

**要求更新分區計劃大綱圖上  
註明“綜合發展區／綜合重建區”地帶的定義和發展參數**

一羣灣仔居民(下稱“申訴團體”)於2004年11月向議員求助，提出反對有關灣仔船街和堅尼地道大型酒店及休憩用地發展項目的申請。他們的關注之一，是政府欠缺規劃指引及規例以限制該項目的過度發展。

2. 申訴團體於2005年6月，再次就分區計劃大綱圖上註明的“綜合重建區”欠缺定義和發展參數一事尋求協助。具體而言，申訴團體認為，政府應在分區計劃大綱圖上清晰界定“綜合重建區”及“綜合發展區”的發展參數。申訴團體指出，在2002年4月刊憲的灣仔北分區計劃大綱圖(S/H25/1)就“綜合發展區”(參閱**附件A**)載列全部必要的先決條件，以方便向城市規劃委員會提交申請。該等條件包括：環境及交通評估、城市設計研究、道路建設、總樓面面積及最高建築物高度的限制等。另一方面，在2004年5月刊憲的灣仔分區計劃大綱圖(S/H5/22)就“綜合重建區”(參閱**附件B**)只載列概括的描述，並無作出清晰的定義。申訴團體認為必須註明更詳細的定義和發展參數，以反映現時的規劃標準。

3. 政府當局就申訴團體所提關注作出的回應，已載錄於在8月致申訴團體的覆函內(**附件C**)。

4. 申訴團體於2006年6月5日再度致函(**附件D**)，重申其對城市規劃事項的關注，以及必須在灣仔分區計劃大綱圖就“綜合重建區”清晰界定規劃意向和發展參數，包括地積比率和高度限制。申訴團體指稱，在欠缺精確的定義和發展參數的情況下，發展商可利用此漏洞，訂立對他們有利的準則，而非以公眾利益為依歸。申訴團體亦提出要求，有關更新法定圖則上所有“綜合重建區”及“綜合發展區”地帶的定義和發展參數的政策事宜，應轉交立法會規劃地政及工程事務委員會處理。

立法會秘書處

申訴部

2006年6月12日

COMPREHENSIVE DEVELOPMENT AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Ancillary Car Park
	Bank
	Barber Shop
	Beauty Parlour
	Clinic
	Commercial Bathhouse
	Educational Institution
	Exhibition or Convention Hall
	Fast Food Shop
	Government Refuse Collection Point
	Government Use (not elsewhere specified)
	Hotel
	Mass Transit Vent Shaft and/or Other Structure above Ground Level other than Entrances
	Massage Establishment
	Money Exchange
	Off-course Betting Centre
	Office
	Photographic Studio
	Place of Public Entertainment
	Place of Recreation, Sports or Culture
	Police Reporting Centre
	Post Office
	Private Club
	Private Swimming Pool
	Public Car Park
	Public Convenience
	Public Library
	Public Transport Terminus or Station
	Public Utility Installation
	Religious Institution
	Restaurant
	Retail Shop
	Service Trades
	Showroom excluding Motor-vehicle Showroom
	Staff Quarters
	Utility Installation for Private Project

Remarks

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks

- (1) Pursuant to section 4A(2) of the Town Planning Ordinance, an applicant for planning permission for development on land designated "Comprehensive Development Area" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:
  - (i) the areas of proposed land uses, the nature, position, dimensions and height of all buildings to be erected on the area;
  - (ii) the proposed total gross floor areas for various uses;
  - (iii) the details and extent of Government, institution or community (GIC), recreational and public transport facilities, parking spaces, and open space to be provided within the area;
  - (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;
  - (v) the landscaping proposals within the area;
  - (vi) programmes of development in detail;
  - (vii) an urban design study report to explain the urban design concept;
  - (viii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development and the proposed mitigation, monitoring and audit measures to tackle them;
  - (ix) a traffic impact assessment report to show that the development mix/intensity is sustainable by the capacity of the transport and road proposals; and
  - (x) such other information as may be required by the Town Planning Board.
- (2) The Master Layout Plan should be supported by an explanatory statement which should contain an adequate explanation of the development proposal including such basic information as land tenure, relevant lease conditions, existing condition of the site, the character of the site in relation to the surrounding areas, principles of the layout design, assumptions, design population, type of GIC, recreational and open space facilities.
- (3) On land designated "Comprehensive Development Area", no new development or addition, alteration and/or modification to the existing building(s) shall result in a total development or redevelopment in excess of a maximum non-domestic gross floor area of 128,100m<sup>2</sup> and a maximum building height of 100 metres (including roof-top structures, projections and advertisement signs) above Principal Datum.
- (4) In determining the relevant maximum gross floor areas for the purposes of paragraph (3) above, any space that is constructed or intended for use solely as car/motorcycle park(s), loading/unloading bay(s), plant room(s), caretaker's quarters, provided that such use and facilities are ancillary and directly related to the development or redevelopment, or any space that is constructed or intended for use solely as public transport interchange and GIC facilities as required by the Government, may be disregarded.
- (5) Minor relaxation of the stated restrictions in paragraph (3) above, based on the merits of individual development or redevelopment proposal, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

綜合發展區

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途
	附屬停車場
	銀行
	理髮店
	美容院
	診療所
	桑拿浴室
	教育機構
	展覽或會議廳
	快餐店
	政府垃圾收集站
	政府用途(未另有列明者)
	酒店
	地下鐵路通風塔及／或高出路面的 其他構築物(入口除外)
	按摩院
	外幣兌換店
	場外投注站
	辦公室
	照相館
	公眾娛樂場所
	康體文娛場所
	報案中心
	郵政局
	私人會所
	私人游泳池
	公眾停車場
	公廁
	公共圖書館
	公共車輛總站或車站
	公用專業設施裝置
	宗教機構
	酒樓餐廳
	零售商店
	服務行業
	陳列室(汽車陳列室除外)
	員工宿舍
	私人發展計劃的公用設施裝置

備註

(請看下頁)

綜合發展區(綜)

備註

- (1) 依據《城市規劃條例》第 4A(2)條的規定，凡申請規劃許可在指定為「綜合發展區」的土地範圍內進行發展，申請人須擬備一份包括以下資料的總綱發展藍圖，並將之送交城市規劃委員會核准：
  - (i) 區內各擬議土地用途所佔的面積，以及所有擬建建築物的性質、位置、尺寸和高度；
  - (ii) 各種用途擬佔的整體總樓面面積；
  - (iii) 區內擬提供的政府、機構或社區設施、康樂和公共交通設施、停車位及休憩用地的詳情及範圍；
  - (iv) 區內擬建道路的路線、闊度及水平度；
  - (v) 區內的美化環境建議；
  - (vi) 詳細的發展進度表；
  - (vii) 城市設計研究報告，闡明有關的城市設計概念；
  - (viii) 環境影響評估報告，說明擬議發展計劃可能造成或遇到的環境問題，並須建議舒緩、監察及審查此等問題的措施；
  - (ix) 交通影響評估報告，證明運輸及道路計劃的運量容量，足以應付有關發展組合／密度的需要；以及
  - (x) 城市規劃委員會要求的其他資料。
- (2) 總綱發展藍圖須附有一份說明書，詳細說明有關發展計劃，當中須提供一些基本資料如土地批租期、有關的批地條件、有關地點現時的狀況、相對於附近地區而言，該幅土地的特色、規劃設計原則、假設、計劃人口、政府、機構或社區用途的類別、康樂及休憩用地設施等。
- (3) 在指定為「綜合發展區」的土地範圍內，所有新發展或現有建築物的加建、改動及／或修改，不得引致整個發展或重建計劃的最大非住用總樓面面積超過 128 100 平方米及最高建築物高度超過三水平基準上 100 米(包括天台構築物、伸出物及廣告招牌)。
- (4) 就施行上文第(3)段的規定，在計算有關最大總樓面面積時，任何純粹為用作私家車／電單車停車位、上落客貨車位、機房、管理員宿舍而建造，或純粹預算作該等用途，且屬發展或重建計劃的附屬和匯接有關用途及設施的地方，或任何純粹用於建造或預算用於設置政府規定的公共交通交匯處及政府、機構或社區設施的地方，皆可免計算在內。
- (5) 城市規劃委員會如接獲根據《城市規劃條例》第 16 條提出的申請，可按個別發展或重建計劃的情況，考慮略為放寬上文第(3)段所述的限制。

8.4 Open Space ("O") - Total Area 16.6 hectares

8.4.1 This zoning is intended to provide an attractive setting for civic events and land for both active and passive recreational activities.

8.4.2 Major existing open spaces in the Area include Convention Centre Park, Harbour Road Garden and Promenade of Convention Centre.

8.4.3 The Area has provided the opportunity for the provision of a continuous waterfront promenade extending all the way from CR3 in the west to the eastern end of the Causeway Bay Typhoon Shelter. This promenade will connect with Victoria Park through the landscaped pedestrian deck beneath major roads. The promenade together with the large outdoor event space to the east of the HKCEC Extension would become a major tourist attraction and focus for the local community. The re-provisioned Noon-Day Gun, to be located at the end of the new Kellett Island Marina breakwater, will become part of the design of the future open space at that locality.

8.4.4 The Area has incorporated a Harbour Park along the existing Causeway Bay Typhoon Shelter breakwater. The Harbour Park will be connected with the Victoria Park and the waterfront promenade via two elevated walkways. The Harbour Park will be a unique, interesting, dynamic and usable public space at a prominent location in the Victoria Harbour and will provide unrivalled spectacular views of the Harbour and of Hong Kong Island. This Harbour Park will be subject to a more detailed feasibility study prior to implementation.

8.4.5 The "O(1)" zone to the north of Road P2 and adjacent to the HKCEC Extension is intended to incorporate underground exhibition hall with supporting facilities and public vehicle park with the open space development above. This will assist in meeting long-term demand for exhibition and supporting facilities and optimise land utilization in this prime location. Development for underground exhibition hall and supporting facilities within the "O(1)" zone requires planning permission from the Board. This is to ensure that the proposed underground facilities will not compromise the design of a quality waterfront open space development and will be in harmony with the surrounding land uses.

8.5 Other Specified Uses ("OU") - Total Area 13.92 hectares

This zoning denotes land allocated for various specific uses including the following:-

- (a) the existing HKCEC is zoned "OU" annotated "Exhibition Centre with Commercial Development". The HKCEC Extension is zoned "OU" annotated "Exhibition Centre" which accommodates convention and exhibition facilities except for some limited ancillary commercial uses. No significant commercial development is proposed in the Extension. The pedestrian walkway linking the existing HKCEC with the Extension

is zoned "OU" annotated "Pedestrian Walkway with Ancillary Exhibition Facilities". The walkway is for pedestrian circulation with some secondary exhibition areas;

- (b) a new pier at the waterfront is zoned "OU" annotated "Pier" to reprovide for the existing Wan Chai Pier. The maximum permitted building height, including the roof-top architectural features at the site is 20mPD. This is to ensure that it will be comparable in building height to the adjacent waterfront related commercial and leisure uses and compatible with the waterfront setting;
- (c) three areas bordering the waterfront promenade are zoned "OU" annotated "Waterfront Related Commercial and Leisure Uses". It is the planning intention that these commercial and leisure facilities, including café, restaurants and retail shops will add variety and vibrancy to the waterfront. These waterfront developments are intended to be low-rise structures with the maximum permitted building heights ranging from 10 to 20mPD;
- (d) the existing RHKYC and the POC are both zoned "OU", annotated "Sports and Recreation Club". The maximum permitted building heights for these two developments upon redevelopment are 20mPD and 25mPD respectively. This is to ensure that they will be low-rise developments and compatible with the waterfront setting. It also seeks to promote a progressive gradation in height from the existing urban hinterland to the waterfront. Maintaining a relatively low development height will also avoid promoting the creation of development canyons and promote variations in development height within the Area;
- (e) a site at the eastern end of the Area is zoned "OU" annotated "Temple". The planning intention is for the relocation of the existing floating Tin Hau Temple currently moored within the Causeway Bay Typhoon Shelter. The site will be developed into a land-based facility at the eastern end of the waterfront promenade. It will also act as a focal point of attraction along the waterfront. A maximum building height of 15mPD is imposed to ensure that the proposed Temple will be a low-rise development which is compatible with the waterfront setting and in harmony with the surrounding environment;
- (f) a site at the eastern edge of the Area is zoned "OU" annotated "Leisure and Entertainment Complex and Elevated Walkway". The planning intention is to develop this area into indoor leisure and entertainment uses with shops, restaurants and provision of coach parking facilities. It will form a unique district landmark and provide an important activity node along the waterfront. The site will also serve as a strategic link connecting the Victoria Park, the waterfront promenade and the Harbour Park. A maximum GFA of 46,420m<sup>2</sup> is imposed on this site but it is not subject to any specific height restriction in order to provide opportunities for a wide range of innovative design at this strategic location. Although no building height restriction is imposed, the proposed development on the site should be compatible in scale with the

waterfront and the surrounding developments. Any development within this zone requires planning permission from the Board;

- (g) a site located to the north-east of the HKCEC Extension is zoned "OU" annotated "Helipad" on the Plan while a site located to the east of the Wan Chai Sports Ground is zoned "OU" annotated "Petrol Filling Station";
- (h) a site near the tunnel portal of the CWB is designated for the development of ventilation building and administrative building for the operation of the CWB. Two sites located to the north of the existing HKCEC and west of Fleming Road, and to the east of the existing POC are reserved for the provision of railway vent shafts/building for the operation of the NIL. Landscaped open space will be provided within the "OU" site to the east of the POC. This open space will be well connected to the waterfront via the hotel retail podium. Another site at the northern tip of the existing RHKYC is also zoned "OU" which is currently occupied by the Cross Harbour Tunnel Vent Shaft; and
- (i) a number of "Elevated Walkways" are designated on the Plan. They will form part of the comprehensive pedestrian network providing connection between individual developments as well as connection with the existing urban area.

## 9. ENVIRONMENT

- 9.1 To provide information on the nature and extent of potential environmental impacts associated with the proposed development, Environmental Impact Assessment (EIA) studies for the WDII, CWB and IECL have been carried out. The EIA has quantitatively assessed the scale, extent and severity of the cumulative environmental impacts arising from the construction and operation of the WDII, CWB and IECL. The EIA studies concluded that with the implementation of all recommended mitigation measures, the cumulative residual environmental impacts would be kept within the appropriate statutory and established environmental standards. The proposed reclamation, the CWB and IECL are the Designated Projects under the EIA Ordinance (Chapter 499) and environmental permits are required for the construction and operation of the projects. The WDII EIA Report covering the Area, other than the Harbour Park, has been approved under the EIA Ordinance. As for the Harbour Park, a detailed feasibility study will be carried out to examine the engineering and environmental viability. A supplement to the WDII EIA report will be prepared, if appropriate, to address the cumulative impacts. The EIA findings will be taken into account in the detailed design of the projects.
- 9.2 Environmental monitoring and audit programmes will be formulated to verify the effectiveness of the recommended mitigation measures and to ensure full compliance with the stipulated requirements.



8.4 休憩用地：總面積 16.6 公頃

- 8.4.1 此地帶旨在闢設優美宜人的休憩用地，以供舉行文娛活動，並進行動態及靜態康樂活動。
- 8.4.2 該區現有的主要休憩用地包括會議中心公園、港灣道花園及會議中心散步廣場。
- 8.4.3 該區闢設的休憩用地，與鄰近地區的海濱長廊連合起來，形成一條由西面的中環填海計劃第三期地點一直伸延至銅鑼灣避風塘東端的海濱長廊。這海濱長廊連接設於主要道路路面之下的園景行人平台，再通往維多利亞公園。這海濱長廊與香港會議展覽中心新翼以東的廣闊露天活動場地會成為吸引遊客的主要觀光點及本地社區的焦點。在新的奇力島船隻停泊區防波堤末端重置午炮，是該區未來休憩用地的部分設計。
- 8.4.4 該區沿現時銅鑼灣避風塘防波堤的土地已劃設作海心公園的興建地點。日後所興建的兩條高架行人走廊會把海心公園與維多利亞公園和海濱長廊連接起來。海心公園設於維港顯眼位置，是獨特、充滿趣味與生氣的公眾用地，亦是觀賞維港和香港島優美景色的最佳地點。當局須完成更詳細的可行性研究，才會落實海心公園的發展。
- 8.4.5 P2 道路以北毗鄰香港會議展覽中心新翼的「休憩用地(1)」地帶擬設地下展覽廳及輔助設施，以及公眾停車場，而地面則供「休憩用地」發展。這些發展有助應付展覽場地及輔助設施方面的長遠需求，以及充分利用這幅位置上佳的土地。在「休憩用地(1)」地帶內發展地下展覽廳及輔助設施，均須先取得城規會的規劃許可。這樣可確保擬議的地下設施不會有損海旁休憩用地的優良設計，並且與附近土地用途協調一致。

8.5 其他指定用途：總面積 13.92 公頃

此地帶標示撥作各類特定用途的土地，這些用途包括：

- (a) 現時的香港會議展覽中心劃為「其他指定用途」註明「展覽中心及商業用途」地帶。香港會議展覽中心新翼則劃為「其他指定用途」註明「展覽中心」地帶，供建設會議及展覽設施，以及一些有限的附屬商業用途。新翼範圍內不會有大型的商業發展。連接現時的香港會議展覽中心及其新翼的行人走廊劃為「其他指定用途」註明「連附屬展覽設施的行人走廊」用途。

這走廊主要供行人流通之用，並提供一些次要展覽場地：

- (b) 海旁的一個新碼頭劃為「其他指定用途」註明「碼頭」地帶，供重置現時的灣仔碼頭。該地帶的最高准許建築物高度，包括屋頂的特色建築部分，不可超過主水平基準上 20 米。這樣可確保該地帶的發展與毗鄰與海旁有關的商業及休憩用途在建築物高度方面大致相同，並且與海旁的環境協調一致；
- (c) 海濱長廊邊緣的三幅土地劃為「其他指定用途」註明「與海旁有關的商業及休憩用途」地帶。這地帶的規劃意向是藉着這些商業及休憩設施，包括茶座、酒樓餐廳及零售商店，為海旁增添姿采和活力。這些海旁發展將會是低矮的構築物，最高的准許建築物高度介乎主水平基準上 10 至 20 米之間；
- (d) 現時的香港遊艇會及警官俱樂部均劃為「其他指定用途」註明「體育及康樂會」地帶。這兩項發展在重建後的最高准許建築物高度分別是主水平基準上 20 米及 25 米。這樣可確保這些發展為低矮建築物，並且與海旁的環境協調一致。有關的高度限制旨在促使由現時內陸市區至海旁範圍的建築物高度逐步遞減，把區內發展維持在較矮的高度，可避免出現「峽谷」形態的發展，並可令該區的發展高度增加變化；
- (e) 該區東端的一幅土地劃為「其他指定用途」註明「廟宇」地帶。有關的規劃意向是把現時停泊在銅鑼灣避風塘的天后廟船遷移到該幅土地。這地帶將發展為海濱長廊東端的陸上設施，並會成為海旁一個具吸引力的焦點。該地帶的最高建築物高度限定為主水平基準上 15 米，以確保擬議廟宇為低矮發展，既與海旁的景物相配，亦和附近環境和諧協調；
- (f) 該區東緣的一幅土地劃為「其他指定用途」註明「消閒及娛樂綜合大樓及高架行人走廊」地帶。有關的規劃意向是把這幅土地發展為室內消閒及娛樂用途，設有商店和酒樓餐廳，並提供旅遊車停車設施。這地帶會成為區內獨特的地標，並為海旁提供一個重要的活動中心。這地帶擬建一條連接起維多利亞公園、海濱長廊和海心公園的便捷通道。這幅土地可發展的最大總樓面面積限定為 46 420 平方米，但在建築物高度方面則沒有特定限制，以便提供機會在這個位置優越的地點發揮豐富的設計創意。雖然這地帶沒有訂定建築物高度的限制，但任何擬議發展均應與海旁及附近

發展的規模相配，並須取得城規會的規劃許可方可進行；

- (g) 該圖把位於香港會議展覽中心新翼東北面的一幅土地劃為「其他指定用途」註明「直升機升降坪」地帶，而位於灣仔運動場以東的一幅土地則劃為「其他指定用途」註明「加油站」地帶；
- (h) 中環灣仔繞道隧道入口附近的一幅土地指定供發展中環灣仔繞道運作所需的通風大樓及行政大樓，位於現時的香港會議展覽中心以北及菲林明道以西，以及現時的警官俱樂部以東的兩幅土地預留作設置北港島線運作所需的鐵路通風塔／大樓，警官俱樂部以東的「其他指定用途」地帶內將闢設園景休憩用地，滙店的零售平台設有多條通道把這些休憩用地與海旁連接起來，香港遊艇會現址北端的一幅土地亦劃為「其他指定用途」，該幅土地現時建有海底隧道的通風塔；以及
- (i) 該圖把多處地方指定為「高架行人走廊」用地範圍，這些行人走廊將與一個覆蓋範圍全面的行人通道網絡結合，連接起區內各個發展，並可通往現時的市區。

## 9. 環境

- 9.1 有關灣仔發展計劃第二期、中環灣仔繞道，以及東區走廊連接路的环境影響評估研究已完成，為擬議發展可能造成的環境影響的性質及程度提供資料。環境影響評估衡量了有關灣仔發展計劃第二期、中環灣仔繞道，以及東區走廊連接路建築期及使用時可能產生的累積環境影響的規模、程度及嚴重性，並提供了所需數據。環境影響評估研究指出，所有擬議緩解措施實施後，累積的剩餘環境影響當不會超出法定及已確立的环境標準。這項填海計劃、中環灣仔繞道計劃，以及東區走廊連接路計劃均屬《環境影響評估條例》(香港法例第499章)所訂明的指定工程項目，這些計劃的施工及進行，均須申請環境許可證。灣仔發展計劃第二期的環境影響評估報告已根據《環境影響評估條例》獲得批准，評估結果會在計劃的詳細設計階段予以考慮，該項評估涵蓋該區全部範圍，但不包括尚待在工程和環境方面進行詳細可行性研究的灣仔公園。當局會視情況所需而擬備灣仔發展計劃第二期環境影響評估報告的補充報告，以解決有關的累積影響。
- 9.2 環境影響評估提出了一套環境監察及審核計劃，以驗證擬議緩解措施的成效，並確保完全符合已訂下的規定。

## Extract from Wanchai OZP (S/H5/22)

S/H5/22

OTHER SPECIFIED USES

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Comprehensive Redevelopment Area" Only

Commercial Bathhouse/Massage Establishment  
 Eating Place  
 Educational Institution  
 Flat  
 Government Refuse Collection Point  
 Government Use (not elsewhere specified)  
 Hotel  
 Information Technology and  
     Telecommunications Industries  
 Institutional Use (not elsewhere specified)  
 Library  
 Market  
 Mass Transit Railway Vent Shaft and/or Other  
     Structure above Ground Level other than  
     Entrances  
 Off-course Betting Centre  
 Office  
 Petrol Filling Station  
 Place of Entertainment  
 Place of Recreation, Sports or Culture  
 Private Club  
 Public Clinic  
 Public Convenience  
 Public Transport Terminus or Station  
 Public Utility Installation  
 Public Vehicle Park (excluding container vehicle)  
 Recyclable Collection Centre  
 Religious Institution  
 School  
 Shop and Services  
 Social Welfare Facility  
 Training Centre  
 Utility Installation for Private Project

Planning Intention

This zone is intended primarily to encourage the redevelopment of this area into commercial uses with the provision of public open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Comprehensive Redevelopment Area" Only

Remarks

The planning application is to be in the form of a master layout plan, accompanied by an explanatory statement, showing the areas of proposed land uses, the nature, position, dimensions and heights of all buildings to be erected on the area.

其他指定用途

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請，可能在有附帶 條件或無附帶條件下獲准的用途
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只適用於「綜合重建區」

- 商營浴室／按摩院
- 食肆
- 教育機構
- 分層樓宇
- 政府垃圾收集站
- 政府用途(未另有列明者)
- 酒店
- 資訊科技及電訊業
- 機構用途(未另有列明者)
- 圖書館
- 街市
- 地下鐵路通風塔及／或高出路面的  
其他構築物(入口除外)
- 場外投注站
- 辦公室
- 加油站
- 娛樂場所
- 康體文娛場所
- 私人會所
- 政府診所
- 公廁設施
- 公共車輛總站或車站
- 公用事業設施裝置
- 公眾停車場(貨櫃車除外)
- 可循環再造物料回收中心
- 宗教機構
- 學校
- 商店及服務行業
- 社會福利設施
- 訓練中心
- 私人發展計劃的公用設施裝置

(請看下頁)

其他指定用途(續)

只適用於「綜合重建區」

規劃意向

此地帶的規劃意向，主要是促使涵蓋範圍重建作商業用途，並提供公眾休憩用地和其他配套設施。設立此地帶，是方便當局因應環境、交通和基礎設施等各種限制和其他限制，對發展的組合、規模、設計和布局實施適當的規劃管制。

備註

規劃許可申請書應以總綱發展藍圖的形式提交，並須一併附上說明書，註明各擬議土地用途所佔的面積，以及區內所有擬建建築物的性質、位置、尺寸和高度。

- 7.7.2 Open spaces are distributed throughout the Area to provide passive and active recreational facilities for the local residents. Open spaces in Wan Chai include the existing Southorn Playground and the children's playground between Lockhart Road and Jaffe Road near Arsenal Street. The Wan Chai Park is located at Queen's Road East whereas Morrison Hill Road Playground is located at the corner of Queen's Road East and Morrison Hill Road. Furthermore, in the residential area between Johnston Road and Queen's Road East, several sites have been designated for development as open space. Meanwhile, in the planning area, the incorporation of open space for public use within comprehensive redevelopment sites has been encouraged.
- 7.7.3 There are also sites in Sau Wa Fong (a stepped street area) and sites at Queen's Road East reserved for open space purpose. The historical building on one of these sites (i.e. Nam Koo Terrace) may be preserved for public use such as museum and be integrated with the whole open space development. As such, further rezoning of the Nam Koo Terrace might be required once its future use is firmed up.
- 7.8 Other Specified Uses ("OU") - Total Area 1.37 hectares
- 7.8.1 This zone is primarily to provide/reserve land for purposes as specified on the plan.
- 7.8.2 One site located to the south of Queen's Road East and east of Ship Street is zoned "Other Specified Uses" annotated "Comprehensive Redevelopment Area". This zone is intended primarily to encourage the redevelopment of this area into commercial uses with the provision of public open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints. It aims to encourage environmental improvement within the area which is partly occupied by dilapidated pre-war buildings. It is anticipated that considerable amount of open space would be provided within this site upon redevelopment.
- 7.8.3 The old post office building at Queen's Road East which is a historic monument is zoned "OU" annotated "Historical Building preserved for Cultural and Community Uses" so as to reflect the planning intention to preserve this monument. This post office building is currently used as an Environmental Resources Centre under the management of the Environmental Protection Department.

## 8. LAND DEVELOPMENT CORPORATION DEVELOPMENT SCHEME PLAN AREAS -

Total Area 1.97 hectares

- 8.1 The Urban Renewal Authority (URA) was established on 1 May 2001 to replace the Land Development Corporation (LDC) and to take over the on-going urban renewal projects from LDC.
- 8.2 The Wan Chai Road/Tai Yuen Street Scheme Area bounded by Cross Street to the north, Ruttonjee Hospital to the east, Queen's Road East to the south and Tai Yuen Street to the west (including sections of Stone Nullah Lane and Wan Chai Road) has been designated as "LDC Development Scheme Plan Area". The land use zoning of this area is based on the approved LDC Wan Chai Road/Tai Yuen Street DSP No. S/H5/LDC1/2. URA intends to redevelop this area for commercial/residential uses with GIC facilities including a market, a public toilet and a day nursery.



8.3 The Lee Tung Street & McGregor Street Scheme Area generally bounded by Amoy Street, Queen's Road East, Tai Yuen Street, Cross Street, Spring Garden Lane and Johnston Road (including Lee Tung Street and a portion of McGregor Street) has been designated as "LDC Development Scheme Plan Area". The land use zoning of this area is based on the approved LDC Lee Tung Street & McGregor Street DSP No. S/H5/LDC2/2. URA intends to redevelop this area for commercial/residential uses to include public open space and GIC facilities.

8.4 The Johnston Road Scheme Area generally bounded by Ship Street, Johnston Road, Tai Wong Street East and Queen's Road East has been designated as "LDC Development Scheme Plan Area". The land use zoning of this area is based on the approved LDC Johnston Road DSP No. S/H5/LDC3/2. URA intends to redevelop this area for commercial/residential uses.

## 9. COMMUNICATIONS

### 9.1 Mass Transit Railway

The alignment of the MTR Island Line along the northern coast of Hong Kong Island is shown beneath Hennessy Road with a station at O'Brien Road.

### 9.2 Roads - Total Area 27.58 hectares

9.2.1 Whilst the Gloucester Road is the thoroughfare for east-west traffic, the Hennessy Road and Queen's Road East are the east-west district distributors.

9.2.2 The Canal Road is the major north-south thoroughfare through the area connecting the Cross Harbour Tunnel and Aberdeen Tunnel to the southern part of Hong Kong Island. The internal north-south movements within the area are mainly serviced by the Arsenal Street Flyover and the Fleming Road Flyover.

## 10. UTILITY SERVICES

The Area is well served with piped fresh water and salt water supply, as well as drainage and sewage systems. Electricity, gas and telephone services are also available and no difficulties are anticipated in meeting the future requirements for utility services upon full development. New infrastructures have been provided for in the island reclamation, but no major utility installations are required for the reclamation, as additional demands will be absorbed by the existing facilities.

## 11. CULTURAL HERITAGE

The old Wan Chai Post Office near Wu Chung House at Queen's Road East is a declared monument within this area. The Hung Shing Temple, Nam Koo Terrace, Yuk Hui Temple (also known as Pak Tai Temple), Wan Chai Market and Wan Chai Police Station within the area are of special historical interest. Prior consultation with the Antiquities and Monuments Office of the Leisure and Cultural Services Department should be made if any development or rezoning proposals might affect these buildings/structures.

## 12. IMPLEMENTATION

12.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always

7.7.3 當局已在秀華坊(梯狀街道區)及皇后大道東預留多塊土地作休憩用地用途，其中一塊土地內的歷史建築物(南固台)，可保留作公共用途，例如改作博物館，並與整個休憩用地結合發展。因此，在確定南固台的未來用途後，或須重新劃定其用途地帶。

7.8 其他指定用途：總面積 1.37 公頃

7.8.1 此地帶主要是提供／預留土地作圖上指定的用途。

7.8.2 一塊位於皇后大道東以南及船街以東的土地，已劃為「其他指定用途」註明「綜合重建區」地帶。此地帶的規劃意向，主要是促使涵蓋範圍重建作商業用途，並提供公眾休憩用地和其他配套設施。設立此地帶，是方便當局因應環境、交通和基礎設施等各種限制和其他限制，對發展的組合、規模、設計和布局實施適當的規劃管制。此處部分地方存有殘舊的戰前樓宇。設立此地帶旨在改善環境，預料重建後可提供相當大面積的休憩用地。

7.8.3 位於皇后大道東的舊郵政局建築物已被列為古蹟，並劃為「其他指定用途」註明「歷史建築物保存作文化及社區用途」以反映保存此古蹟的規劃目的。該郵政局建築物現用作環境保護署管轄下的一所環境資源中心。

8. 土地發展公司發展計劃圖範圍：總面積 1.97 公頃

8.1 當局於二零零一年五月一日成立市區重建局，以取代土地發展公司，以及接管土地發展公司已展開的市區重建項目。

8.2 灣仔道／太原街發展計劃區範圍北至交加街、東抵律敦治醫院、南臨皇后大道東、西接太原街(包括部分石水渠街及灣仔道)，已指定為「土地發展公司發展計劃圖範圍」，該計劃區的土地用途地帶是以《土地發展公司灣仔道／太原街發展計劃核准圖編號 S/H5/LDC1/2》為依據。市區重建局擬重建該區作商業／住宅用途，並附建政府、機構或社區設施，包括街市、公廁及日間託兒所各一所。

8.3 利東街與麥加力歌街發展計劃區，涵蓋介乎廈門街、皇后大道東、太原街、交加街、春園街及莊士敦道之間(包括利東街及部分麥加力歌街)的範圍，已指定為「土地發展公司發展計劃圖範圍」，該計劃區的土地用途地帶是以《土地發展公司利東街與麥加力歌街發展計劃核准圖編號 S/H5/LDC2/2》