

推動遊艇旅遊：在香港仔避風塘擴建部分發展遊艇停泊設施

Promote Yacht Tourism: Marina Development at the Expansion Area of Aberdeen Typhoon Shelter

邀請市場提交意向書簡介會

Briefing Session on Invitation for Expression of Interest



發展局

躍動港島南辦事處



### 2024 年施政報告 2024 Policy Address

- 在香港仔避風塘擴建部分、前南丫石礦場和紅磡站臨海用地項目推動遊艇旅遊  
Promote yacht tourism in the expansion area of Aberdeen Typhoon Shelter (ATS), the ex-Lamma Quarry area and the development of the waterfront site in the vicinity of Hung Hom Station

### 施政報告附篇 Policy Address Supplement

- 推動遊艇經濟，邀請私人機構探討在上述三個地點建設和營運遊艇停泊設施  
Promote yacht tourism by inviting the private sector to explore the construction and operation of marinas at the three sites mentioned

### 香港旅遊業發展藍圖2.0

#### Development Blueprint for Hong Kong's Tourism Industry 2.0

- 推動海島旅遊的一項重要措施  
A key measure to promote island tourism



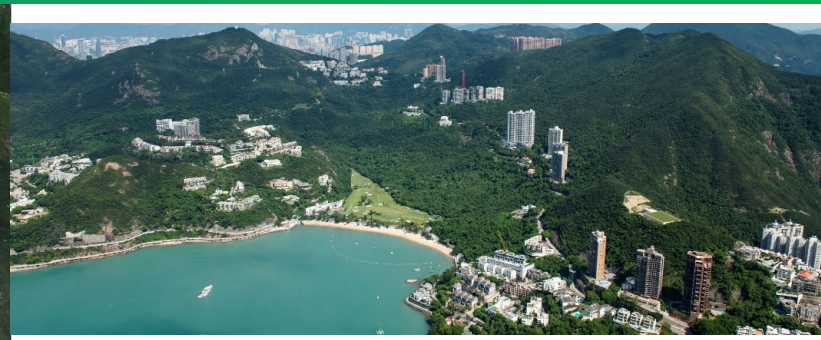
中華人民共和國香港特別行政區

行政長官  
2024年  
施政報告

2024.10.16



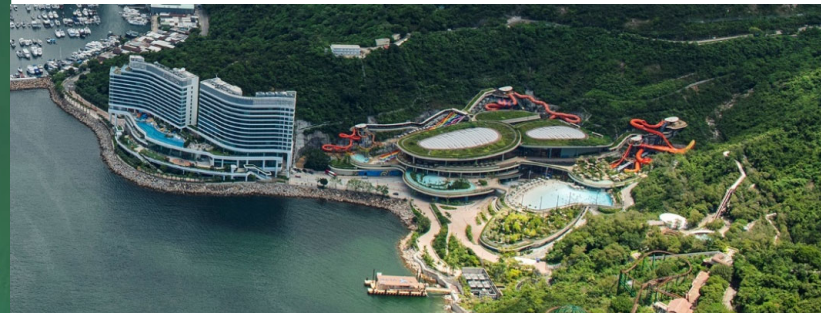
# 附近景點及藍綠資源 Nearby Attractions and Blue-green Resources



深水灣  
Deep Water Bay



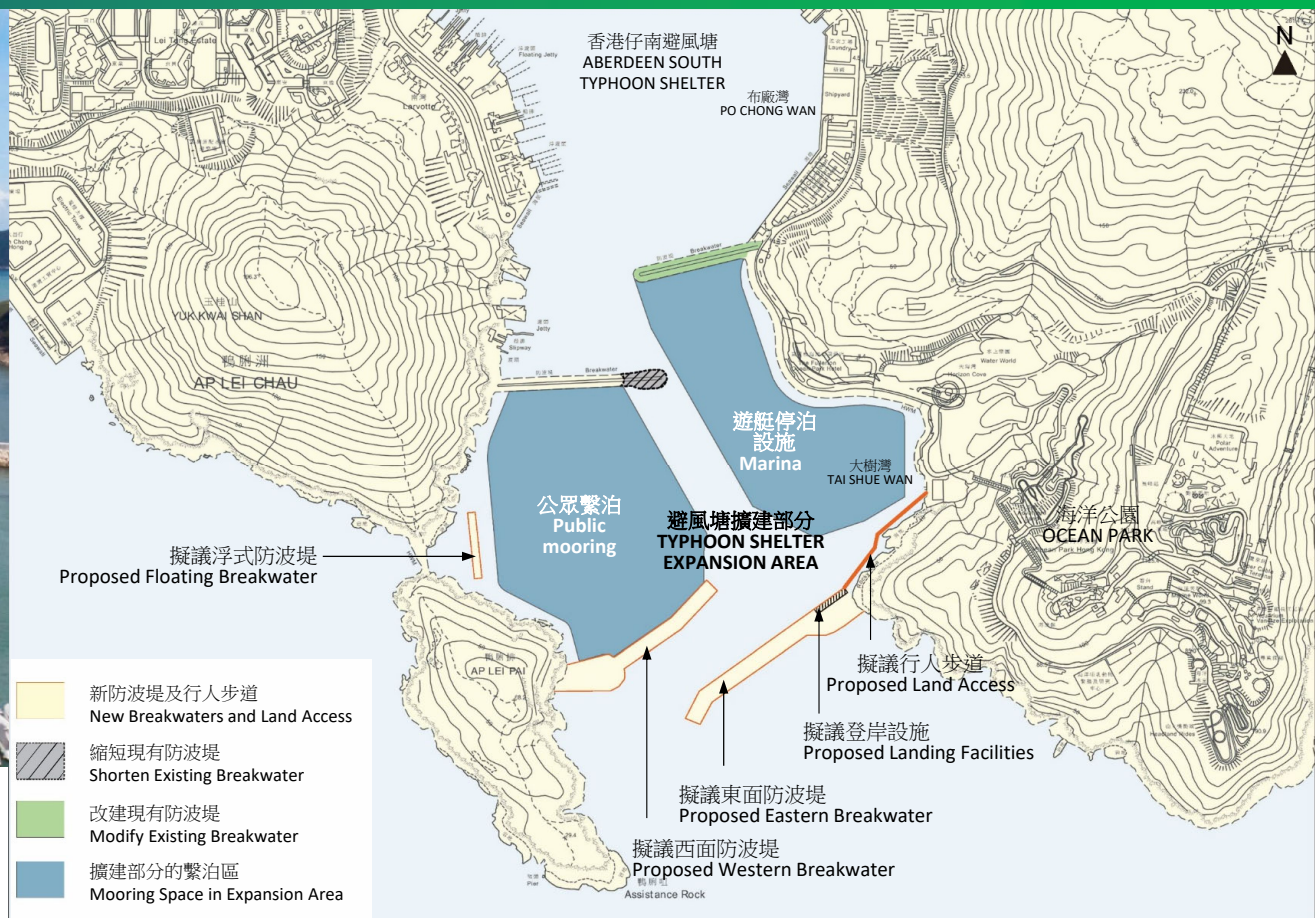
淺水灣  
Repulse Bay



海洋公園水上樂園  
Ocean Park Water World



# 擴建香港仔避風塘項目 Expansion of ATS Project



- 擴建香港仔避風塘約24公頃，增加公眾繫泊避風泊位，並創造機遇發展遊艇停泊設施  
Expand ATS by about 24 ha to increase sheltered space for public mooring, and creates opportunity for marina development
- 政府擬於2026年展開工程，目標在2030年完成  
The Government targets to commence construction works in 2026 for completion in 2030





海洋公園  
Ocean Park

改建及開放東面防波堤  
Modify and open up  
eastern breakwater

縮短西面防波堤  
Shorten western breakwater

擬議東面防波堤及登岸設施  
Proposed eastern breakwater  
and public landing facilities

擬議西面防波堤  
Proposed western breakwater

擬議浮式防波堤  
Proposed floating breakwater

鴨脷洲  
Ap Lei Chau

鴨脷排  
Ap Lei Pai



# 擴建香港仔避風塘項目 – 概念設計 Expansion of ATS – Conceptual Design

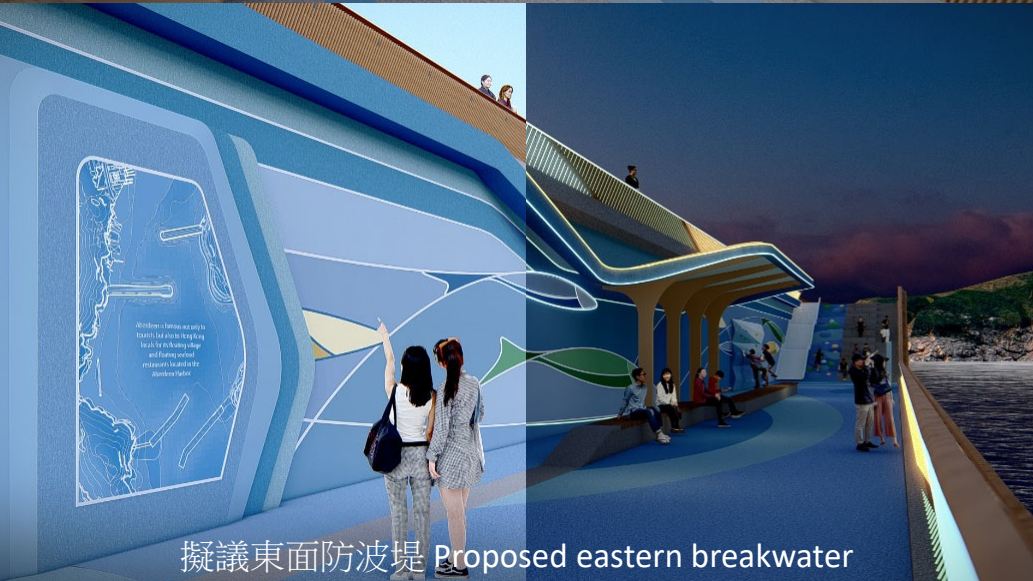
改建及開放東面防波堤 Modify and open up eastern breakwater



擬議東面防波堤 Proposed eastern breakwater



擬議東面防波堤 Proposed eastern breakwater





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

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- 確認市場對擬議遊艇停泊設施的意向  
Ascertain market interest in the proposed marina
- 及早蒐集市場的意見和建議，為招標條款制訂合適的發展參數及其他細節  
Collect market views and suggestions early to formulate appropriate development parameters and other details for the tender
- 了解業界對發展遊艇產業的看法，供相關政策局和部門參考  
Gauge industry's views on further development of the yacht industry for reference by relevant bureaux/departments





## 指定繫泊區 約9公頃 Designated berthing area ~9 ha

- 可為不同類型、總長度達50米的遊樂船隻設計合適泊位佈局  
Design suitable berthing layout for different kinds of pleasure vessels up to 50m length overall

## 指定水體 約0.8公頃 Designated water space ~0.8 ha

- 可作岸邊的上落客貨活動及小船泊位等用途  
For loading/unloading activities along seafront and possible berthing of small boats, etc.

## 陸地部分 約0.3公頃、預設地積比率為1

### Landside portion ~0.3 ha, assumed plot ratio (PR) 1

- 低矮服務場以提供泊車、維修棚、乾泊位、貯存及公用設施等  
Low-rise service yard for parking, maintenance shed, dry berths, storage and utilities, etc.

## 布廠灣臨時工業區北面部分 約0.9公頃

### Northern part of Po Chong Wan Temporary Industrial Area ~0.9 ha

- 有否興趣發展此用地提供設施，例如零售、餐飲及娛樂的元素，甚或是加入合適的私人住宅元素  
Any interest in taking up this site to provide amenities such as retail, dining and entertainment (RDE) elements, or even incorporate suitable private housing element

## 行人接駁 Pedestrian Connections

- 考慮以合適的接駁方式提供四個接駁點  
Consider suitable forms of connections at four locations



# 初步擬議參數及要求 Initially Proposed Parameters and Requirements

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用地面積 Site Area	水體 約9.8公頃；陸地部分 約2 960平方米 Waterbody ~ 9.8 ha; Landside portion ~2 960 m <sup>2</sup>
總樓面面積及地積比率 Gross Floor Area and PR	遊艇停泊設施陸地部分 約2 960平方米 (地積比率1) Marina landside facilities ~2 960 m <sup>2</sup> (PR 1)
建築物高度 Building Height	地面上最高三層 (可提供地下停車場) Max. 3 storeys above ground (underground ancillary car park allowed)
預計泊位數量 Estimated No. of Berths	約200個 (不同總長度，可長達50米) ~200 (in various lengths overall up to 50 m)
內部運輸設施 Internal Transport Facilities	符合營運需要，輔以相關的技術評估。可參考其他類似的遊艇停泊設施。 To match with operational requirements and supported with relevant assessment. Reference could be made to similar marina developments.
公用設施 Utilities	有關水電供應、排污等的基本說明，可參閱邀請文件第12段 Basic descriptions of electricity and water supplies, sewerage, etc. in para. 12 of the EOI Document
道路連接 Road Access	經深灣道抵達，可能的車輛出入口見圖3。需提供一個公共交通的路旁落車灣。 Accessible via Shum Wan Road with possible vehicular access shown on <b>Plan 3</b> . Provision of an on-street layby for public transport is required.
其他 Others	<ul style="list-style-type: none"> <li>i. 發展商須負責管理及維修沿陸地部分的現有海堤，或有需要進行改善工程。 Existing seawall along the landside portion shall be managed and maintained by Developer. Improvement works may be required.</li> <li>ii. 發展商須負責管理及維修在現有東面防波堤面改建後的公共休憩空間(約700平方米)，並就通往指定繫泊區的通道制定合適的管制，同時容許公眾前往休憩空間。發展商須管理低水位線以上的堆石。 Developer would be required to manage and maintain the public open space (~700 m<sup>2</sup>) on top of the modified existing eastern breakwater and formulate suitable access control to designated berthing area while allowing public access to the open space. Rubble mound above low water mark would be managed by Developer.</li> <li>iii. 發展商須在接駁點2及3之間提供一段15米闊通過指定繫泊區的船隻航道，以維持海洋公園公司在地契的通海權。 Developer should allow a 15m wide passageway across designated berthing area between possible connections 2 and 3 to cater for the sea access right granted under lease to the OPC.</li> </ul>



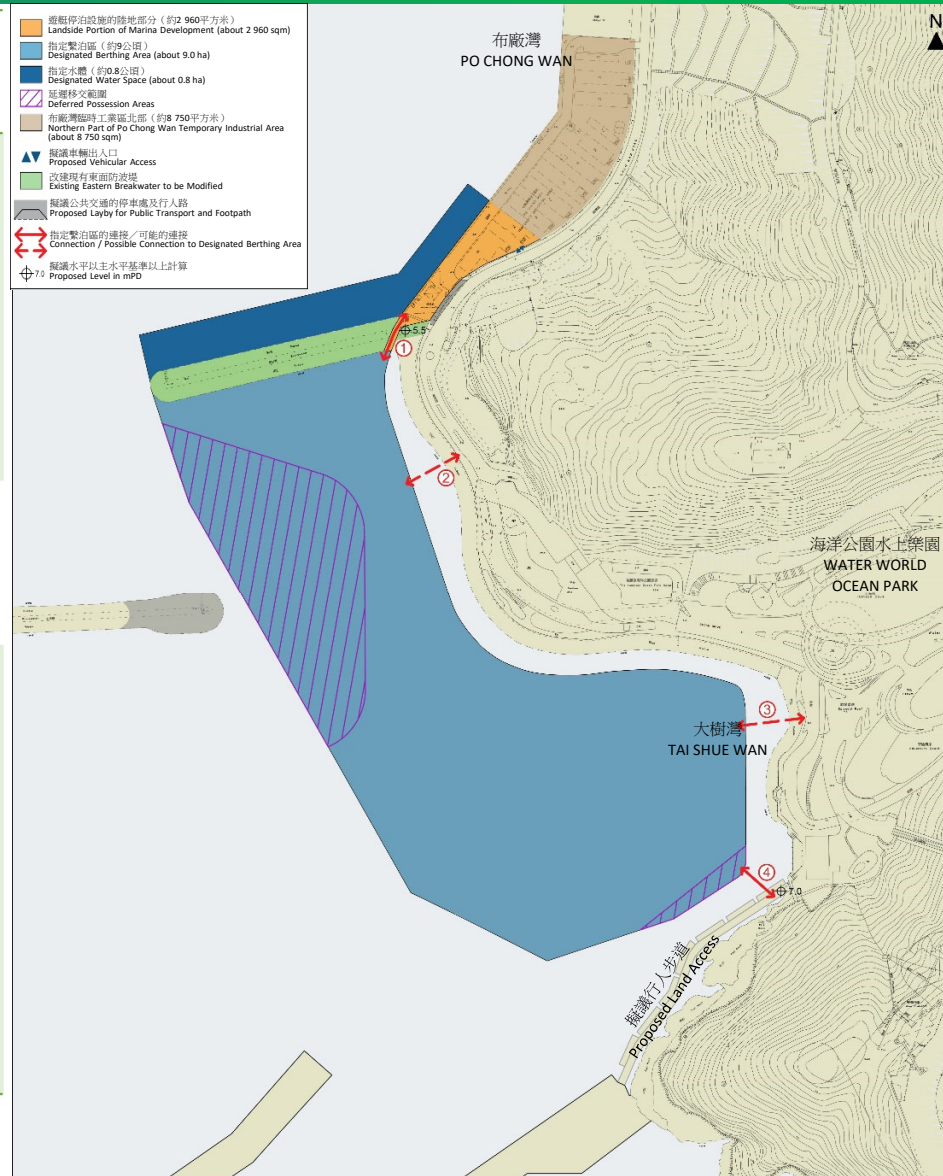
# 草擬概括基本條款 Draft Basic Terms in Board Terms

**契約年期**  
**Lease Term** 簽立批地契約起計50年  
50 years from execution of land grant

**轉讓限制**  
**Restriction on Alienation** 在符合批租條件前限制轉讓。其後，除非就整個發展而作出，發展商不得轉讓、按揭或抵押用地及其上的所有建築物。  
Restriction on alienation before compliance with the lease conditions. After compliance, Developer shall not assign, mortgage or charge the Site and all the building or buildings thereon except as a whole.

**建築規約**  
**Building Covenant** 48 個月  
48 months

**延遲移交**  
**Deferred Possession** 以紫色斜線標示的兩個範圍的管有權，會在兩道新防波堤及擬議行人步道大致落成後，於地政總署署長指明的日期移交發展商，而該日期不會遲於簽立批地契起計12個月  
Possession of two hatched purple areas shall be given to and taken by Developer on a date to be specified by Director of Lands, when the two new breakwaters and proposed land access are basically in place, and such date to be no later than 12 months from execution of land grant.





## 由政府進行 The Government would

完成技術評估及所須法定程序，包括—

- 取得《環境影響評估條例》下的環境許可證；
- 修訂分區計劃大綱圖；及
- 《前濱及海床（填海工程）條例》下刊憲

carry out technical assessments and necessary statutory procedures including –

- obtaining environmental permit (EP) under the Environmental Impact Assessment (EIA) Ordinance;
- amendment of the Outline Zoning Plan (OZP); and
- gazettal under the Foreshore and Sea-bed (Reclamations) Ordinance

完成法定程序

Completion of statutory procedures

土地招標 – 政府傾向以簡易價格投標方式  
(見邀請文件第18及19段)

Land Tender – The Government is inclined to adopt the  
Simple Cash Tender Approach  
(see paras. 18 and 19 of the Invitation Document)

簽立批地契約

Execution of land grant

發展商就興建及營運遊艇停泊設施  
申請《環境影響評估條例》下  
新的環境許可證

Developer to apply for a further EP under the EIA Ordinance  
for construction and operation of the marina



	暫定時間 Tentative Timing
確立遊艇停泊設施的發展參數/要求和可行的發展方案 Firm up development parameters/requirements and feasible development scenario(s) for marina development	2025
展開香港仔避風塘擴建工程*；及進行遊艇停泊設施的各項技術評估 Commence construction works on the expansion of ATS*; and undertake various technical assessments on marina development	2026
完成所須法定程序 Complete necessary statutory procedures	2027
土地招標 Invite land tender	2027#

\* 需待完成詳細設計和所須法定程序，並且撥款獲得通過

Subject to completion of detailed design, necessary statutory procedures and funding approval

# 發展局會在考慮市場意見後決定招標方式及確實時間

The Development Bureau will decide on the tendering approach and exact timing after considering market views



## 在用地發展遊艇停泊設施 Marina development at the Site

### 8. 就合適泊位安排的意見

#### Views on suitable berthing arrangements

例如不同種類遊樂船隻的泊位數目和比例、泊位佈局、浮躉和浮橋安排、與指定繫泊區的接駁等

e.g. number and proportion of different kinds of pleasure vessels, berthing layout, pontoon and gangway arrangements, connections to the designated berthing area, etc.

### 9. 對下列事項的意見：

#### Views on:

- 營運遊艇停泊設施所需的附屬設施；  
ancillary facilities essential for supporting marina operation;
- 0.3公頃的陸地部分（預設地積比率為1）是否足夠容納這些設施；如否，需要多少額外用地  
whether 0.3 ha for the landside portion (with assumed PR 1) is enough to accommodate the facilities; if not, the additional area required.

### 10. 你對陸地部分擬議服務場的初步想法

#### Your preliminary ideas of the proposed service yard at the landside portion

例如不同設施所需的總樓面面積、建築物的佈局和高度等

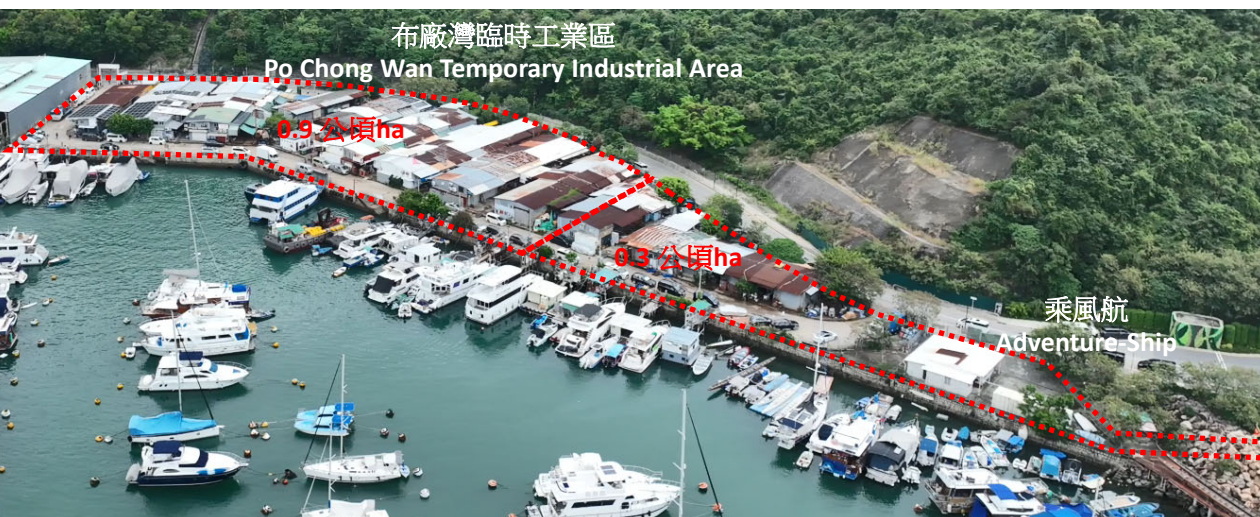
e.g. Gross floor areas (GFAs) for different facilities, layout, height and disposition of buildings, etc.



11. 有否興趣將整個布廠灣用地（約1.2公頃）納入發展，以地盡其用－

Any interest in taking up the Po Chong Wan site in whole (~ 1.2 ha) to make the most out of it to –

- 支援遊艇停泊設施  
support the marina
- 提供位置讓部分現有船用機械工場在原址繼續營運  
make available space for accommodating some existing marine engine workshop operators in situ
- 加入零售、餐飲及娛樂用途，提升使用人士的體驗，及與鄰近的設施產生協同效應  
introduce RDE uses to enhance user experience and create synergy with the surrounding facilities
- 加入私人住宅元素（請闡述可帶來的額外好處，以及對不同用途及設施的總樓面面積、建築物的佈局和高度等的初步想法）  
include private housing element (please elaborate on what additional benefits it can bring, and preliminary ideas on the GFAs of different uses and facilities, indicative layout, height and disposition of buildings, etc.)
- 預設總樓面面積為約18 800平方米及最高建築物高度為主水平基準以上75米  
assuming a total GFA of about 18 800 m<sup>2</sup> and a maximum building height of 75 mPD



12.

- a. 納入改建後東面防波堤上的公共休憩空間的管理及維修是否有好處？對可能的設計和用途有何想法/建議？  
Beneficial to include the management and maintenance of the public open space on the top of the modified eastern breakwater? Any ideas/suggestions on the possible design and uses?
- b. 納入指定水體及改建後東面防波堤低水位線以上的堆石的管理是否有好處？對水體可能的用途有何想法/建議，使用地的用途與鄰近發展產生協同效應？  
Beneficial to include the designated water space and the management of the rubble mound of the modified eastern breakwater above low water mark? Any ideas/suggestions on the possible uses of the water space that could create synergies to the use of the Site and the adjoining developments?





## 發展計劃 Development Programme

### 13. 建築規約期限和預計發展時間：

Building Covenant period and estimated time for the development of :-

- a. 用地（遊艇停泊設施及其附屬用途，包括繫泊設施）；及  
the Site (marina and ancillary uses including the berthing facilities); and
- b. 如有興趣，第11題中提及的合併用地。  
a combined site referred to in Question 11, if interested.

### 14. 除了政府主導的方式，有沒有替代方式可加快項目的推展？

Apart from the Government-led approach, any alternative approach that can expedite implementation?

### 15. 對招標方式有何意見？

Any comments on the tendering approach?

## 其他相關事項 Other related matters

### 16. 對政府如何促進香港遊艇產業發展的看法及建議

Views and suggestions on how the Government could facilitate further development of the yacht industry in Hong Kong

### 17. 其他意見

Any other views

### 提交意向書

#### Submission of EOI

- 填妥及簽署回覆表格（邀請文件附件一）  
Complete the Reply Form (Annex 1 to Invitation Document) with Signature(s)
- 在**2025年4月24日中午12時前**送至以下地址  
**Send to the following address by 12:00 noon, 24 April 2025**

電郵（不多於20MB）：[iiso@devb.gov.hk](mailto:iiso@devb.gov.hk)  
By email (up to 20MB) :

專人送遞：  
By hand：香港黃竹坑道8號South Island Place 7樓703室 發展局躍動港島南辦事處  
Invigorating Island South Office, Development Bureau,  
Unit 703, 7/F, South Island Place, 8 Wong Chuk Hang Road, Hong Kong

### 查詢

#### Enquiries

- 電郵 By email：[iiso@devb.gov.hk](mailto:iiso@devb.gov.hk)



# 問答環節

## Question & Answer Session

