

# 南大嶼生態康樂走廊 South Lantau Eco-Recreation Corridor

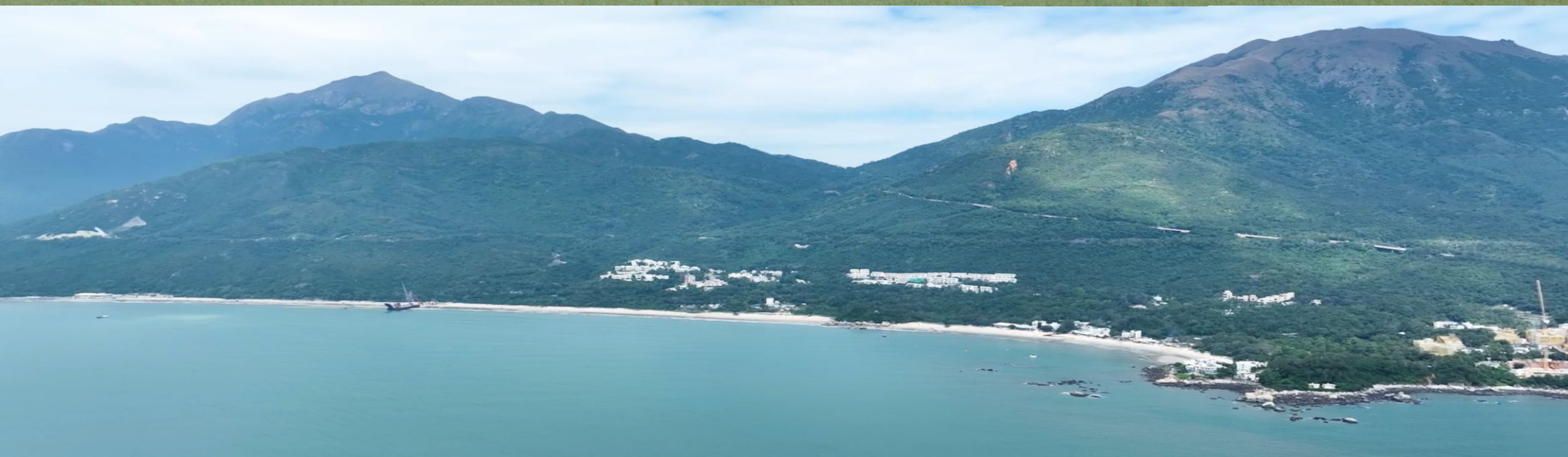
## 邀請市場提交意向書簡介會 Briefing Session on Invitation for Expression of Interest



發展局  
Development Bureau



土木工程拓展署  
Civil Engineering and  
Development Department





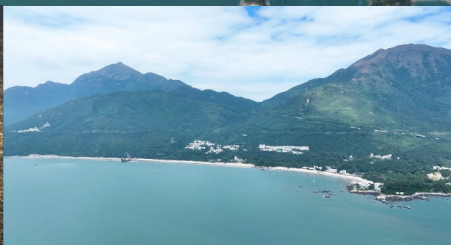
# 大嶼山現況 Existing Conditions

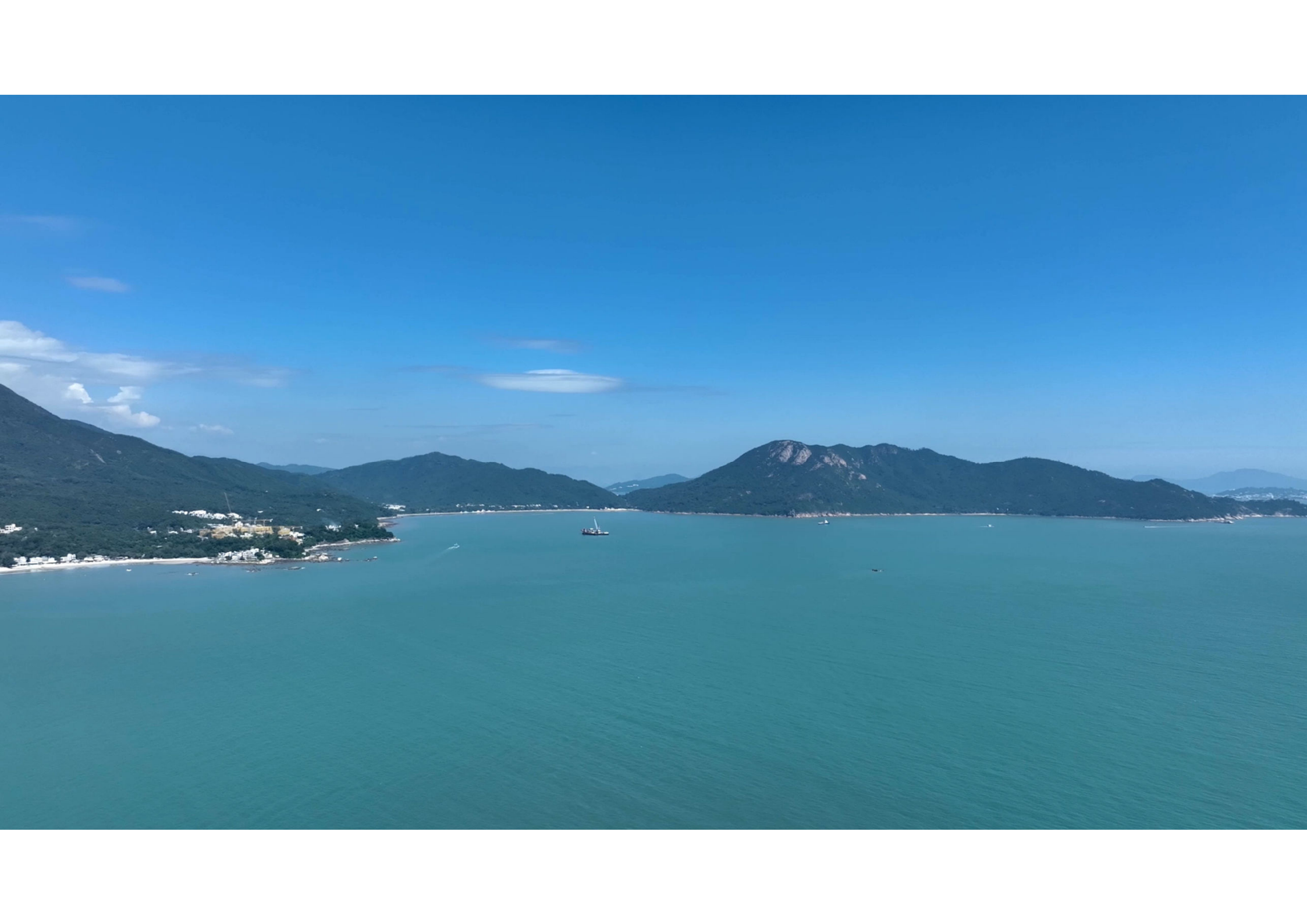


從長沙出發 From Cheung Sha to	旅程時間(約) Journey Time (About)
機場 / 東涌 Airport / Tung Chung	20 分鐘 (mins)
澳門/珠海/深圳 Macau / Zhuhai / Shenzhen	60 分鐘 (mins)
昂坪/大澳/梅窩 Ngong Ping/ Tai O / Mui Wo	20 分鐘 (mins)
欣澳 Sunny Bay	30 分鐘 (mins)
中環 Central	40 分鐘 (mins)



# 位置圖 Location Plan







# 四個地點建議定位 Positioning of 4 locations





## 建議方案 Proposed Facilities

走廊的擬議設施按「南保育」的總體規劃及以下原則提出：

**Corridor's proposed facilities are based on overarching planning of "Conservation for the South" with following principles:**

- 保護自然生態資源；  
**Protect natural ecological resources;**
- 強化現有地區特色和發展潛力；  
**Enhance existing local characteristics and development potential;**
- 引入可持續、以生態及自然為本，配合地區環境以及適合本地和外地訪客的康樂設施；  
**Introduce sustainable, ecological and nature-based recreational facilities that are in harmony with local environment and suitable for both local and foreign visitors;**
- 優化布局，加強景點的通達性和連接性。  
**Optimise the layout and improve the attractions' accessibility and connectivity.**





# 長沙 Cheung Sha 建議方案 Proposed Facilities

康樂樞紐 Recreation Hub

適合家庭及不同年齡層的訪客  
Suitable for Families and Visitors of All Ages



僅供參考  
For Indicative Purpose Only





# 石壁 Shek Pik 建議方案 Proposed Facilities

休閒康樂 Leisure and Recreation

適合愛好休閒寧靜、  
文化歷史及攝影的訪客  
Suitable for Visitors Who Enjoy Tranquillity,  
Cultural History, and Photography



文物徑  
Heritage Trail



僅供參考  
For Indicative Purpose Only

文化藝術裝置  
Leisure and Recreation Space



僅供參考  
For Indicative Purpose Only







# 水口 Shui Hau 建議方案 Proposed Facilities

自然教育 Nature Education

適合喜愛探索大自然的訪客

Suitable for Visitors Who Love Exploring Nature



教育中心  
Education Centre



僅供參考  
For Indicative Purpose Only

步道  
Boardwalk



僅供參考  
For Indicative Purpose Only







貝澳 Pui O

# 建議方案 Proposed Facilities

自然教育 Nature Education

適合喜愛探索大自然的訪客  
Suitable for Visitors Who Love Exploring Nature



樹頂步道  
Treetop Walkway



僅供參考  
For Indicative Purpose Only



優質營地  
Glamping Site

潛在商業面積: 700 平方米  
Potential Commercial Area: 700 m<sup>2</sup>



僅供參考  
For Indicative Purpose Only

現有沙灘營地  
Existing Pui O Campsite

貝澳海灘  
Pui O Beach





## 陸上交通配套 Land Transport Amenities

- 可考慮加強及提供巴士服務  
Consider enhancing and introducing new bus services
- 可考慮增加私家車和旅遊巴的泊車位連配套設施  
Consider adding new parking spaces for private cars and coaches with ancillary facilities
- 可考慮建新步道及改善步行徑  
Consider adding new walkways and improving hiking trails



僅供參考  
For Indicative Purpose Only



## 水上交通配套 Water Transport Amenities

- 可考慮在長沙建新碼頭讓訪客可乘船到訪，亦可提供良好基地發展島嶼旅遊  
Consider adding a new pier in Cheung Sha to facilitate visitors to travel by vessels and to serve as the base for development of island hopping tourism



僅供參考  
For Indicative Purpose Only



## 徵集意向書的目的 Objectives of the EOI Exercise

- 於進行法定規劃程序前徵求市場意見並徵集市場對走廊發展的意向，以便制定推展方向和實施模式

To invite comments and solicit market interest in the Corridor's development before statutory planning process so as to formulate the way forward and the implementation approach

- 將市場智慧和具有吸引力的元素融入未來擬訂的法定圖則中，以便更有效地確定發展參數和要求，從而快速推進必要的法定規劃程序

To incorporate market intelligence and elements with broad appeal in the future statutory plans so as to firming up the development parameters and requirements for proceeding with necessary statutory town planning procedures more effectively



## 初步推展取向 Initial Implementation Approach

- 政府會進行必要的法定規劃程序，並計劃在2027年開始招標工作  
Will proceed necessary statutory planning procedures, and plan to commence tendering work in 2027
- 政府歡迎市場提出加快實施項目的建議，例如如何在規劃和設計過程中提早讓發展商參與等  
Welcome market to submit suggestions for expediting the implementation, such as early involvement of future developers in the planning and design processes
- 政府持開放態度，考慮在法定規劃程序完成前有條件地批出標書  
Open to consider awarding some kinds of conditional tenders prior to the completion of the statutory planning procedures



## 初步推展取向 Initial Implementation Approach

- 願意考慮任何可行的實施安排，包括但不限於傳統的批地方式及簽署運營協議，尤其一些生態價值相對較高的區域，如水口等

Will consider any possible implementation arrangements, including but not limited to conventional land sales, signing of operational agreements specifically for areas of high conservation values, such as Shui Hau, etc .

- 有興趣人士可以以整個片區模式開發或選取發展個別或多個生態康樂設施，這種做法不僅能提高項目推展的靈活性，還能加快生態康樂走廊的建設進度。

Interested Parties may adopt a cluster approach to develop the entire areas or only focus on individual or multiple eco-recreation facilities. This approach not only enhances the flexibility of project implementation, but also accelerates the development of the eco-recreation corridor.



# 回覆表格 Reply Form

邀請提供以下資料： Invite to provide the following information:

- 對擬議康樂活動/設施的定位的意見  
Views on proposed positioning of eco-recreational activities/facilities
- 發展及營運擬議設施的意向  
Interest in developing and operating the proposed facilities
- 對發展方案和擬議設施的意見  
Opinions on development options and proposed facilities
- 考慮到發展及保養支出、發展時間表及應急策略等因素，你對負責土地平整及興建擬議設施的基建設施的看法  
Views on undertaking site formation and infrastructure for the proposed facilities, taking into account factors such as development and maintenance costs, timelines and contingency strategies, etc.



## 回覆表格 Reply Form

- 有關擬議設施的市場狀況和趨勢見解，以及擬議發展如何促進該市場增長  
Insights on market conditions and trends for the proposed facilities and how the proposed development could contribute to market growth
- 根據市場定位屬意發展住宿設施的類型（例如豪華、精品、經濟型）和規模（大約房間數目和面積）  
Types of accommodation facilities to be developed in terms of market positioning (e.g., luxury, boutique, budget), scale (approximate number of rooms and area)
- 其他具潛在發展空間的設施或服務  
Other potential facilities or services that could be developed



# 回覆表格 Reply Form

- 初步發展構思包括是否獨立發展走廊（或其中的任何地塊）或與財團合作發展、投資規模、發展時間表、初步設計概念、地盤佈局、建築分佈等

Preliminary development ideas, including whether to develop the Corridor (or any parcels within) independently or in collaboration with a consortium, investment scale, development timeline, preliminary design concepts, site layout, building distribution, etc.

- 商業模式和財政考量

Business model and financial considerations

- 其他意見或建議

Any other comments or suggestions



# 提交及查詢 Submission and Enquiries

- 填妥及簽署回覆表格（邀請文件附件 C）  
Complete signed Reply Form (Appendix C to Invitation Document)
- 在**2025 年7月2日(星期三)中午12時** 前提交
- Submit by 12:00 noon, 2 July 2025 (Wednesday)
- 投入香港添馬添美道二號政府總部東翼二樓入口的發展局（工務科）投遞箱，該箱標籤為「尖鼻咀和白泥、前南丫石礦場及南大嶼生態康樂走廊發展意向書投遞箱」  
Deposit in Development Bureau (Works Branch) – Contractors' Drop-in Box (Professional Services Unit) labelled “Expression of Interest for Tsim Bei Tsui and Pak Nai, ex-Lamma Quarry and South Lantau Eco-recreation Corridor Drop-in Box” at 2/F Entrance, East Wing, Central Government Offices, 2 Tim Mei Avenue, Tamar, Hong Kong
- 查詢電郵 Enquiry email : [corridor-eoi@devb.gov.hk](mailto:corridor-eoi@devb.gov.hk)



問答環節  
Question & Answer Session

