

URBAN DESIGN STUDY FOR THE NEW CENTRAL HARBOURFRONT

中環新海濱城市設計研究

Stage 1 Public Engagement 第一階段公眾參與

Legislative Council
Panel on Planning, Lands and Works
Subcommittee to Review the
Planning for the Central Harbourfront
(including Tamar Site)

立法會規劃地政及工程事務委員會 檢討中區海旁(包括添馬艦舊址) 規劃小組委員會

28 June 2007

二零零七年六月二十八日

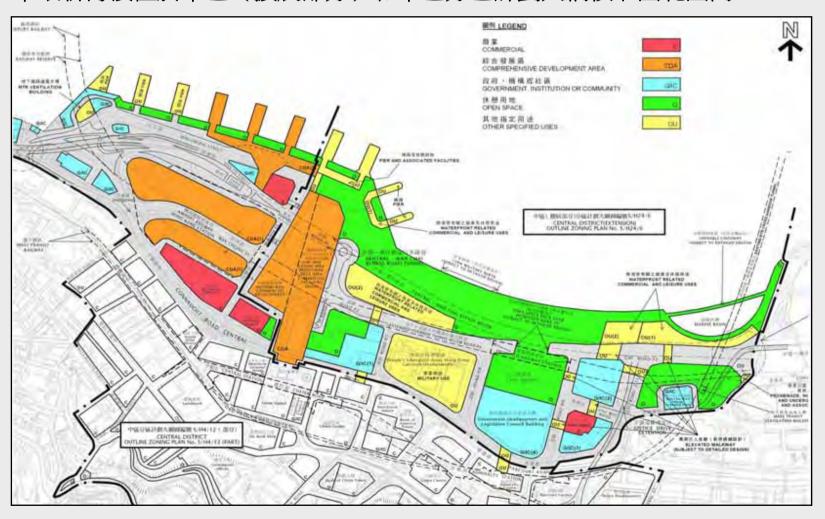




Background 背景

New Central Harbourfront is covered by Approved Central District (Extension) OZP No. S/H24/6 and Approved Central District OZP No. S/H4/12

中環新海濱位於中區(擴展部分)和中區分區計劃大綱核准圖範圍內



Background 背景

- In considering several rezoning applications in 2005 and 2006, the Town Planning Board reaffirmed the land use planning of the approved OZPs. 城市規劃委員會(城規會)於二零零五及二零零六年考慮數項改劃圖則申請,確定了分區計劃大綱核准圖所載的土地用途規劃。
- The Board initiated to refine the existing urban design framework to guide detailed design. Planning Department therefore commissioned the Urban Design Study.

城規會提出優化目前的城市設計大綱,爲新海濱的詳細設計提供指引。規劃署因此開展這項城市設計研究。



Study Objectives 研究目標

- Refine the existing urban design framework for the Central Reclamation 優化中環新海濱目前的城市設計大綱
- Prepare planning/ design briefs for key development sites 爲主要用地擬備規劃/設計綱領
- Formulate urban design mechanisms to guide Master Layout Plans for individual sites and future developments

爲擬備個別用地的總綱發展藍圖及未來發展提供指引







Main Study Tasks 主要研究工作

視覺、空氣流通 及其他評估 Visual, Air Ventilation and Other Assessments 可持續發展評估 Sustainability Assessment

Public Engagement

工作 Task 1

Baseline Study 基準研究

工作 Task 2

Refinement of Existing Urban Design Framework 優化目前的城市設計大綱

工作 Task 3

Design Concepts of Key Development Sites and Public Spaces

主要發展用地及公共空間之設計概念

工作 Task 4

Planning/Design Briefs and Identification of Design Control Mechanisms

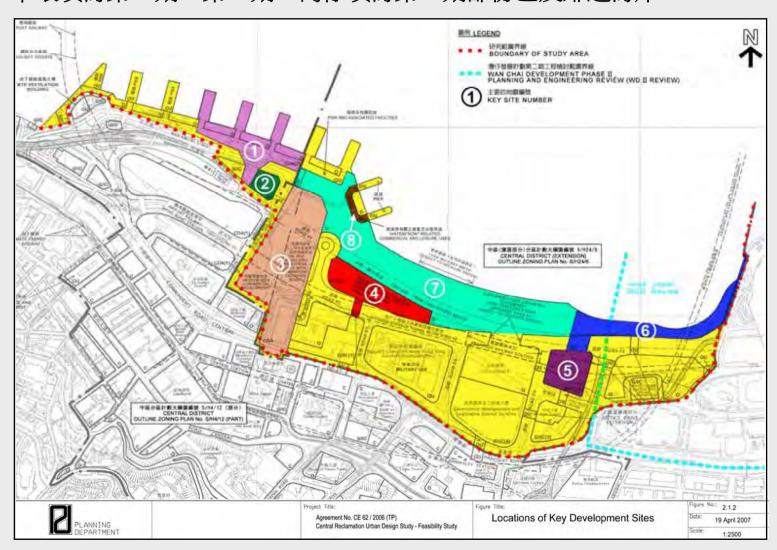
規劃/設計綱領及擬定設計管制機制

New Central Harbourfront mainly comprises reclaimed land of Central Reclamation Phase I (CRI) near Outlying ferry piers, Central Reclamation Phase III (CRIII), and small part of Wan Chai Development Phase II (WDII)

中環新海濱的土地範圍由鄰近離島渡輪碼頭的中環填海第一期 (CRI)、中環填海第三期 (CRIII) 及部分灣仔填海第二期(WDII)的土地組成



Waterfront area of CRI, CRIII, small part of WDII and adjacent hinterland 中環填海第一期、第三期、灣仔填海第二期部份區及鄰近海岸



8 Key Development Sites 八幅主要發展用地:

Site 1 一號用地: Comprehensive Development Area at Central Piers No. 4-6 ('CDA')

鄰近四至六號碼頭的綜合發展區用地

Site 2 二號用地: Commercial site adjacent to IFCII ('C') 鄰近國際金融中心二期的商業用地

Site 3 三號用地: CDA with landscape pedestrian deck and commercial complex ('CDA')

設園景平台及商業設施的綜合發展區用地

Site 4 四號用地: Waterfront Related Commercial and Leisure Uses site ('OU')

與海旁有關之商業及休憩用途(其他指定用途)







8 Key Development Sites (continued) 八幅主要發展用地: (續)

Site 5 五號用地: Site to the north of CITIC Tower ('G/IC') 中信大廈以北的用地 (政府、機構或社區)

Site 6 六號用地: Waterfront Related Commercial and Leisure Uses site ('OU')

與海旁有關之商業及休憩用途(其他指定用途)

Site 7 七號用地: Promenade along waterfront of CR III ('O') 中環填海第三期的海濱長廊(休憩用地)

Site 8 八號用地: Waterfront Related Commercial and Leisure Uses site ('OU')

與海旁有關之商業及休憩用途(其他指定用途)

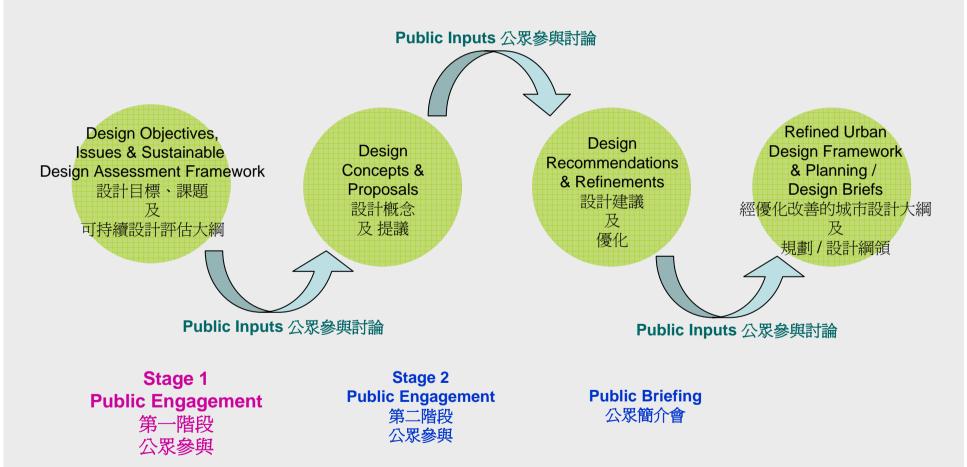




Public Engagement for the Study 公眾參與

Community inputs are integrated through an open, transparent, and collaborative public engagement process

透過一個公開、透明及多方參與的研究過程,融滙公眾意見



Public Engagement for the Study 公眾參與

Community aspirations and public views will be collated with aim to 'design with the public'

公眾參與過程將集合社會期望及公眾意見,務求達到「與公眾共同設計」的目標

Stage 1 Public Engagement focuses on:

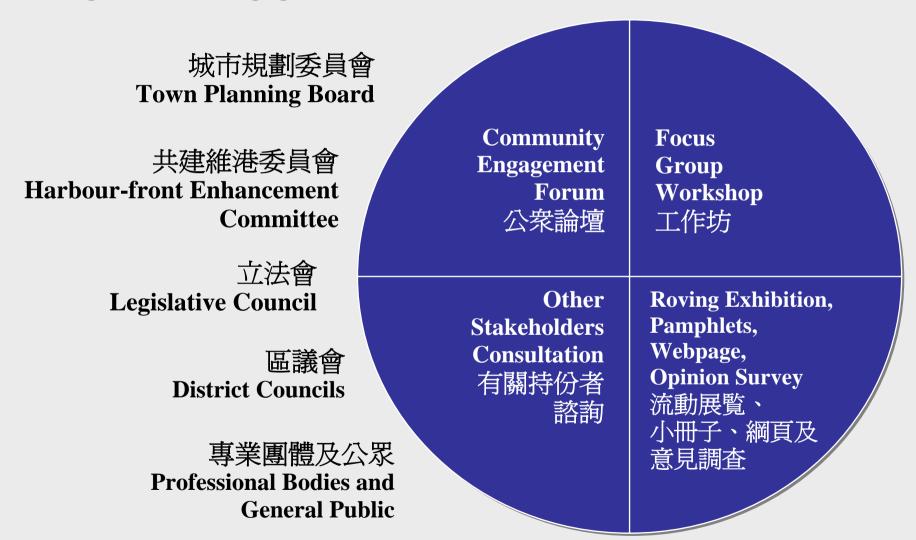
第一階段公眾參與的重點爲:

- Urban design objectives, urban design issues and sustainable design assessment framework for the Study Area and Key Sites 研究範圍及主要用地的城市設計目標、城市設計課題及可持續設計評估大綱
- Possible locations and design ideas for reconstructing Clock Tower and reassembling Queen's Pier 重建舊天星鐘樓及重組皇后碼頭的可行地點和設計意念



Public Engagement 公眾參與

Stage 1 Public Engagement Activities 第一階段公眾參與活動



Urban Design Context 城市設計背景

- 1. Statutory and Administrative Guidelines 法定及行政指引
 - Town Planning Ordinance 城市規劃條例
 - Protection of Harbour Ordinance 保護海港條例
 - Vision and Goals for Victoria Harbour 「維多利亞港 理想和目標」
 - Victoria Harbour and Its Waterfront Areas:
 Vision, Mission and Planning Principles
 維多利亞港及其海旁地帶: 理想、使命及規劃原則
 - Harbour Planning Guidelines for Victoria Harbour and Its Harbourfront Areas (draft) 維多利亞港及其海旁地帶海港規劃指引 (擬稿)
 - Hong Kong Planning Standards and Guidelines:
 Urban Design Guidelines

 香港規劃標準與準則: 城市設計指引
 - Design Brief for the Central Ferry Piers and Adjoining Areas Enhancement 優化中環碼頭及鄰近海濱設計綱要

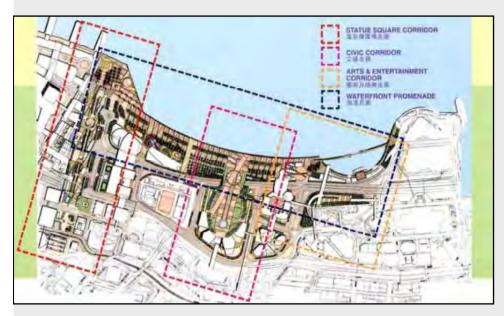


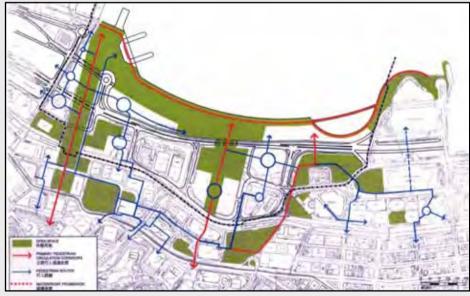
Urban Design Context 城市設計背景

2. Existing Urban Design Framework 目前的城市設計大綱

Main Elements 主要元素

- Statue Square Corridor 皇后像廣場走廊
- Civic Corridor 文娛走廊
- Arts & Entertainment Corridor 藝術及娛樂走廊
- Waterfront Promenade 海濱長廊





Urban Design Context 城市設計背景

3. Design Constraints 設計限制

Reclamation Limit, Essential Transport, Infrastructure, EVA, Underground Utilities, Declared Monuments / Graded Historical Buildings etc.

限制填海範圍、基本交通運輸、基礎設施 、緊急車輛通道、地下設施、法定古蹟 / 歷史建築等



Planning Vision 規劃理想

To create a world-class waterfront which is vibrant, attractive, accessible and symbolic of Hong Kong

把中環新海濱建造爲朝氣蓬勃、富吸引力、交通暢達和象徵香港的世界級海濱



Hong Kong 香港



Singapore 新加坡 Sydney悉尼 Sydney悉尼 London 倫敦 Tokyo東京

Objectives, Key Issues and Sustainable Design Assessment Framework for the Urban Design Study for New Central Harbourfront

中環新海濱城市設計研究目標、主要課題、可持續設計評估大綱

A. Urban Design Objectives 城市設計目標

- To project a distinctive and high quality image for the Central Business District (CBD) and the new harbourfront
 - 展示商業中心區和新海濱獨特卓越的形象
- To create an attractive harbourfront 創造具吸引力的海濱
- To create a vibrant harbourfront with a mix of uses and diverse activities for public enjoyment
 - 締造多樣化用途和多元化的活動,供市民享 用和參與,並增添海濱的朝氣活力



A. Urban Design Objectives (continued) 城市設計目標 (續)

 To create a harmonious visual and physical relationship with the ridgeline, harbour setting and the CBD

營造一個與山脊線、海濱環境和商業中心區和 諧並存的視覺和實質關係

 To respect the cultural and historical context of Central

尊重中環的文化歷史脈絡

- To improve public accessibility to the harbourfront 讓市民更容易接近海濱
- To create a sustainable design that contributes to economic vitality, is commensurate with traffic, environmental and infrastructural capacity, and preserves local character and heritage

提供有助可持續發展的設計,帶動經濟,配合 交通、環境及基建配套,及保存本土特色和文 化歷史脈絡







B. Key Urban Design Issues 主要城市設計課題

- Extending the vitality of the city core to the harbourfront 延伸城市中心的活力
- Appropriate built-forms, heights, massing and layout design 以協調的建築形態、高度、群組和佈局設計
- Harbourfront enhancements
 優化海濱
- Conservation of cultural heritage of the area 保存區內的文化歷史脈絡
- A sustainable transport system and comprehensive pedestrian linkages
 可持續發展的交通系統及整體性的行人道綱絡
- Environmental friendly building design, landscape strategy and greening 引入環保建築設計、景觀設計策略和綠化
- Harmonizing the design of utility buildings and infrastructure with the waterfront setting 確保公用設施及基建設計融入海濱環境





C. Sustainable Design Assessment Framework 可持續設計評估大綱

Sustainable Design Principles, Related Design Components and Sustainability Criteria

可持續發展原則、設計組成部分、可持續發展準則

Sustainability Principles	Design Components	Sustainability Criteria		
		Social Aspects	Economic Aspects	Environmental Aspects
Diverse Uses and Activities	 Arts, cultural, leisure, recreation, civic and open space uses and economic activities 	 Enhancing cultural vibrancy and leisure opportunities Diversity of activities serving different sectors of the community 	 Creating business and job opportunities Meeting economic needs 	 Compatible land uses and marine facilities Harmonizing utility buildings and infrastructure with harbourfront setting
Responding to the Natural Context and Existing Urban Fabric	Built-forms, heights, massing and layout design to protect ridgelines, harbour views and waterfront setting Physical and visual integration with existing urban fabric	 Conserving natural heritage of the city Improving accessibility Enhancing legibility of the urban fabric 	Improving image and identity of CBD Maintaining attraction of spectacular skyline and harbour views	 Harmonizing developments with natural setting Maintaining breezeways, view corridors and air ventilation corridors
Promoting Harbourfront Enhancement	Waterfront promenade, nodal attractions and anchoring spaces	Public enjoyment and appreciation of the Harbour	Opportunities for small scale waterfront related business uses Enhancing image and functions of Victoria Harbour	 High quality environment for Hong Kong people, CBD workers and tourists
Respecting Cultural Heritage	Sites of cultural heritage, value and interest	Conserving cultural heritage of the harbourfront	 Enhancing identity of the city Business opportunities related to arts, culture and local heritage 	 Enhancing the setting for sites of cultural heritage value and interest
Improving Accessibility and Connectivity	Comprehensive pedestrian network and sustainable transport system	 Ease of movement between hinterland and harbourfront Provision of different modes of access and choices 	Enhancing functioning of CBD by improved connectivity and ease of access	 Improving connectivity to public transport to reduce vehicular traffic Better pedestrian environment Minimizing environmental pollution
Promoting Environmental Friendly Building Design and Greening	 Environmental friendly building design, green features, open spaces and key landscape elements 	Better urban environment in which to live, work and enjoy	Quality urban environment for the business and financial district	Improving urban climate, visual amenity and compatibility with natural setting Enhancing openness and greenery

C. Sustainable Design Assessment Framework (continued) 可持續設計評估大綱(續)

Sustainable Design Principles, Related Design Components and Sustainability Criteria

可持續發展原則、設計組成部分、可持續發展準則

可持續發展原則	設計組成部分	可持續發展準則		
		社會方面	經濟方面	環境方面
提供多樣化的用途及 活動	藝術、文化、消閒、康樂、 市政、休憩空間及經濟活動	增添文化活力和文康活動機會提供多元化的活動,迎合社區各階層的需要	創造商機和就業機會迎合經濟發展需要	確保有協調的土地用途和海事設施確保公用設施建築物及基建的設計融入海濱環境
配合自然環境及現有的城市結構	 建築形態、高度、群組及佈局設計能保護山脊線和維港的景觀及海濱的景致 融合現有的城市結構,造成諧和的視覺和實質關係 	保存城市的天然財產改善通達程度加強城市結構的特色	提升商業中心區的形象和 地位保持天際線和海濱景致的 魅力	確保建築能融合周邊的自然環境保持並拓闊觀景廊、通風廊及風道
提升海濱的環境質素	海濱長廊、中心景點及匯聚 點	開放海濱,與市民共用共賞	提供機會與海濱相關的小型商業發展提升維港形象和功能	 為市民、商業中心區工作人 士和訪客締造優質環境
尊重文化歷史脈絡	 文化古蹟、具文化價值和意 義的地點 	• 保存海濱的文化歷史脈絡	加強城市的形象及獨特性造就與藝術、文化及本土 特色相關的商機	 優化文化古蹟、具文化價值 和意義地點的周邊佈局
改善通達性及連貫性	 整體性的行人道網絡及可持續發展的交通系統 	方便腹地與海濱間的往來提供不同的運輸模式和選擇	 改善接駁通道,確保往來 便利,從而促進商業中心 區的運作 	改善公共交通接駁,以減少 道路車輛改善行人道環境減少環境污染
鼓勵環保建築設計及 綠化	環保建築設計、綠化設施、 休憩空間及主要環境美化元素	締造更佳的城市環境,供居 住、工作及享受	 為商業及金融中心區帶來 優質城市環境 	改善技術市氣候、優化景觀、融合自然環境加強開揚景致和綠化

ALTERNATIVE CONCEPTS FOR REASSEMBLING QUEEN'S PIER AND RECONSTRUCTING OLD STAR FERRY CLOCK TOWER

「重建舊天星鐘樓和重組皇后碼頭」的備選概念

 A number of possibilities to relate Clock Tower, Queen's Pier, City Hall precinct and the new Harbourfront

有關營造重建後的天星鐘樓、重組後的皇后碼頭、 大會堂建築群及新海濱的空間關係,可能有很多組 合

■ Four alternative concepts explored for discussion. These are not exhaustive. We welcome comments and other ideas from the public

提出四個備選概念 ,以方便討論 。但這些並非所有可能概念,我們歡迎公眾意見及提出其他概念

■ Antiquities Advisory Board on 9 May 2007 assessed Queen's Pier to be a Grade I historical building 古物諮詢委員會在二零零七年五月九日將皇后碼頭評定爲一級文物建築



Considerations考慮因素

- Spatial and Historical Context 空間及歷史關係
- Identity 形象獨特性
- Functionality 實用性
- Accessibility 通達性
- Visual Prominence 突出的視覺效果
- Flexibility for Planning 規劃的靈活性







Concept A1 : Reassembling at the Original Location

概念A1: 原址重組

Queen's Pier皇后碼頭

Reassembling the Pier at the original location opposite to City Hall Low Block 將碼頭重組於大會堂低座對開的原址

Star Ferry Clock Tower天星鐘樓

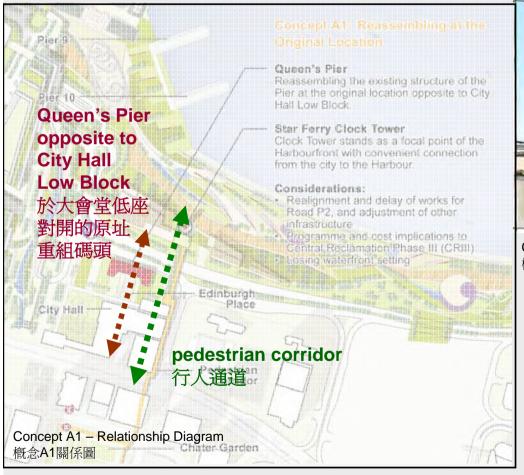
Clock Tower stands as a focal point of the Harbourfront with convenient pedestrian access

將鐘樓豎立於新海濱作爲匯聚點,並位於方 便通往維港海旁的主要行人通道



Concept A1: Reassembling at the Original Location

概念A1: 原址重組





Concept A1: View of Queen's Pier from Road P2

概念A1: 從P2路望向皇后碼頭

Considerations考慮因素:

Realignment of Road P2, and adjustment of other infrastructure

調整P2道路的走線及其他基建工程

 Programme and cost implications to Central Reclamation Phase III (CRIII)

影響中環第三期塡海工程的進度及支出

 Losing waterfront setting 遠離海濱

Concept A2: Reassembling Close to Original Location

概念A2:原址附近重組

Queen's Pier皇后碼頭

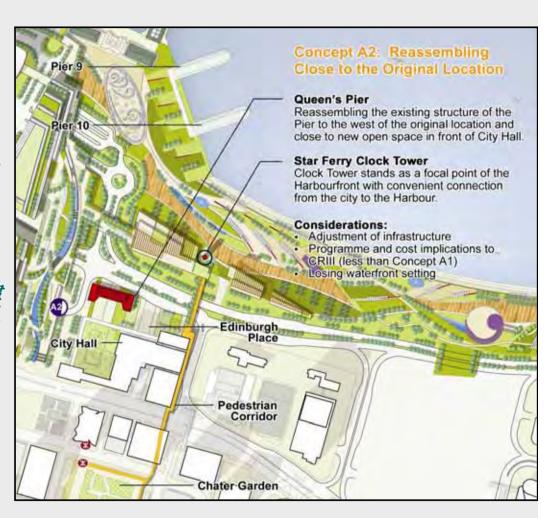
Reassembling the existing structure of the Pier to the west of the original location

將碼頭重組於原址西面

Star Ferry Clock Tower天星鐘樓

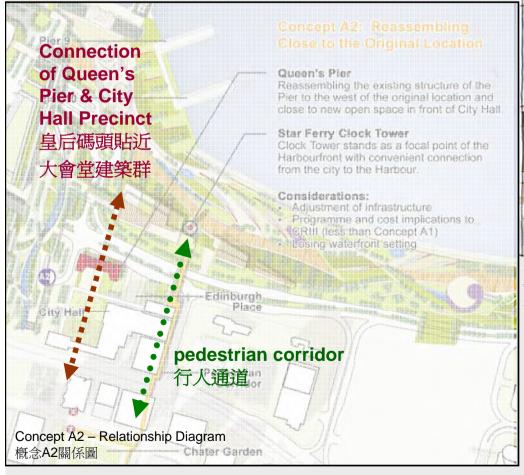
Clock Tower stands as a focal point of the Harbourfront with convenient connection from the city to the Harbour

將鐘樓豎立於新海濱作爲匯聚點,並位於方便通往維港海旁的主要行人通道



Concept A2: Reassembling Close to Original Location

概念A2:原址附近重組





Concept A2: View of Queen's Pier and Clock Tower from west of City Hall

概念A2: 從大會堂以西望向皇后碼頭及鐘樓

Considerations考慮因素:

- Adjustment of infrastructure 調整基建工程
- Programme and cost implications to CRIII (less than Concept A1) 影響中環第三期塡海工程的進度及支出(較概念A1爲少)
- Losing waterfront setting遠離海濱

CONCEPT B SERIES: Queen's Pier by the Harbour

概念B系列:皇后碼頭靠近海濱

Concept B1: Axial Approach

概念B1: 軸線取向

Queen's Pier阜后碼頭

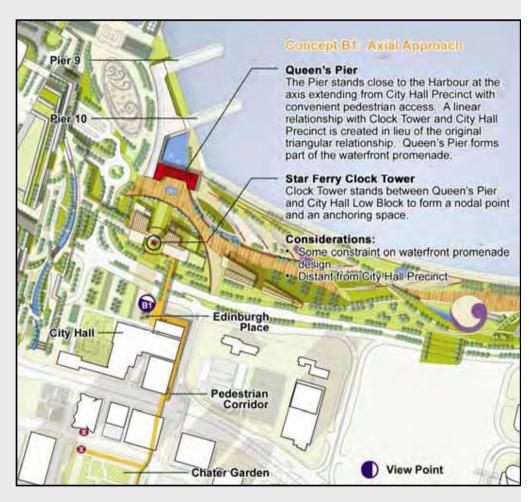
The Pier stands close to the Harbour at the axis extending from City Hall Precinct with convenient pedestrian access. A linear relationship with Clock Tower and City Hall Precinct is created in lieu of the original triangular relationship

碼頭將靠近維港,座落在大會堂向海旁延伸 的軸線上,並結合方便往來的行人通道。碼 頭、鐘樓和大會堂連成一直線,取代原本的 三角形佈局,而碼頭將成爲海濱長廊的一部 分

Star Ferry Clock Tower天星鐘樓

Clock Tower stands between Queen's Pier and City Hall Low Block to form a nodal point

鐘樓將豎立於重組的皇后碼頭和大會堂低座 之間,融合成爲新海濱園景地帶的中心點



CONCEPT B SERIES: Queen's Pier by the Harbour 概念B系列:皇后碼頭靠近海濱

Concept B1: Axial Approach

概念B1: 軸線取向





Concept B1: View from Edinburgh Place with Queen's Pier and Clock Tower along an axis

概念B1: 從愛丁堡廣場望向皇后碼頭及鐘樓的軸線

Considerations考慮因素:

- Some constraint on waterfront promenade design 影響部份海濱長廊的設計
- Distant from City Hall Precinct 與大會堂建築群相距較遠

CONCEPT B SERIES: Queen's Pier by the Harbour

概念B系列:皇后碼頭靠近海濱

Concept B2: Functional Approach with Marine Frontage

概念B2: 臨海功能取向

Queen's Pier皇后碼頭

The Pier will be reassembled between Piers 9 & 10 to form part of the piers 碼頭將重組於九號和十號碼頭之間,成爲這兩個碼頭的一部分,互相襯托

Star Ferry Clock Tower天星鐘樓

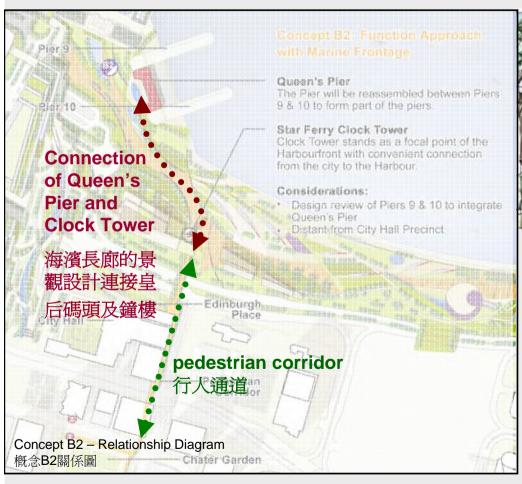
Clock Tower stands as a focal point of the Harbourfront with convenient connection from the city to the Harbour 將鐘樓豎立於新海濱作爲匯聚點,並位於 方便通往維港海旁的主要行人通道



CONCEPT B SERIES: Queen's Pier by the Harbour 概念B系列:皇后碼頭靠近海濱

Concept B2: Functional Approach with Marine Frontage

概念B2: 臨海功能取向





Concept B2: View of Queen's Pier reassembled between Piers 9 and 10, new plaza in front and Clock Tower

概念B2: 重置於九號及十號碼頭之間的皇后碼頭、 景致官人的綠化廣場及鐘樓

Considerations考慮因素:

- Design review of Piers 9 & 10 to integrate Queen's Pier 調整九號和十號碼頭部份外觀設計,以融合皇后碼頭
- Distant from City Hall Precinct 與大會堂建築群相距較遠

Reconstructing the old Clock Tower as the focal point of new Harbourfront and pedestrian corridor 重建後的鐘樓將成爲新海濱及行人走廊的焦點



- Clock Tower as the focal point of the New Central Harbourfront and pedestrian corridor 鐘樓爲海濱和城市中心提供視綫上的聯繫
- The retained clock faces, chimes and mechanical parts of Star Ferry Clock Tower will be reassembled in the reconstructed Clock Tower
 舊鐘樓所保留的鐘面、銅鐘及機械部分將在重建鐘樓時重新組裝
- A gallery may be built adjacent to the reconstructed Clock Tower to exhibit the salvaged items of old Star Ferry Pier 鐘樓毗連位置設置展覽廊,展出舊天星碼頭的保存組件

WELCOMING YOUR VIEWS 歡迎提出意見

We welcome your views and suggestions on:

我們歡迎大家發表意見及提出建議:

- Urban Design Objectives, Urban Design Issues and Sustainable Design Assessment Framework for the New Central Harbourfront and the Key Sites.
 中環新海濱及主要用地的城市設計目標、城市設計課題及可持續設計評估 大綱。
- Possible Locations and Ideas for Reassembling Queen's Pier and Reconstructing Old Star Ferry Clock Tower.
 重建舊天星鐘樓和重組皇后碼頭的選址和設計意念。
- Public views will help to formulate proposals for the refined urban design framework, planning / design briefs for key sites, and locations and ideas related to Queen's Pier and the Clock Tower. The public will be further engaged in the Stage 2 Public Engagement.
 - 公眾意見有助就優化現有城市設計大綱、主要用地的規劃/設計綱領及皇后碼頭與鐘樓有關的選址和設計意念,作出建議,在第二階段公眾參與諮詢公眾。

Thank You 多謝