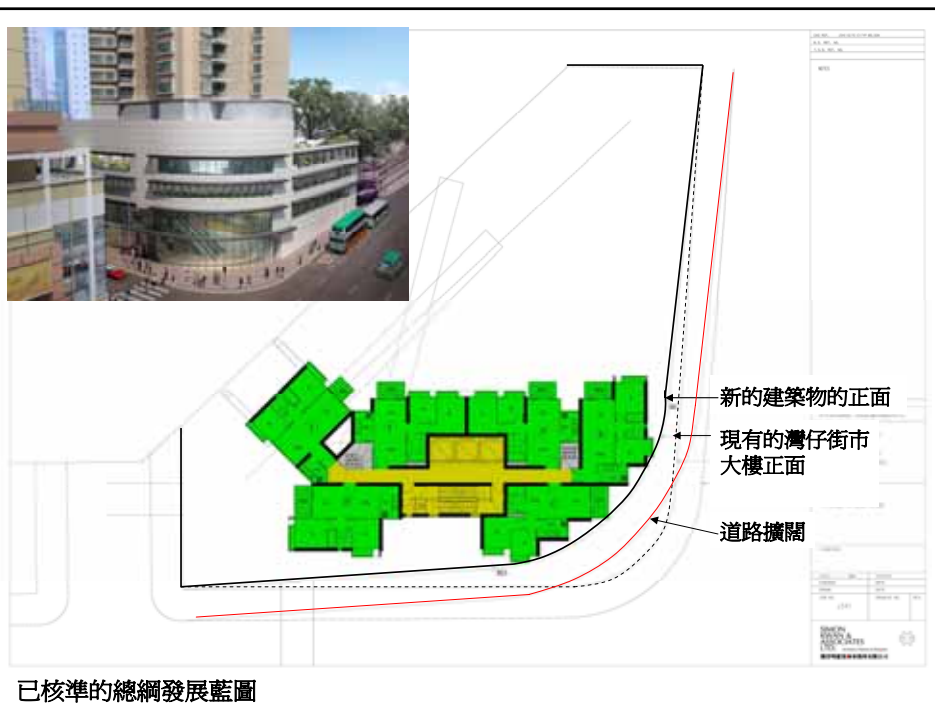
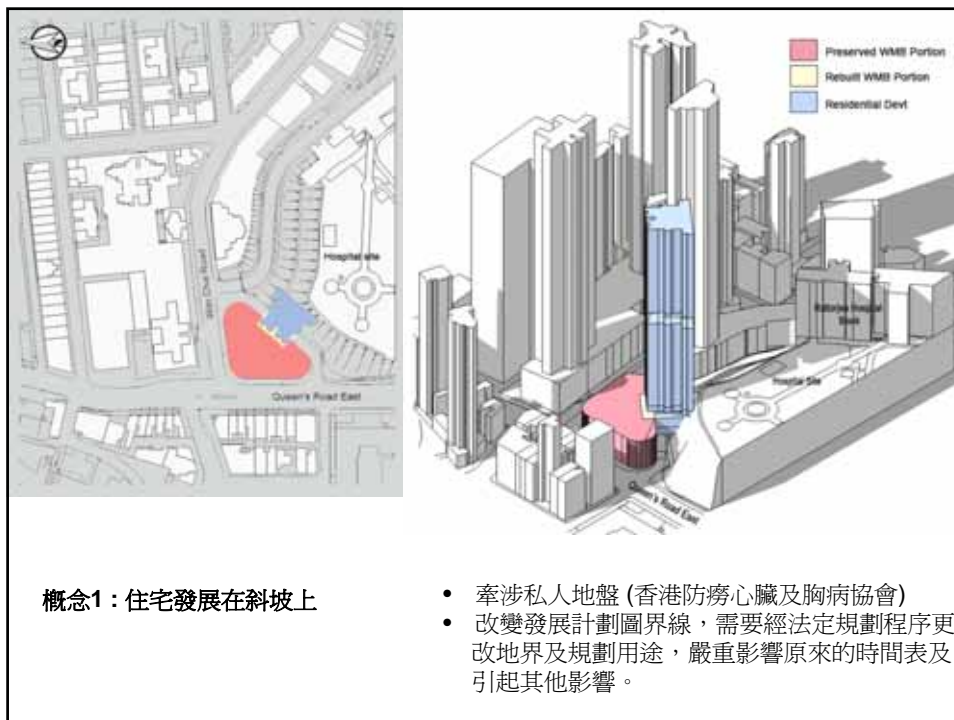
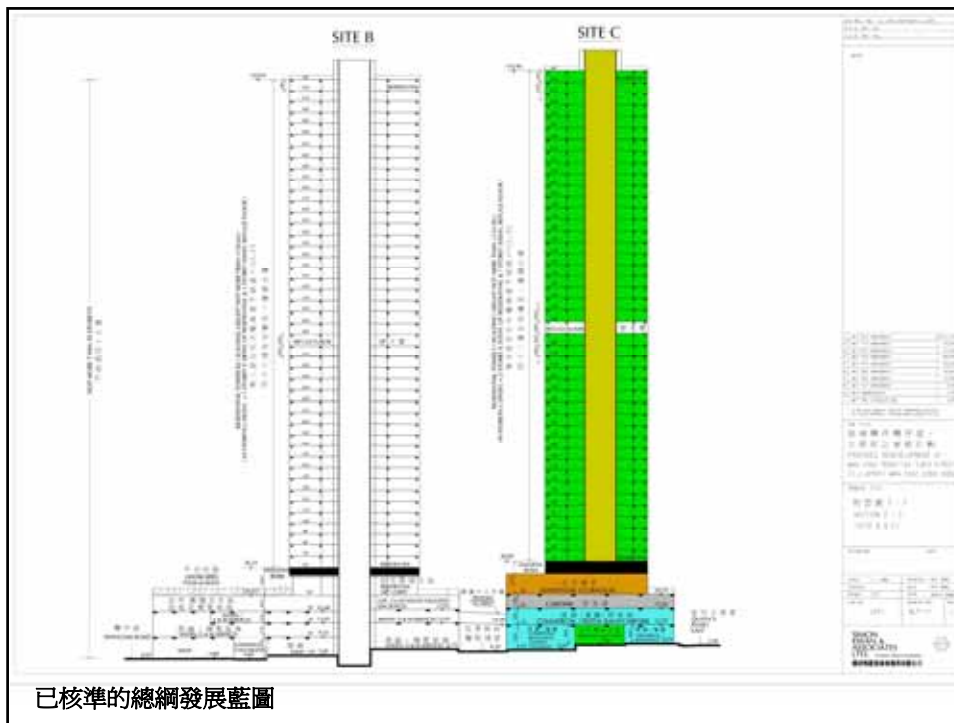


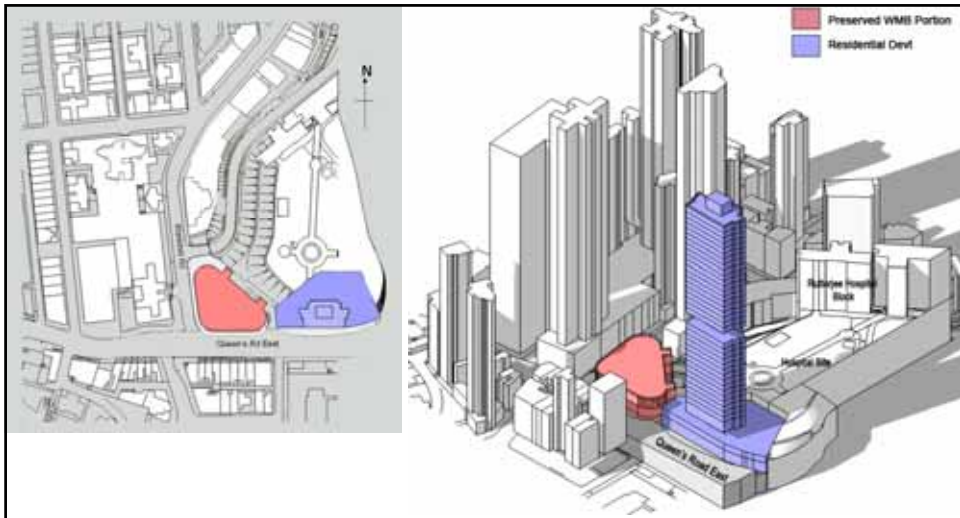


主要發展參數

	已核準的發展參數	建議方案
總地盤面積 (平方米)	1,466	
用途	住宅及商業用地	
發展密度	住宅 9.443倍地積比率 商業 0.682倍地積比率	
總建築面積 (平方米)	住宅約13,839 商業約1,000	
住宅單位 (上限)	252	
樓宇高度上限	主水平基準以上最高156.9米 (46層高)	
車位	住宅 24-36 商業 4-5	住宅 24 商業 4
上落客貨處	2	
其他交通設備	<ul style="list-style-type: none"> 擴闊灣仔路 兩條行人天橋 	<ul style="list-style-type: none"> 保留現有的灣仔街市大樓 所以不能擴闊道路 不提供行人天橋





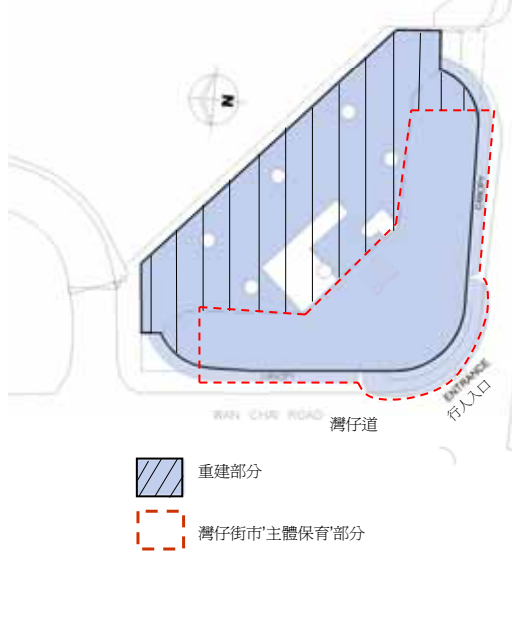


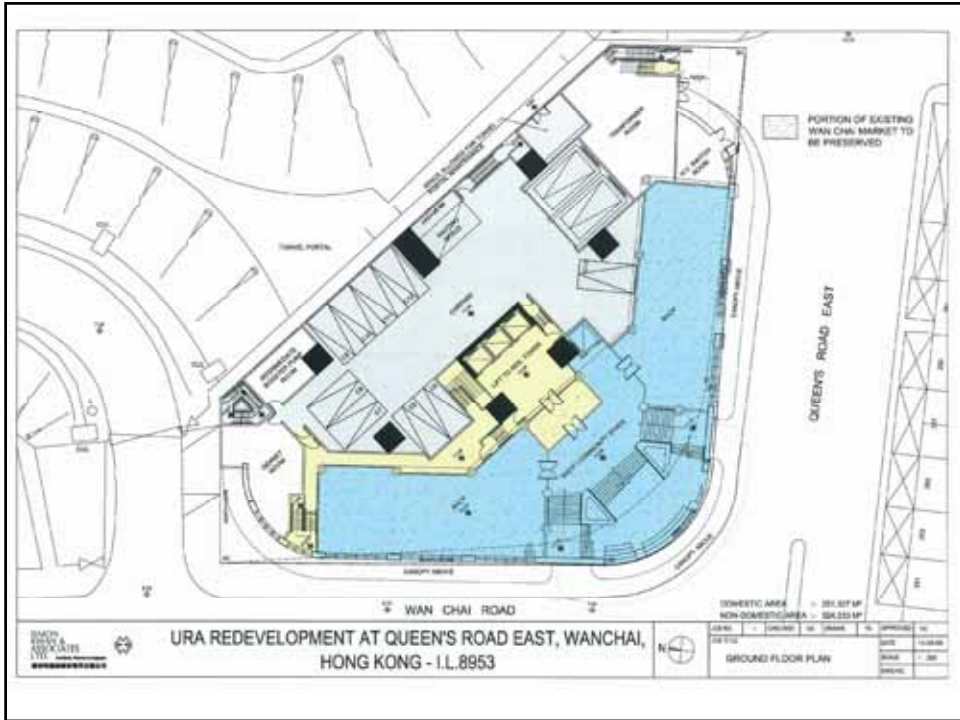
- 概念2: 住宅發展在斜坡及休憩地段**
- 牽涉私人地盤 (香港防癆心臟及胸病協會)
 - 改變發展計劃圖界線，需要經法定規劃程序更改地界及規劃用途，嚴重影響原來的時間表及引起其他影響。



概念3: '主體保育' - 在保育、社會訴求和發展取得平衡

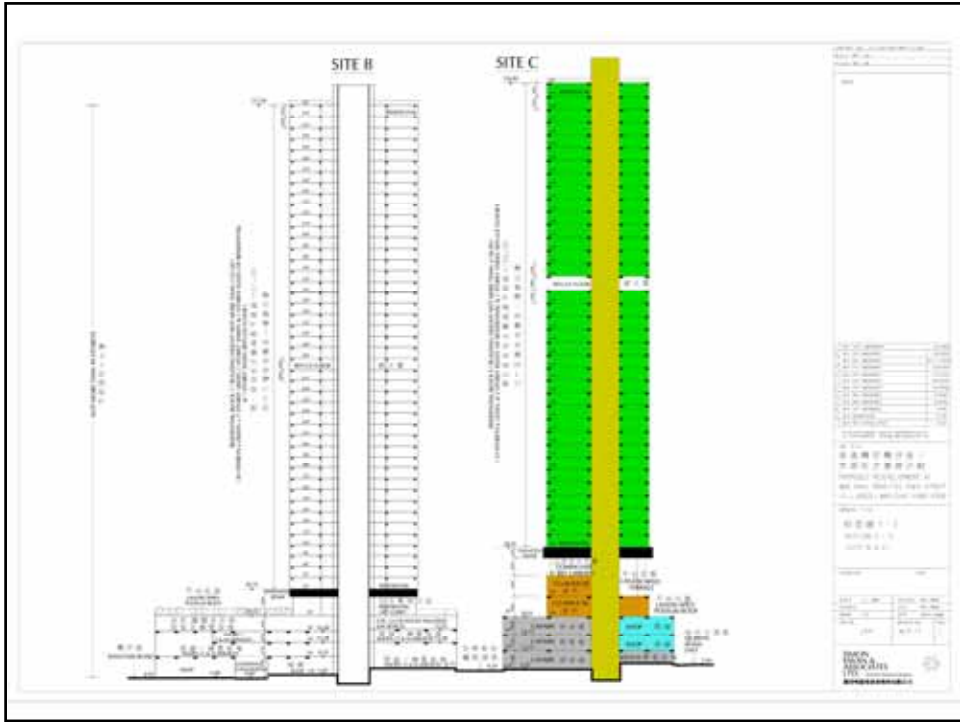
灣仔街市大樓：“主體保育”











太原街/交加街露天市集活化



個案研究1: 赫斯特大廈,美國紐約 (Hearst Tower, New York)



A 42-storey office tower for the Hearst Corporation, the new glass and stainless steel clad tower was designed by Foster and Partners to hover atop a 6-storey Art Deco Building designed by Joseph Urban circa 1928. Project completed for occupation in early 2006.



個案研究2: Potico 蘇格蘭教堂重建發展, 悉尼 (Potico Scots Church Redevelopment, Sydney)

Located in the heart of the Sydney CBD, Potico is a 145-unit cooperative-style apartment building perched on top of a 80-year church built in the neo-Gothic style with a 2500-seat assembly hall at ground level.

The project architect, Tonkin Zulaika Greer Architects, won the commission in 2000 as a result of a City of Sydney Design Excellence Competition.

The project was completed in December 2005.



個案研究3: 特伦斯·唐纳里中心, 多倫多大學 (*Terrence Donnelly Centre, University of Toronto*)



Completed in March 2006, the Terrance Donnelly Centre is Canada's foremost institution for cellular and biomolecular Research.

It's new home, designed by Toronto-based Architects Alliance and Behnisch Architekten of Stuttgart, is a sleek 12-storey tower that addresses the context of its historical neighbours while giving a modern outlook to a progressive scientific institution.



個案研究4: 半島酒店擴展, 香港 (*Peninsula Hotel Extension, Hong Kong*)



Through careful site planning and design detailing, the Peninsula hotel extension is proven to be a most sympathetic (hence successful) addition to a prominent historic building at the foreshore of Tsim Sha Tsui, without compromising on the utility function/ changing operational requirements for the hotel. Completed in 1994, the project was awarded a Silver Medal by the Hong Kong Institute of Architects in 1995.



個案研究5: 大西洋銀行, 澳門 (*Banco Nacional Ultramarino, Macao*)



A multi-storey office tower clad with metal and glass on top of a former bank building built in the neo-classical style in Macao Peninsula. Due to a relatively small land parcel, the lower part of the tower occupies almost the entire footprint of the corner site with only the façade and colonnade preserved in-situ.



個案研究6: 山森街1號, 三藩市, 加州 (*1 Sansome Street, San Francisco, CA*)



Located in San Francisco's commercial heart, One Sansome Street (1982) is a 43-storey modern high-rise built on top of the original Holbrook Building, the Anglo and London Paris National Bank (1910-1981). The remaining portion of the original building now serves as an landscaped atrium/ conservatory, crowned with skylights and finished in grey and black marble.



個案研究7: 蒙哥馬利街456號, 三藩市, 加州 (*456 Montgomery Street, San Francisco, CA*)



Located in the NE financial district of San Francisco, the 24-storey building (1983) was built directly on top of the Italian American Bank, a city landmark designed by Albert Pissis and built in 1907.



個案研究8: 市集街690號, 三藩市, 加州 (*690 Market Street, San Francisco, CA*)



The original Chronicle Building was designed by Burnham & Root as SF's first skyscraper in 1889. Damaged by the 1906 Earthquake, an additional 16-storey section was added along Kearny Street. A proposal to convert this structure to a luxury Ritz-Carlton Residence Club was announced in 2004.



