

研究背景 Study Background

《搬遷深井污水處理廠往岩洞 — 可行性研究》為以下兩次探討搬遷現有設施到岩洞的可行性研究的進一步研究。

The "Relocation of Sham Tseng Sewage Treatment Works (SmTSTW) to Caverns – Feasibility Study" is an extension of the following two previous studies that had explored the feasibility of relocating existing facilities into rock caverns.

2009 - 2011

善用香港地下空間 — 可行性研究
Enhanced Use of Underground Space in Hong Kong – Feasibility Study



2011 - 2013

優化土地供應策略 - 維港以外填海及發展岩洞
Enhancing Land Supply Strategy - Reclamation outside Victoria Harbour and Rock Cavern Development

深井污水處理廠於這研究中確定成為岩洞發展的先導計劃之一。以下擬議在釋出土地上發展的土地用途獲得最多公眾支持：

SmTSTW was selected as one of the pilot schemes for rock cavern development in this Study. The following potential land uses for the released site received most support from the public:

- 住宅發展 Residential Development
- 公園 Public Parks
- 休閒娛樂設施 Recreational or Leisure Facilities

公眾亦關注以下課題：
Major concerns on the pilot scheme:

- 交通 Transportation
- 生態保護問題 Ecological Conservation Issues
- 工程的可行性 Engineering Feasibility
- 對當地社區的影響 Impact On Local Community

公眾參與 Public Engagement

本研究的第一階段公眾參與已於2015年12月至2016年2月進行，主要目的是收集區內持份者及公眾對於搬遷深井污水處理廠及釋出土地的初步意見。

第二階段公眾參與於2017年3月至4月進行，公眾活動包括巡迴展覽、公眾論壇及焦點小組會議，希望藉此匯報第一階段公眾參與活動所收集的意見、介紹釋出土地的初步規劃方案，以向公眾及有關團體收集進一步意見。

Stage 1 Public Engagement (PE) was conducted from December 2015 to February 2016, to collect opinions from local stakeholders and the public regarding the relocation of SmTSTW and possible uses of the released site.

The Stage 2 PE will be conducted from March to April in 2017 with roving exhibitions, public forum and focus group meetings to report the views collected in Stage 1 PE, introduce preliminary planning schemes of the released site and further collect views from the public and relevant groups.

發表您的意見 Provide Your Views

我們希望聆聽您對搬遷深井污水處理廠及釋出土地可能用途的寶貴意見。

We would like to have your valuable views on the relocation of SmTSTW and the possible uses on the released site.

歡迎您在
2017年4月20日或之前將
您的意見以郵遞、熱線電話、
傳真或電郵方式送交我們。
If you have any comments or
suggestions, please send them to
us by post, hotline, fax or e-mail
on or before
20 April 2017.



郵寄地址 Mail Address

香港灣仔告士打道5號稅務大樓42樓
渠務署顧問工程管理部

(請註明「搬遷深井污水處理廠往岩洞—可行性研究」)

Drainage Services Department / Consultants Management Division,
42/F, Revenue Tower, 5 Gloucester Road, Wan Chai, Hong Kong

(Please specify "Relocation of Sham Tseng Sewage Treatment Works to Caverns – Feasibility Study")

熱線電話 Hotline 3142 2256

傳真 Fax 2827 8526

電郵 E-Mail enquiry@smtstwincaverns.hk

網頁 Website www.smtstwincaverns.hk



誠邀您參加我們的公眾參與活動：
You are welcome to join our public engagement activities:

巡迴展覽 Roving Exhibitions

20/3 - 5/4/2017

深井深慈街遊樂場 (位於深井污水處理廠旁)
Sham Tsz Street Playground, Sham Tseng
(next to the Sham Tseng Sewage Treatment Works)

6/4 - 20/4/2017

荃灣深井村路深井臨時遊樂場
Sham Tseng Temporary Playground
Sham Tseng Tsuen Road, Tsuen Wan

公眾論壇 Public Forum

9/4/2017 2:30pm - 4:30pm

深井天主教小學
Sham Tseng Catholic Primary School

如欲參與公眾論壇，可透過網頁上的網上報名表格登記，或從網頁下載報名表格，以電郵/傳真/郵寄遞交。截止報名日期為31/3/2017。成功報名人士將會優先安排入座。

To participate in the Public Forum, please register through the online registration form on our website on or before 31 March 2017. Alternatively, you could download the registration form from our website and submit the completed form by e-mail, fax or post. Successful applicants will have priority admittance for seating.

註：活動日期/地點或會因需要而更改，請到網頁了解活動詳情。
Note: Date/venue of the events are subject to change, please refer to our website for the latest announcement.

搬遷深井污水處理廠往岩洞

RELOCATION OF SHAM TSENG SEWAGE TREATMENT WORKS TO CAVERNS

可行性研究
Feasibility Study

公眾參與 Public Engagement

2017年3月至4月
March - April 2017



渠務署
Drainage Services Department

ARUP

作為發展岩洞的先導計劃之一，渠務署於2014年12月展開《搬遷深井污水處理廠往岩洞 - 可行性研究》(本研究)，為相關工程進行詳細工程可行性研究，舉行公眾參與活動，以及研究釋出土地可能的用途。

As one of the pilot schemes for cavern development, Drainage Services Department (DSD) launched the "Relocation of Sham Tseng Sewage Treatment Works to Caverns - Feasibility Study" (this Study) in December 2014. The overall objective is to examine the detailed engineering feasibility of the associated works; carry out public engagement; and study the possible uses of the released site.

您好，我是阿深，是一名專注岩洞發展的工程師。我會為您講解研究的進展！

Hello, I am Ah Sham, an engineer specialised in cavern developments. Let me tell you the progress of this Study!



有關現有深井污水處理廠 About the Existing Sham Tseng Sewage Treatment Works (SmTSTW)

位於深慈街的深井污水處理廠自2004年開始投入運作，為沿青山公路近水灣至青龍頭一帶約39,000人提供污水處理服務。

The SmTSTW, located at Sham Tsz Street, Sham Tseng, has been in operation since 2004. It provides sewage treatment services to a population of about 39,000 in the areas from Approach Bay to Tsing Lung Tau along Castle Peak Road.

佔地
Site Footprint

1.1 公頃
Hectare

設計污水處理量
Design Sewage Treatment Capacity

每天 17,000 立方米
m³ per day

污水處理設施
Sewage Treatment Facility

化學強化一級處理
Chemically Enhanced Primary Treatment

工程的需要

- 回應：深井污水處理廠預計最快於2026年完成搬遷，屆時已運作超過20年，需要更換機電設施，應把握契機優化附近的土地用途。

Response: SmTSTW will be relocated in 2026 the soonest. It will have operated for over 20 years for the time and its mechanical facilities should be replaced. We can therefore take this opportunity to enhance the land use in the surroundings.

- 關注工程期間的交通影響
Concern about the traffic impact during construction
- 關注工程期間對環境的影響，包括噪音及空氣污染，影響居民健康
Concern about the environmental impact during construction, such as noise and air pollution, which may affect the health of residents
- 關注爆破工程對附近樓宇的影響
Concern about the vibration impact to nearby buildings during the explosive blasting

回應：初步交通影響評估顯示工程車出入對附近交通影響輕微。施工方面，建議使用較安靜的機動設備以減低噪音，並實施粉塵控制及環境監測及評估，施工前亦會進行爆破評估，確保不會影響附近建築物及斜坡。

Response: Preliminary traffic impact assessment reveals that the traffic impact from construction vehicles would be mild. It is suggested to use quieter motorised equipment to reduce potential noise impact and implement proper dust control and environmental monitoring during the construction stage. Blasting assessment will be conducted to ensure the safety of the buildings and slopes nearby.

- 希望增加社區設施
Request for more Government, Institution and Community (GIC) facilities
- 擔心興建住宅會增加人口，造成交通負擔
Worry that housing development would cause an increase in population and hence burden on traffic
- 擔心興建住宅會遮擋現時樓宇景觀
Worry about the visual impact from housing development on existing buildings

回應：著力提供設施令社區受惠，進行詳細的交通研究，以確保未來發展的交通影響減至最低，住宅類型和發展規模仍有待商討。

Response: Facilities shall be provided for the benefits of the community. Detailed traffic study will be conducted to minimise the traffic impact of future development. The type of housing and scale of development is subject to discussion.

[illegible]

建議將深井污水處理廠與毗鄰的中電變電站一併搬遷往岩洞，可以更有效利用岩洞發展，釋出更多土地，增加設計的靈活性及發展潛力，工程包括挖掘岩洞、於岩洞內興建污水處理廠及中電變電站(如適用)、隧道進出口及緊急通道。預計新污水處理廠能處理約每日二萬四千立方米污水，污水處理級別由一級提升至二級。

It is proposed to relocate the SmTSTW together with the adjoining CLP substation to cavern. This can optimise the use of cavern, release more land and hence increase the flexibility of land use design. Works will include excavation of cavern, construction of sewage treatment works and CLP substation (if applicable) within the cavern, access tunnels and emergency access portals. The new sewage treatment works will be equipped with a sewage treatment capacity of 24,000m³/day, with waste water treatment level upgraded to Level II.



1

方案一：
只搬遷深井污水處理廠

鑑於現時深井污水處理廠的佔地面積有限。釋出的土地可作住宅和政府、機構或社區設施用途，例如提供社區會堂。

2

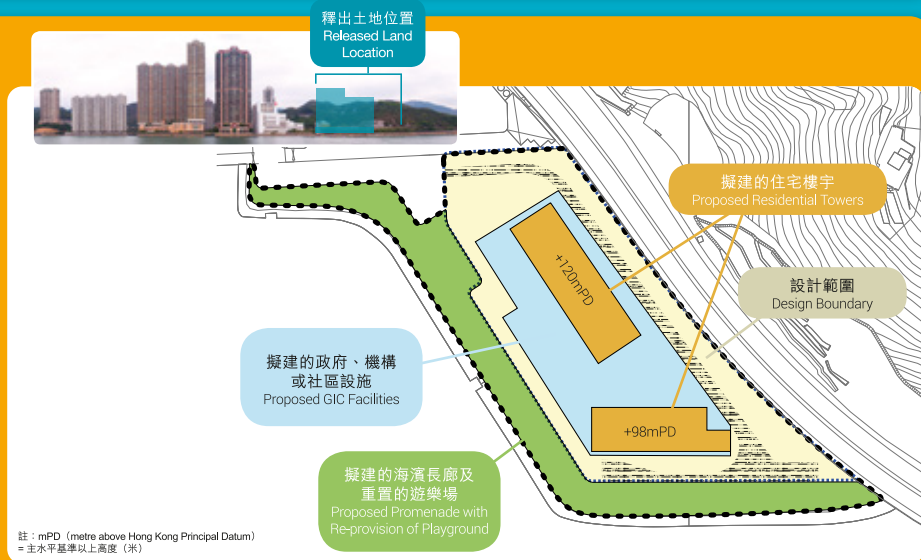
方案二：
綜合佈局重整

建議將中電變電站與深井污水處理廠一併搬遷往岩洞，釋出更多土地滿足土地需求，並將現有的深絲街遊樂場（包括籃球場）重置在新的海濱長廊內，令休憩用地和康樂設施更歸一，及令海濱長廊有更好的配置，改善整個地段的綜合佈局。

以上兩個方案皆建基於住用最高地積比率為6.0的條件，若有限度再增加地積比率，應可增加提供社區設施的靈活性及發展潛力，以致這幅珍貴土地可以地盡其用。我們樂意聽取公眾就這方面的意見。



住宅地盤面積 Residential Site Area	0.8 公頃 Hectare	土地用途的初步建議 Preliminary Land Use Proposal
最高地積比率 Maximum Plot Ratio	住用 Domestic 6.0	住宅、15米闊的公眾海濱走廊、社區會堂 Residential, 15m Wide Public Waterfront Promenade, Community Hall
最高建築物高度 Maximum Building Height	主水平 基準上 120 米 mPD	住宅單位數目 No. of Flats
(採取梯級式設計) (With stepped-height design)		約 730 單位 About Units
		人口 Population
		約 2,300 人 Approx. People



住宅地盤面積 Residential Site Area	1.3 公頃 Hectare	土地用途的初步建議 Preliminary Land Use Proposal
最高地積比率 Maximum Plot Ratio	住用 6.0 Domestic	住宅、零售設施、15米闊的公眾海濱走廊、 社區會堂、長者日間護理中心、安老院 Residential, 15m Wide Public Waterfront Promenade, Community Hall, Day Care Centre for the Elderly and Residential Homes for the Elderly
最高建築物高度 Maximum Building Height	主水平 120 米 基準上 mPD	
(採取梯級式設計) (With stepped-height design)		住宅單位數目 約 1,200 單位 No. of Flats About Units
		人口 約 3,700 人 Population Approx. People

The above schemes are proposed based on the highest domestic plot ratio of 6.0. The flexibility and development potential of community facilities could be enhanced with acceptable increase in plot ratio, to fully utilise this valuable land. We welcome public opinions on this aspect.