



城市地下空間發展： 策略性地區先導研究

Pilot Study on Underground Space Development in Selected Strategic Urban Districts



發展局



土木工程拓展署



規劃署



背景

Background

- 傳統商業區已變得非常稠密
Traditional business and commercial districts have been densely developed
- 有限的土地局限市區的發展潛力，難以改善社區環境
Limited land resources have hindered the development potential for improving the built environment
- 交通擠塞問題日趨嚴重
Increasing traffic congestion



市區地下空間發展的機遇

Opportunities of Underground Space Development in the Urban Areas

• 增加城市空間 **Create Urban Space**

- 供商業或其他合適社區用途(例如公共運輸交匯處、文娛康樂設施等)

Commercial and other suitable community uses
(e.g. Public Transport Interchanges (PTIs), recreational facilities)

- 遷置與城市佈局不協調的設施

Relocation of facilities incompatible with the urban setting



• 優化市區網絡的連接性 **Enhance Urban Connectivity**

- 地下行人通道(暨零售)

Pedestrian-cum-retail links

- 連接商場、港鐵車站、公共運輸交匯處等

Connectivity with shopping malls, MTR stations, PTIs, etc.



• 改善區內環境 **Improve Urban Environment**

- 開拓額外公共空間

Additional public space

- 改善行人通道環境

Better pedestrian environment



2013年施政報告 Policy Address



「我們會進一步探討香港發展城市地下空間的潛力，包括研究發展在市區內連接現有或將興建構築物的地下空間。」

“.....we will further explore the potential of developing underground spaces in the urban areas. This includes studying the possibility of linking up the underground spaces of existing or planned structures in the urban areas.”

2014年施政報告 Policy Address

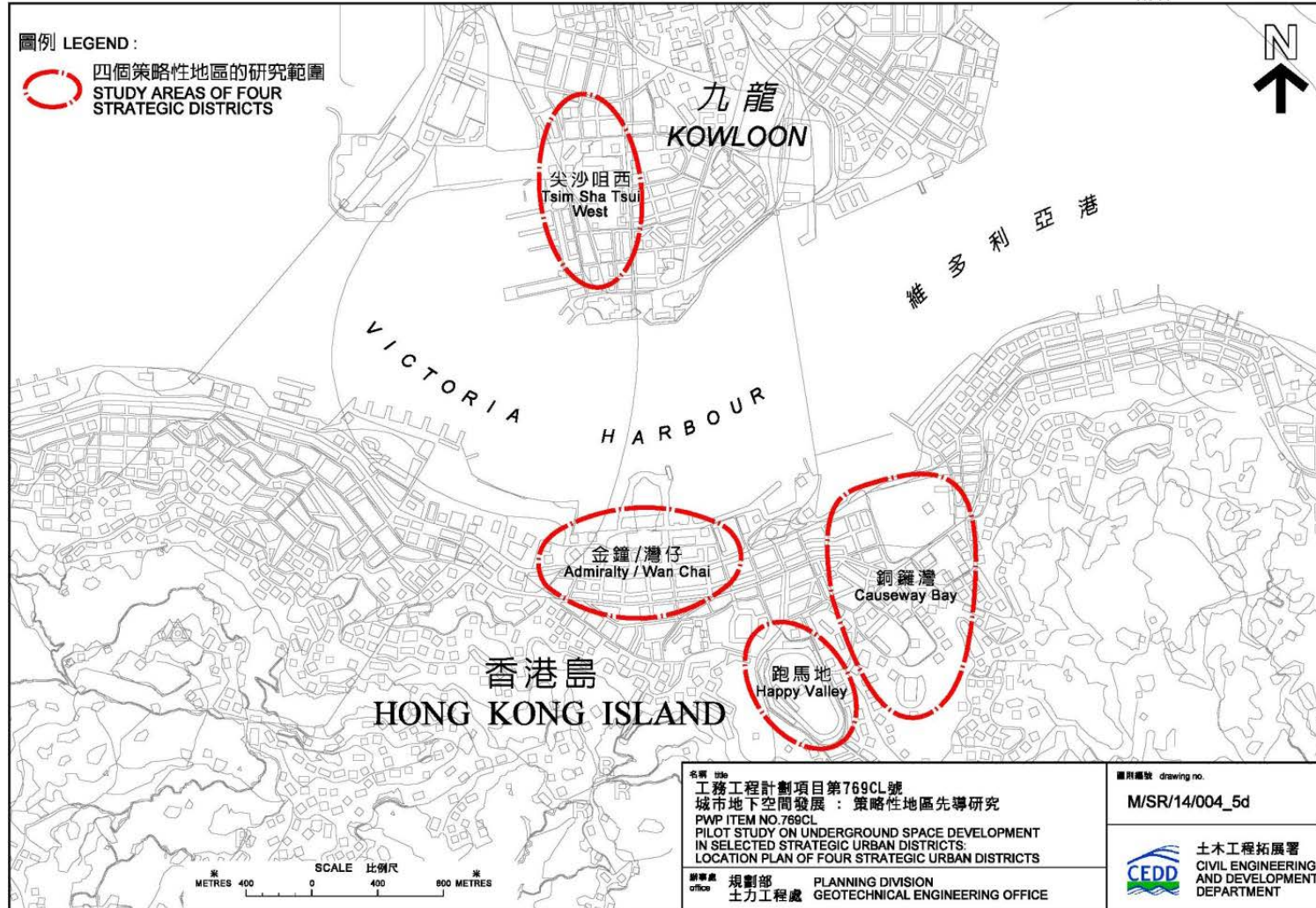


「政府已展開研究，以識別全港具潛力發展地下空間的地區，以增加市區內可用空間和優化市區的連接性。同時已揀選了四個具策略性的地區，即尖沙咀西、銅鑼灣、跑馬地以及金鐘／灣仔，籌備先導研究。」

“The Government has commenced a study to identify districts with potential for developing urban underground space, with a view to increasing usable space and enhancing connectivity in the urban areas. Meanwhile, we are preparing a pilot study covering four selected strategic districts, namely Tsim Sha Tsui West, Causeway Bay, Happy Valley and Admiralty/Wan Chai.”

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目的

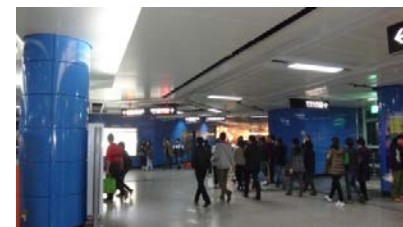
Objectives

- 評估發展地下空間所帶來的整體利益及須探討的重要事項
Evaluate overall merits and key issues of underground space development
- 為每個策略性地區制訂地下空間發展的總綱圖
Formulate an Underground Master Plan for each strategic urban district
- 為區內商業地帶及鄰近休憩用地物色適合優先推行的地下空間發展項目
Identify suitable priority underground space development projects for the commercial areas and nearby open space in each strategic urban district
- 為這些優先項目擬備概念性設計方案及進行概括技術評估
Carry out conceptual design schemes and broad technical assessments for the priority projects
- 為優先項目進行財務評估以確立其成本效益
Conduct financial assessment on cost-effectiveness of the priority projects

揀選上述四個具策略性地區的原因

Reasons for Selecting the Four Strategic Urban Districts

- 商業、娛樂及旅遊的中心
Commercial, entertainment and tourism hotspots
- 複雜的城市佈局和有限的土地資源
Complex urban setting and limited land resources
- 區內道路不足應付急劇增加的人流車流
Congestion due to large crowds and traffic flow
- 大部份有港鐵服務覆蓋，為鄰近地區的交通樞紐
Major transport hubs and covered by MTR networks
- 已有或規劃了不少重建及新發展的項目，亦有佔地廣濶的公園或休憩用地，為發展地下空間提供有利條件
New and planned development/redevelopment projects as well as sizeable parks or open space provide suitable conditions and opportunities for underground space development



研究範疇 Study Scope

1. 規劃研究
Planning study
2. 工程研究及技術評估
Engineering study and technical assessments
3. 公眾參與活動和諮詢相關持份者
Public engagement and consultation with relevant stakeholders
4. 工地勘測工程和監管工作
Site investigation works and supervision





區議會諮詢

Consultation with District Councils

- 灣仔區議會的發展、規劃及交通委員會 (11.2.2014)
Development, Planning and Transport Committee of the Wan Chai District Council
- 油尖旺區議會的社區建設委員會 (13.2.2014)
Community Building Committee of the Yau Tsim Mong District Council
- 東區區議會的規劃、工程及房屋委員會 (20.3.2014)
Planning, Works and Housing Committee of the Eastern District Council
- 中西區區議會的食物環境衛生及工務委員會 (於2014年3月提交有關本研究的資料文件供備悉)
Food, Environment, Hygiene and Works Committee of the Central and Western District Council (submitted a paper in Mar 2014 for information)



原則上支持本研究

In-principle support to the Study

區議會的主要建議

Key Suggestions of District Councils

- 探討對交通及環境可能造成的影響
Address the potential traffic and environmental impacts
- 考慮與香港鐵路以及其他地面發展的協調
Consider to coordinate with MTR and other above-ground developments
- 探討改善公眾居住環境
Address opportunities for improving the living environment of the public
- 與相關的區議會和持份者保持溝通
Engage the relevant District Councils and stakeholders



海港規劃原則及指引

Harbour Planning Principles and Guidelines

- 研究會尊重海港規劃原則及指引

Due respect would be given to the compliance of the Harbour Planning Principles and the Harbour Planning Guidelines

- 研究將探討如何利用地下行人通道，加強海濱與內陸地區的可達性和連接性

The Study would explore the opportunities to enhance the accessibility and connectivity of the harbourfront areas with the hinterland areas by providing underground pedestrian linkage

- 我們在研究進行期間會持續諮詢海濱事務委員會

We will continue to consult the Harbourfront Commission during the course of the Study

未來動向

Way Forward

諮詢立法會發展事務委員會 Consultation with Panel on Development of the LegCo	5.5.2014
提請工務小組委員會通過，將769CL號工程計劃 提升為甲級 Public Works Subcommittee's endorsement for upgrading 769CL to Category A	21.5.2014
向財委會申請批准撥款 Funding approval from Finance Committee	13.6.2014
展開研究 Commencement of the Study	9.2014
研究時間 Duration of the Study	30 個月/months

歡迎提出寶貴意見

We welcome your suggestions