如空中飛人滑翔之旅、山坡滑梯、彈彈射擊
  - 水上樂園，如Wibit、衝浪板
  - 大嶼山歷史博物館
  - 賽格威
  - Outdoor Adventure Park, e.g. Zipline, Hillside Slide, Paintball/War Game
  - Aqua Park, e.g. Wibit, Flyboarding
  - Lantau History Museum
  - Segway
- 水口 Shui Hau**
  - 滑翔傘
  - 動物農莊
  - 探索露營地點
  - 單車與登山徑網絡的延伸
  - Paragliding
  - Animal Farm
  - Exploration Campsite
  - Extension of Biking and Hiking Trail Networks

## 組別四：康樂及旅遊 Group 4: Recreation and Tourism

建議塑造大嶼山為「**多姿多彩的康樂及旅遊目的地**」。建議的規劃大綱會按五個康樂及旅遊主題將大嶼山規劃為14個康樂及旅遊地點，並提供體驗性的交通連結安排，包括水上連結(如水上的士)、空中連結(如纜車、索道(Funicular Railways)等)、陸上連結(如單車徑、環島觀光巴士等)。

It is suggested to shape Lantau into "a kaleidoscopic recreation and tourism destination". The proposed planning framework comprises five themes and 14 recreation and tourism areas with the provision of experiential transport connections, including water-based connectivity (water taxis), above-ground connectivity (cable cars, funicular railways, etc.) and land-based connectivity (cycle tracks, round the island sightseeing shuttles, etc.).



## 14 品味與享樂 Splurge and Indulge

- 航空城 Aerotropolis**
  - 購物、餐飲與酒店設施
  - 會議旅遊(MICE)設施
  - 遊艇停泊處
  - 國際級的溜冰場
  - Shopping, Dining and Hotel Facilities
  - MICE Tourism
  - Marina
  - International Standard Ice Rink

## 15 生態 Ecology

- 大/小蠔灣 Tai / Siu Ho Wan**
  - 創新的生態旅遊熱點，如地標式植物園
  - 生態旅遊中心
  - 生態靜修
  - Creative Ecotourism Hotspot, e.g. Iconic Botanic Garden
  - Eco-tour Centre
  - Eco Retreat
- 二澳 Yi O**
  - 農場體驗，如收割、農田野餐
  - Harvest Walk and Farm-to-Table Eatery
- 大東山 Sunset Peak**
  - 觀景、觀星設施
  - 露營場地
  - Viewing and stargazing Facilities
  - Campsite

## 16 文化與歷史 Culture and Heritage

- 大澳 Tai O**
  - 動態靈修活動(武術、太極中心)
  - 鄉郊生活體驗、民宿
  - 觀賞日落與景色的露天劇場
  - 昂坪纜車延伸至大澳
  - Active Contemplative Practice (Wushu Retreat, Tai Chi Centre)
  - Experiential Village Life Attraction, Guesthouse (Minsu)
  - Open Air Repertory Theatre for Sunset/Scenic View
  - Cable Car Extension from Ngong Ping to Tai O
- 東涌谷 Tung Chung Valley**
  - 河岸暨生物多樣化公園
  - 東涌自然歷史步行區
  - River cum Biodiversity Park
  - Tung Chung Historic Walking District
- 禪林保育區 Zen Conservation Zone**
  - 鹿湖羌山禪林之旅
  - 禪修班或心靈靜修活動
  - 禪修冥想與住宿設施
  - Luk Wu, Keung Shan Zen Tour
  - Zen Class or Retreat Course
  - Zen Meditation and Accommodation
- 分流 Fan Lau**
  - 探索露營地點/外展活動
  - 行山徑
  - Exploration Campsite/ Outward Bound
  - Hiking Trails

## 17 悠閒 Relaxation

- 長沙 Cheung Sha**
  - 水療及休閒度假村
  - 婚禮中心
  - Spa and Resort
  - Wedding Centre
- 索群島 Soko Islands**
  - 水療及休閒度假村
  - 極限運動，如攀石
  - Spa and Resort
  - Extreme Sports, e.g. Rock Climbing

## 組別五：社會發展 Group 5: Social Development

- 18 建議吸引人才配合均衡就業機會，需要特別注意提供支援年青人及幼童的服務，以配合大嶼山預計較年輕的人口組合。  
It is suggested to attract talent to match balanced employment opportunities. Particular attention should be drawn to the provision of youth and children services to match with the expected younger population mix at Lantau.
- 19 建議提供適當的區內外交通，切合未來發展需要  
It is suggested to provide suitable internal and external transport connections to meet the needs of future development.
- 20 建議顧及大嶼山鄉郊及偏遠地區需要  
It is suggested to cater for the needs of rural and remote areas in Lantau.

