

南區區議會屬下  
地區發展及環境事務委員會

連貫大口環至數碼港海濱

目的

本文件旨在請各委員就上述議題發表意見。

背景

2. 司馬文先生於會前致函地區發展及環境事務委員會主席，要求在 2011 年 1 月 24 日舉行的第二十二次會議上，討論連貫大口環至數碼港海濱，詳情請參閱附件一。

3. 按照《南區區議會（2008-2011）會議常規》第 13 條，地區發展及環境事務委員會主席同意將有關議題納入委員會第二十二次會議議程。有方便討論，秘書處向有關部門查詢大口環至數碼港海濱土地的類別及規劃用途，地政總署、規劃署及康樂及文化事務署的書面回應載於附件二至附件四。

徵詢意見

4. 請各委員就上述議題發表意見。

南區區議會秘書處  
2011年1月

2011年1月4日

親愛的黃主席:

**提出議題: 連貫大口環至數碼港海濱 (2011年1月24日第22次地區發展及環境事務委員會會議)**

隨函附上2010年11月20日薄扶林海濱規劃及發展公眾諮詢工作坊報告。以下是社區的共識:

1. 一個連貫大口環至數碼港海濱公園的海濱長廊;
2. 優化薄扶林為花園社區;
3. 於數碼港海濱公園種植樹木, 提高保養, 避免新的結構和硬地;
4. 為數碼港海濱碼頭加設上蓋及船隻停泊處;
5. 開放連接沙灣徑及沙灣道的樓梯;
6. 停止使用海濱地段為臨時工地, 並改建成康樂及體育設施

我誠邀各地區發展及環境事務委員:

1. 支持這份報告的建議;
2. 為提供一個貫通薄扶林的海濱長廊, 請支持建設一條連貫沙灣道至數碼港海濱公園的行人徑

該工程的主要部份需要於沙灣道與數碼港海濱公園之間的岩石灘上建設一條類似連接深水灣到淺水灣的高架行人路, 此工程希望能於2014年臨時卸泥口關閉後立即施工。

司馬文上

(以英文版本為準)

Hong Kong, 4 January 2011

Mr Wong Che-Ngai

Chairman, DDEC of Southern District Council

G/F & 1/F, Ocean Court, 3 Aberdeen Praya Road, Aberdeen, Hong Kong

By email: Daniela\_tn\_mong@had.gov.hk

**Proposed agenda item for the 22<sup>th</sup> DDEC meeting on 24 Jan 2011**

**Continuous Promenade from Sandy Bay to Cyberport, Pokfulam**

Dear Chairman Wong,

Enclosed please find the report of a planning workshop held on 20 November 2010 to discuss the Pokfulam waterfront. The community reached consensus on:

1. A continuous waterfront promenade from Sandy Bay to CyberPort Waterfront Park;
2. To enhance Pokfulam as a garden district;
3. To improve the Cyberport Waterfront Park with trees, add sports facilities, improve the maintenance, but to avoid new structures and hard surfaces;
4. To enhance the Cyberport Pier as a shaded amenity area and marine facility;
5. To link Sha Wan Road and Sha Wan Drive with a staircase;
6. To halt the use of waterfront land for temporary work sites, and to convert those into recreational and sports facilities

I invite the members of the DDEC to:

1. Support the findings from this report;
2. Support the construction of a pedestrian link between Sha Wan Road and Cyberport Waterfront Park to create a continuous promenade along Pokfulam's waterfront

The critical infrastructure works required is an elevated footpath above the rocky seashore between Sha Wan Road and the Cyberport Waterfront Park, a link similar to the connection between Deep Water Bay and Repulse Bay. Ideally the construction commences immediately upon closure of the barging point in 2014.

Yours sincerely,



Paul Zimmerman

# 薄扶林海濱規劃及發展 公眾諮詢工作坊 Pokfulam's Waterfront Public Engagement Workshop



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  - 3.2 Sandy Bay Waterfront
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  - 3.4 Temporary Barging Point
  - 3.5 Cyberport Waterfront - Sports Field
  - 3.6 Cyberport Waterfront - Park
  - 3.7 Cyberport Waterfront - Pier
  - 3.8 Waterfall Bay

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  - 3.6 數碼港海濱 - 長廊
  - 3.7 數碼港海濱 - 碼頭
  - 3.8 瀑布灣

## 1. Pokfulam's Waterfront Public Engagement Workshop

### 薄扶林海濱規劃及發展 - 公眾諮詢工作坊

#### 1.1 Background Information 背景資料

Date:	20 November 2010 (Saturday)
日期:	二零一零年十一月二十日 (星期六)
Time:	3:00 p.m. - 6:00p.m. (3 hours)
時間:	下午三時至六時 (三小時)
Venue:	Training Room 1-3, Core F, 3/F, Cyberport 3
地點:	數碼港三座三樓F區演講室(一至三)
Purpose:	To discuss the future development of Pokfulam's waterfront
目的:	討論薄扶林海濱規劃及發展
Language:	English & Cantonese
語言:	英文及廣東話
No. of Attendants:	27 (Participants) 10 (Facilitators from The University of Hong Kong)
出席人數:	27 (參加者) 10 (香港大學學生)

### 1.2 Programme Rundown 活動流程

Time 時間	Programme 流程	
2:30 - 3:00 pm (30 mins)	Registration and Grouping Arrangement 登記及分組安排	
3:00 - 3:10 pm (10 mins)	Opening Remarks and Introduction for the 'Pokfulam's Waterfront Public Engagement Workshop' 引言及簡述薄扶林海濱規劃及發展公眾諮詢工作坊	Speaker 講者: Master of Ceremonies 司儀
3:10 - 3:30 pm (20 mins)	Site Analysis - Pokfulam's Waterfront 基地分析 - 薄扶林海濱	Speaker 講者: Mr. Paul Zimmerman 司馬文
3:30 - 5:00 pm (90 mins)	Group Discussion 分組討論	All 全體
5:00 - 5:45 pm (45 mins)	Group Presentation 小組報告	Reporters 匯報者: Group Representatives 小組代表
5:45 - 6:00 pm (15 mins)	Closing Remarks 閉幕發言	Speaker 講者: Mr. Paul Zimmerman 司馬文

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### 1.3 Photos 圖片



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### 1.3 Photos 圖片



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## 2. Pokfulam's Waterfront Development Objectives 薄扶林海濱發展方向

### Summary of Group Discussion 小組討論總結

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## 2. Pokfulam's Waterfront Development Objectives 薄扶林海濱發展方向

- To enhance Pokfulam as a garden district.  
優化薄扶林為香港的花園社區。
- To provide facilities for passive and active recreation.  
提供動靜態康樂設施。
- To build a continuous wide promenade from Sandy Bay to Wah Fu / Wah Kwai with level path as much as possible along the waterfront.  
盡量鋪平大口環至華富邨或華貴邨的海濱通道。
- To keep the waterfront facilities as simple, green and open as possible, in contrast to the development in Hong Kong.  
基於香港的發展已經過度擠迫，我們的重點是保持海濱設計簡單、綠色和開放。
- Parking facilities nearby the Pokfulam's Waterfront.  
沿薄扶林海濱加設泊車空間。
- To minimize any negative impact of Pokfulam's waterfront development to the residents.  
減少因薄扶林海濱發展對居民的影響。

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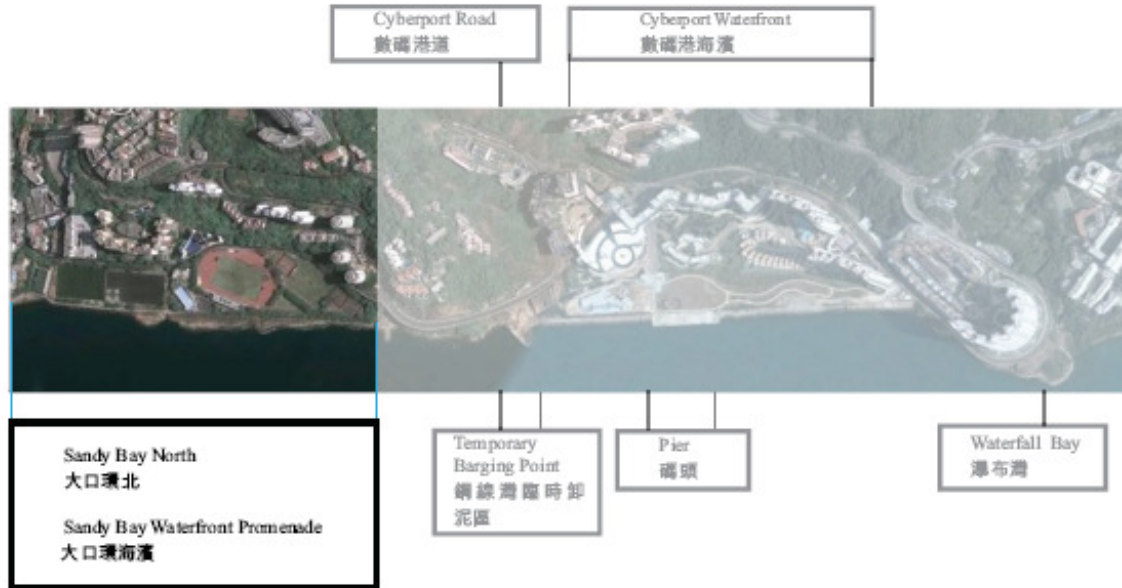
## 3. Development Objectives for Individual Areas 各段的發展方向

### Summary of Group Discussion 小組討論總結

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Pokfulam's Waterfront Action Areas 薄扶林海濱行動區: Sandy Bay 大口環



3.1 Sandy Bay North 大口環北



1	2
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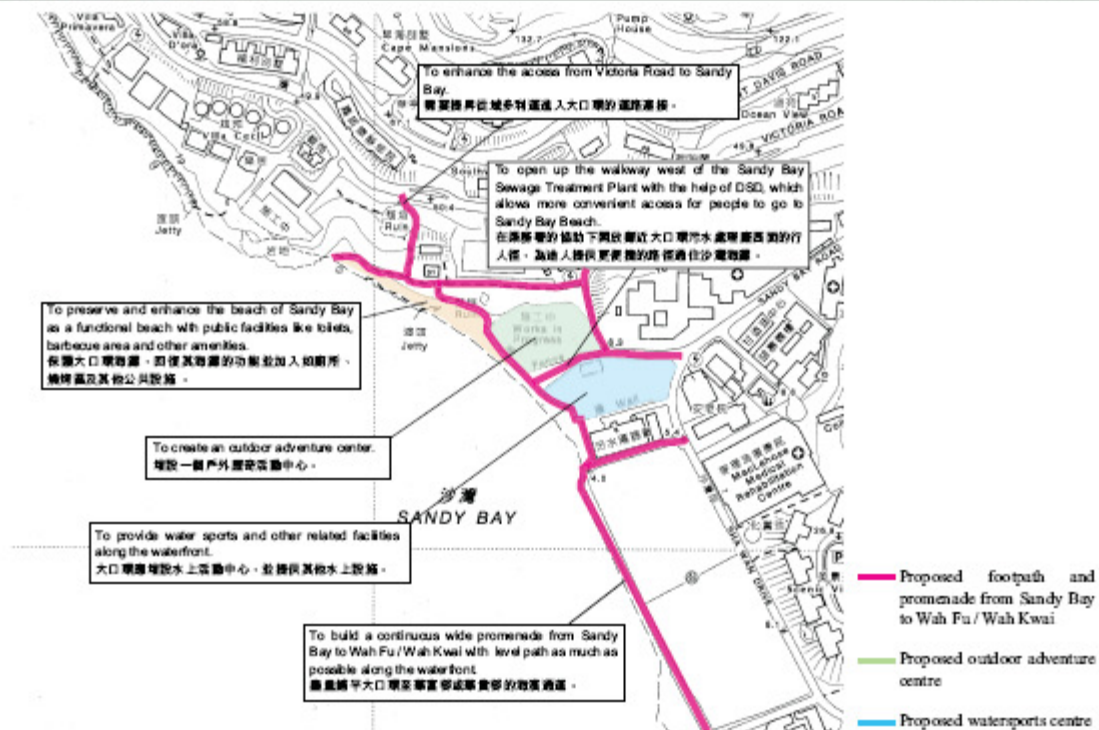
Pic 1 Sandy Bay North Beach Area  
Pic 2 Sandy Bay North Temporary Land Allocation  
Pic 3 Temporary works sites around the area

圖 1 大口環北海灘  
圖 2 大口環北區政府撥地  
圖 3 大口環北一帶臨時工地

### 3.1 Sandy Bay North 大口環北

- To remove temporary works sites and replace with better uses.  
將臨時工地移除，並用作更佳用途。
- To open up the walkway west of the Sandy Bay Sewage Treatment Plant with the help of DSD, which allows more convenient access for people to go to Sandy Bay Beach.  
在渠務署的協助下開放鄰近大口環污水處理廠西面的行人徑，為途人提供更便捷的路徑通往沙灣海灘。
- To enhance the access from Victoria Road to Sandy Bay.  
需要提升從域多利道進入大口環的道路連接。
- To preserve and enhance the beach of Sandy Bay as a functional beach with public facilities like toilets, barbecue area and other amenities.  
保護大口環海灘，回復其海灘的功能並加入如廁所、燒烤區及其他公共設施。
- To provide water sports and other related facilities along the waterfront.  
大口環應增設水上活動中心，並提供其他水上設施。
- To create an outdoor adventure center.  
增設一個戶外歷奇活動中心。

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### 3.2 Sandy Bay Waterfront 大口環海濱



1	2	3
4		

Pic 1 Entrance / Exit of Sandy Bay Waterfront  
 Pic 2 Sandy Bay Waterfront  
 Pic 3 Top View of Sandy Bay Waterfront  
 Pic 4 End of Sandy Bay Waterfront

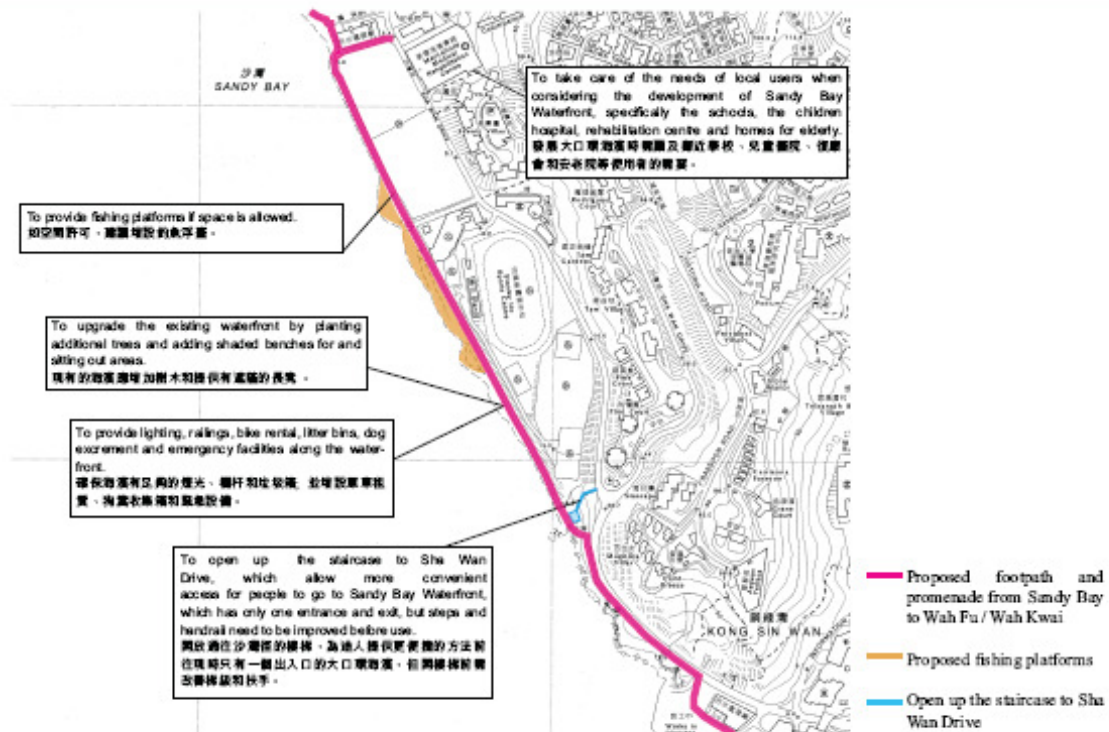
圖 1 大口環海濱進出口  
 圖 2 大口環海濱  
 圖 3 大口環海濱俯視圖  
 圖 4 大口環海濱末段

### 3.2 Sandy Bay Waterfront 大口環海濱

- To connect the Sandy Bay waterfront with Cyberport.  
 連接大口環海濱至數碼港。
- To open up the staircase to Sha Wan Drive, which allows more convenient access for people to go to Sandy Bay Waterfront, which has only one entrance and exit, but steps and handrail need to be improved before use.  
 開放通往沙灣徑的樓梯，為途人提供更便捷的方法前往現時只有一個出入口的大口環海濱，但開樓梯前需改善梯級和扶手。
- To take care of the needs of local users when considering the development of Sandy Bay Waterfront, specifically the schools, the children hospital, rehabilitation centre and homes for elderly.  
 發展大口環海濱時需顧及鄰近學校、兒童醫院、復康會和安老院等使用者的需要。

### 3.2 Sandy Bay Waterfront (Continued) 大口環海濱 (續)

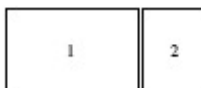
- To upgrade the existing waterfront by planting additional trees and adding shaded benches and sitting out areas.  
 現有的海濱應增加樹木和提供有遮蔭的長凳。
- To provide lighting, railings, bike rental, litter bins, dog excrement and emergency facilities along the waterfront.  
 確保海濱有足夠的燈光、欄杆和垃圾箱; 並增設單車租賃、狗糞收集箱和緊急設備。
- To provide fishing platforms if space is allowed.  
 如空間許可, 建議增設釣魚浮臺。



Pokfulam's Waterfront Action Areas 薄扶林海濱行動區: Cyberport Road 數碼港道



3.3 Cyberport Road - Rocky Seashore 數碼港道 - 岩石灘



Pic. 1-2  
圖 1-2  
Rocky Seashore next to Cyberport Road  
數碼港道旁的岩石灘

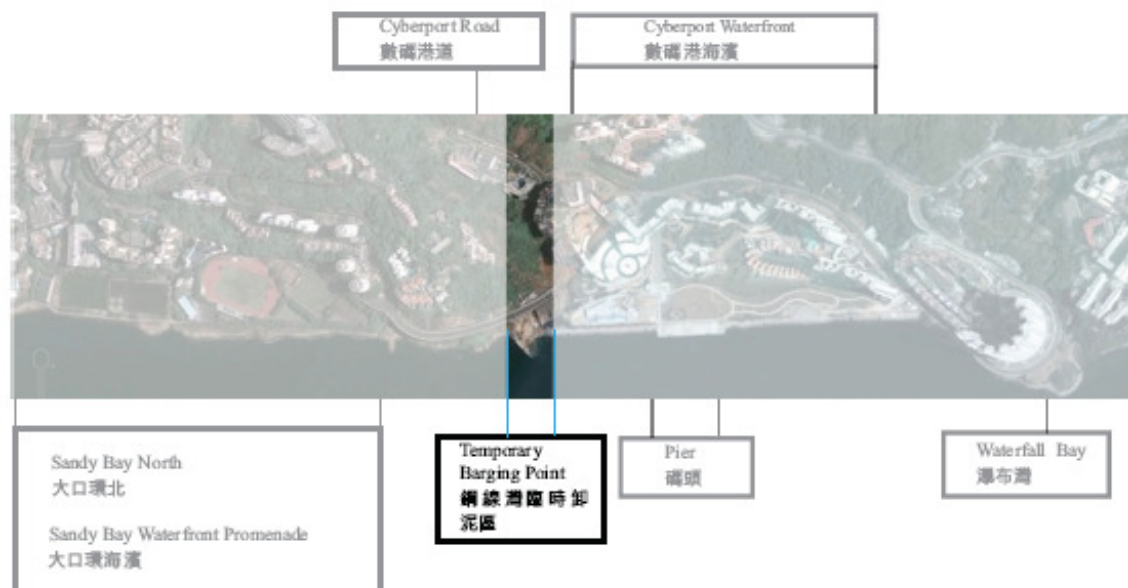
### 3.3 Cyberport Road - Rocky Seashore 數碼港道 - 岩石灘

- To build a wide promenade connecting the Sandy Bay waterfront and the Cyberport Waterfront, while maintaining the existing shore line in its original form and preserving the rock faces.  
建設一條寬闊的海濱道路以連接大口環海濱及數碼港海濱長廊，但海濱道路的設計應免傷及石面，以確保護海岸的完整性。



Example from Repulse Bay  
例子：淺水灣

### Pokfulam's Waterfront Action Areas 薄扶林海濱行動區: Barging Point 鋼線灣臨時卸泥區



### 3.4 Temporary Barging Point 綢線灣臨時卸泥區

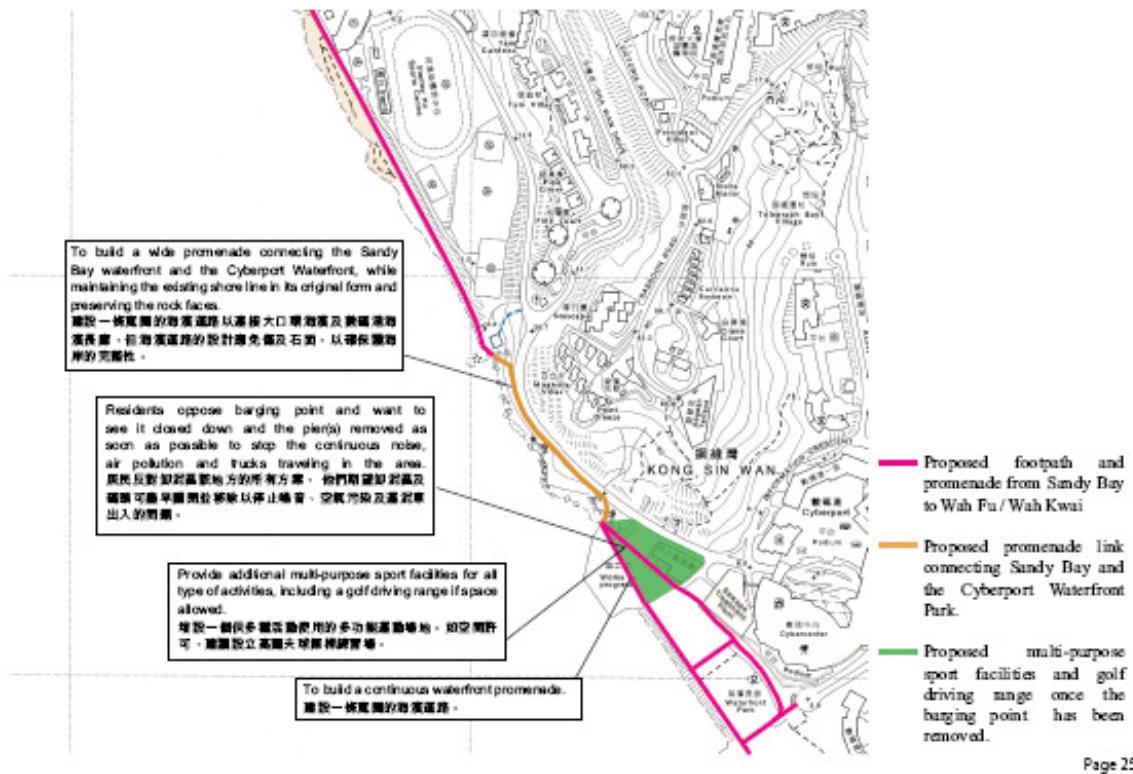


1	2	Pic 1 Temporary Barging Point captured from the viewpoint of Cyberport Road
	3	Pic 2 Temporary Barging Point captured from the viewpoint of Cyberport Waterfront Park
		Pic 3 Entrance / Exit of the Temporary Barging Point

圖 1 在數碼港道拍攝綢線灣臨時卸泥區  
 圖 2 在數碼港海濱長廊拍攝綢線灣臨時卸泥區  
 圖 3 綢線灣臨時卸泥區進出口

### 3.4 Temporary Barging Point 綢線灣臨時卸泥區

- Residents oppose barging point and want to see it closed down and the pier(s) removed as soon as possible to stop the continuous noise, air pollution and trucks traveling in the area.  
 居民反對卸泥區該地方的所有方案，他們期望卸泥區及碼頭可盡早關閉並移除以停止噪音、空氣污染及運泥車出入的問題。
- Against proposed co-use of the existing barging facilities between MTR and DSD.  
 反對港鐵提議與渠務署共用現有之卸泥區。
- Provide additional multi-purpose sport facilities for all types of activities, including a golf driving range if space allowed.  
 增設一個供多種活動使用的多功能運動場地。如空間許可，建議設立高爾夫球揮桿練習場。
- To build a continuous waterfront promenade.  
 建設一條寬闊的海濱道路。



Pokfulam's Waterfront Action Areas 薄扶林海濱行動區: Cyberport Waterfront 數碼港海濱





### 3.5 Cyberport Waterfront - Sports Field 數碼港海濱 - 體育場地



Cyberport management has been working with the local community on adding a multi-purpose sports field directly in front of the Cyberport Arcade.

數碼港管理公司現正與一些本地團體探討於數碼港商場前方地帶建造一個多用途體育場地。

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### 3.5 Cyberport Waterfront - Sports Field 數碼港海濱 - 體育場地

- The concept of adding a sports field in front of The Arcade for children and school students was generally supported.  
有關數碼港商場前方地帶興建多用途體育場地給區內學生及小童使用，普遍得到在場人士的支持。
- Additional sport facilities are needed because the existing sporting centers around the area are fully used.  
由於現時區內現有的體育場地使用量已達到飽和程度，因此有需要增加運動設施。
- Concerns were raised over possible light and noise pollution during sport activities.  
關注將來進行體育活動有可能引起燈光和噪音污染。

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### 3.6 Cyberport Waterfront - Park 數碼港海濱 - 長廊



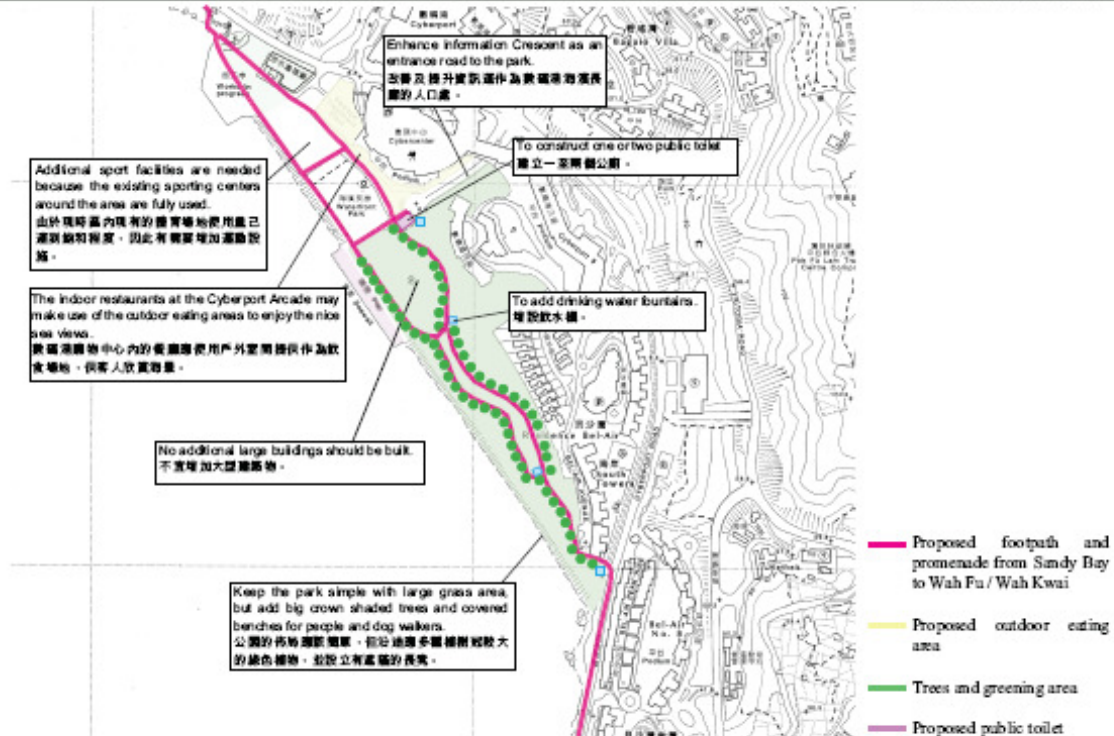
1	2	3	Pic 1 - 2	Entrance / Exit of Cyberport Waterfront Park
			Pic 3	Cyberport Waterfront Park
			Pic 4	Cyberport Waterfront Park Panorama View
4			圖 1 - 2	數碼港海濱長廊進出口
			圖 3	數碼港海濱長廊
			圖 4	數碼港海濱長廊全景圖

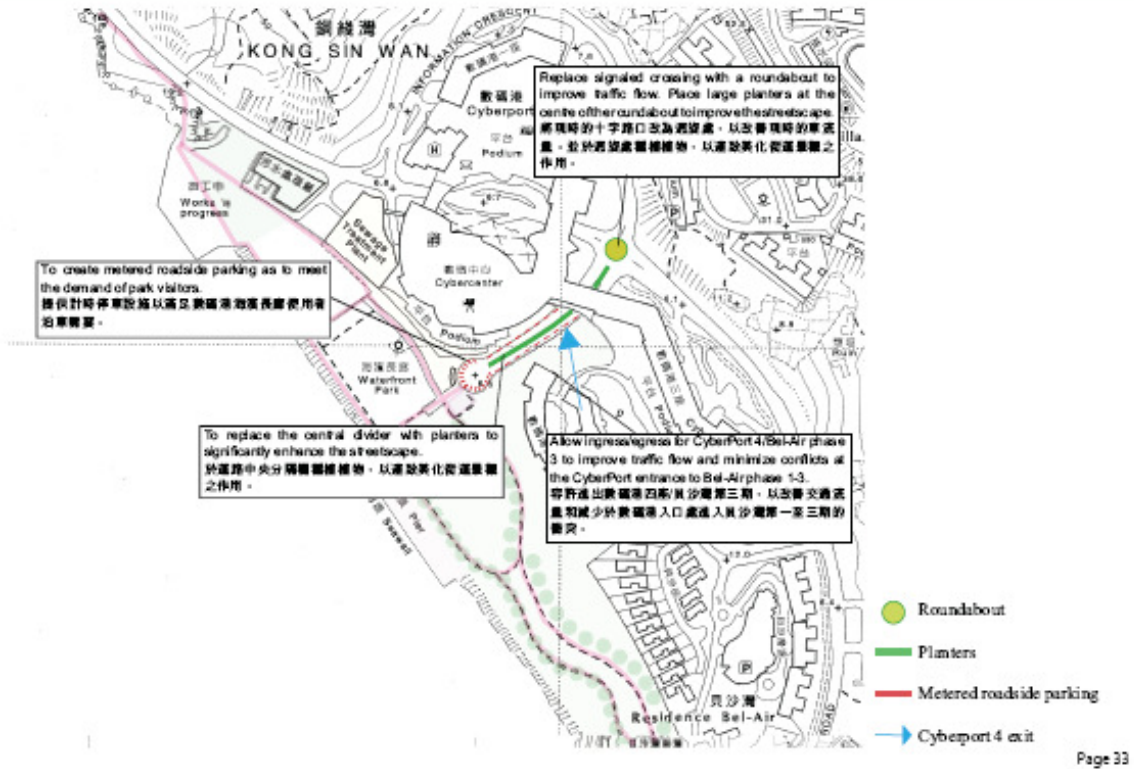
### 3.6 Cyberport Waterfront - Park 數碼港海濱 - 長廊

- Keep the park simple with large grass area, but add big crown shaded trees and covered benches.  
 公園的佈局應該簡單，但沿途應多種植樹冠較大的綠色植物，並設立有遮蔭的長凳。
- The indoor restaurants at the Cyberport Arcade may make use of the outdoor eating areas to enjoy the nice sea views.  
 數碼港購物中心內的餐廳應使用戶外空間提供作為飲食場地，供客人欣賞海景。
- No additional large buildings should be built.  
 不宜增加大型建築物。

### 3.6 Cyberport Waterfront - Park - Other Suggestions 數碼港海濱 - 長廊 - 其他建議

- To construct one or two public toilets.  
 建立一至兩個公廁。
- To improve signage to toilets.  
 改善到廁所的指示。
- To add drinking water fountains.  
 增設飲水機。
- To improve the existing management of the park, particularly the maintenance of the grass areas, shrubs, trees and other plants.  
 現時的公園營運需顯著的改善，草地、灌木、樹以及其他植物都要加強保養。
- Collect and use recycled water to water the Cyberport Waterfront Park.  
 數碼港海濱公園應收集和使用雨水作為灌溉之用。
- Enhance Information Crescent as an entrance road to the park.  
 改善及提升資訊道作為數碼港海濱長廊的人口處。





### Pokfulam's Waterfront Action Areas 薄扶林海濱行動區: Pier 碼頭



### 3.7 Cyberport Waterfront - Pier 數碼港海濱 - 碼頭



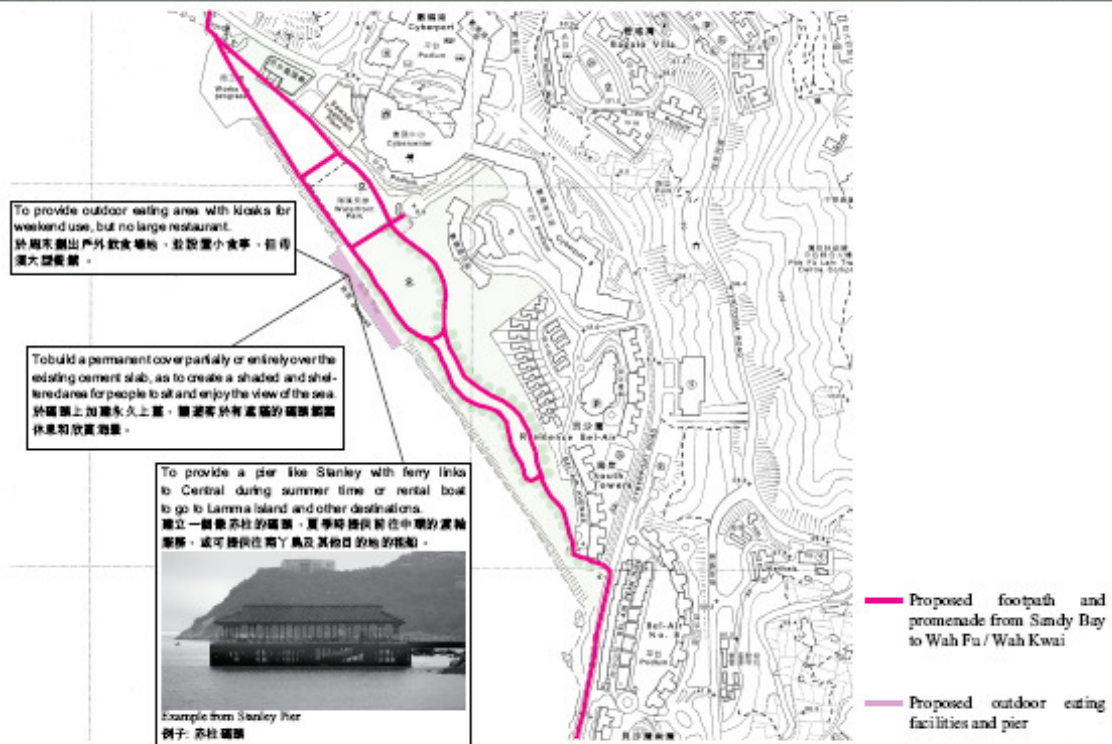
1	2	Pic 1 Cyberport Waterfront Park - Pier
		Pic 2 Cyberport Waterfront captured from the view-point of Bel-Air
	3	Pic 3 Cyberport Waterfront Park - Pier
		圖 1 數碼港海濱長廊 - 碼頭
		圖 2 從貝沙灣拍攝數碼港海濱長廊
		圖 3 數碼港海濱長廊 - 碼頭

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### 3.7 Cyberport Waterfront - Pier 數碼港海濱 - 碼頭

- To improve the overall appearance of the Pier.  
改善碼頭的整體景觀。
- To build a permanent cover partially or entirely over the existing cement slab, as to create a shaded and sheltered area for people to sit and enjoy the view of the sea.  
於碼頭上加建永久上蓋，讓遊客於有遮蔭的碼頭範圍休息和欣賞海景。
- To provide a pier like Stanley with ferry links to Central during summer time or rental boat to go to Lamma Island and other destinations.  
建立一個像赤柱的碼頭，夏季時提供前往中環的渡輪服務，或可提供往南丫島及其他目的地的租船。
- To add boat moorings / marina spaces.  
增設船隻停泊處或小艇停靠區。
- To provide outdoor eating area with kiosks for weekend use, but no large restaurant.  
於周末劃出戶外飲食場地，並設置小食亭，但毋須大型餐館。
- To avoid loud boat engine noises.  
避免船隻引擎造成的聲浪。

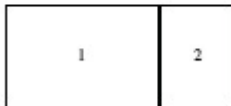
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Pokfulam's Waterfront Action Areas 薄扶林海濱行動區: Waterfall Bay 瀑布灣



### 3.8 Waterfall Bay 瀑布灣



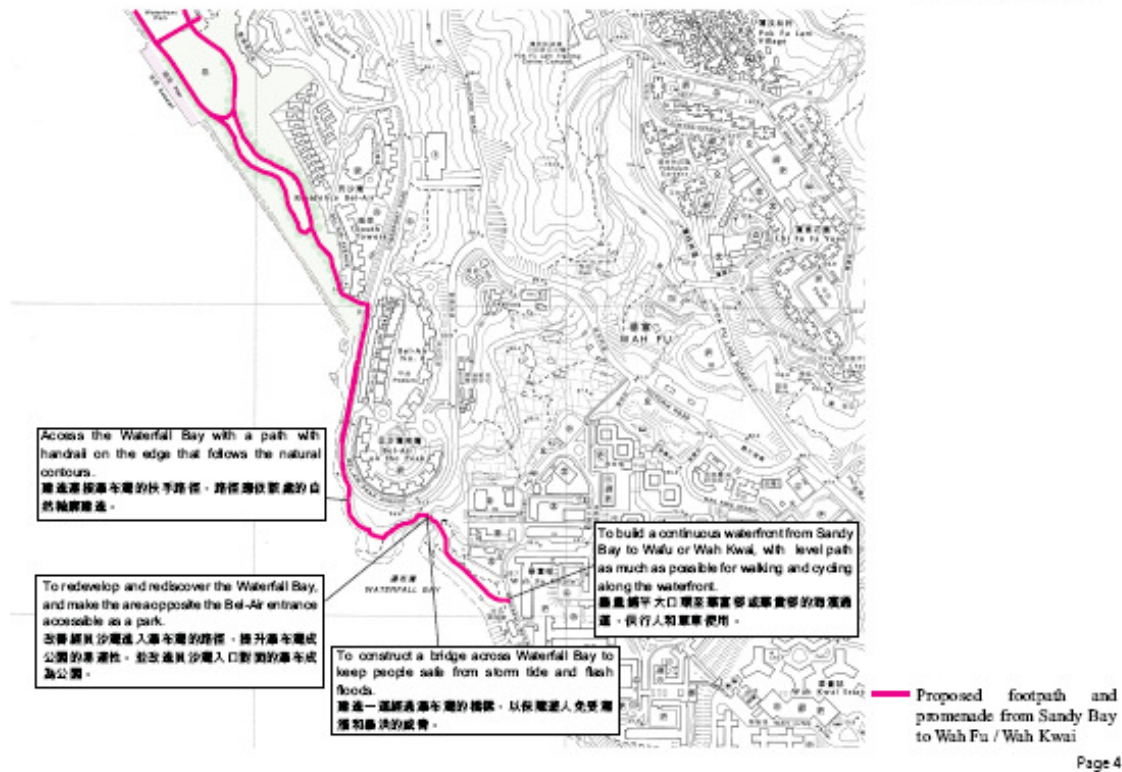
Pic 1 Rock Stream of Waterfall Bay  
Pic 2 Waterfalls of Waterfall Bay  
圖 1 瀑布灣的岩石流  
圖 2 瀑布灣的瀑布

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### 3.8 Waterfall Bay 瀑布灣

- To redevelop and rediscover the Waterfall Bay, and make the area opposite the Residence Bel-Air entrance accessible as a park.  
改善經貝沙灣進入瀑布灣的路徑，提升瀑布灣成公園的易達性，並改造貝沙灣入口對面的瀑布成為公園。
- Access the Waterfall Bay with a path with handrail on the edge that follows the natural contours.  
建造連接瀑布灣的扶手路徑，路徑應依該處的自然輪廓建造。
- To construct a bridge across Waterfall Bay to keep people safe from storm tide and flash floods.  
建造一道經過瀑布灣的橋樑，以保障遊人免受潮漲和暴洪的威脅。

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<b>Presenter</b> Southern District Council Mr. Paul Zimmerman District Councillor	<b>主辦機構</b> 南區區議會 司馬文區議員
<b>Organizer</b> The University of Hong Kong Faculty of Architecture Community Project Workshop Tris Kee (Director of Community Project Workshop)	<b>籌劃機構</b> 香港大學 建築學院 社區項目工作坊 祈宜嫻 (社區項目工作坊代總辦)
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<b>Department of Urban Planning and Design</b> Rosa Tse Heyson Young	<b>城市規劃及設計系</b> 鄧佩嫻 楊秉希
<b>Department of Architecture</b> Christy Li Norman Ung Calvin Chan Harmony Wong	<b>建築系</b> 李裕賢 吳俊麟 陳明毅 黃愷敏
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**地政總署就委員建議貫連大口環至數碼港海濱的回應**

由沙灣至數碼港海濱長廊沿海之土地涉及多項土地類別。概括而言，有關土地位置主要為政府土地，部分屬於政府撥地及短期租約（如數碼港海濱公園）。另外，部分位置亦可能涉及私人土地（如香港大學何鴻燊體育中心），有關的詳細土地類別資料，有待申請人提交進一步資料才能核對。

地政總署  
2011年1月

### 規劃署就委員建議貫連大口環至數碼港海濱的回應

有關《薄扶林分區計劃大綱圖》(下稱「大綱圖」)的檢討工作，規劃署計劃在今年內展開，並會在適當時候就大綱圖修訂的既定程序諮詢區議會及公眾。

對於司馬文議員建議在大口環北至數碼港的海濱提供連貫的海濱長廊。根據現時大綱圖的「註釋」，「休憩用地」在所有地帶都是經常准許的用途。建議在工程或土地使用權方面先作探討。

規劃署

2011年1月

**康樂及文化事務署就委員建議貫連大口環至數碼港海濱的回應**

康樂及文化事務署得悉薄扶林區的大綱圖將於 2011 年進行檢討。待檢討完成後，本署會按需要考慮有關休憩用地的發展方案。

康樂及文化事務署

2011 年 1 月