

立法會發展事務委員會  
LEGISLATIVE COUNCIL  
PANEL ON DEVELOPMENT

工務工程編號3194SC及6078TI-  
提供位於前北角邨用地東面部分的政府、機構或社區設施

PWP ITEM No. 3194SC and 6078TI-  
Provision of Government , Institution and Community Facilities  
at the Eastern Part of Ex-North Point Estate Site



# 規劃背景

## Planning Background

- 前北角邨在2003年拆卸，房屋委員會於2007將用地交還政府  
Ex-NPE demolished in 2003. Site surrendered to Government in 2007
- 經諮詢東區區議會後，城市規劃委員會於2009年通過規劃大綱，為發展提供指引。該規劃大綱其後於2011年作出修改。  
After consulting Eastern District Council, Town Planning Board (TPB) in 2009 endorsed a Planning Brief to guide development at the site. The Planning Brief was amended in 2011



# 用地 A 及用地 B 的發展

## Development of Site A & Site B

- 用地A: 因應對市區酒店用地的需求及為令海旁更具活力，建議作酒店用途及海濱長廊，已於2008-09年納入勾地表

Site A: to meet demand for new hotels in urban area and to achieve a vibrant waterfront, thus planned for hotel and waterfront promenade. Included in Application List since 2008-09

- 用地B: 建議作綜合商業/住宅發展、附連公共交通總站、公眾旅遊巴士停車場、政府、機構或社區設施、公眾休憩用地

Site B: Planned for commercial/ residential development with public transport terminus, public coach park, GIC facilities, and public open space

# 規劃參數

## Planning Parameters

	用地 B Site B
地帶 Zoning	綜合發展區 (3) Comprehensive Development Area (3)
用途 Uses	住宅、商業用途、公共交通總站、公眾旅遊車停車場、政府、機構或社區設施和公眾休憩用地 Residential development with commercial use, PTT, public coach park, GIC facilities, and POS
用地面積 Site Area	29 265 平方米 m <sup>2</sup>
最大住用總樓面 面積 Maximum Domestic GFA	53 680 平方米 m <sup>2</sup>

# 規劃參數 (續)

## Planning Parameters (Cont'd)

	用地 B Site B
最大非住用總樓面面積 Maximum Non-Domestic GFA	29 995 平方米 m <sup>2</sup> (其中不少於5 155平方米的總樓面面積將用作提供政府、機構或社區設施) (of which a GFA of not less than 5 155 m <sup>2</sup> for GIC facilities)
最大上蓋面積 Maximum Site Coverage	60%
最高建築物高度 Maximum Building Height	主水平基準以上80米 80m above Principal Datum (PD)

# 用地 B 的發展

## Site B Development

- 用地已納入2011-12年度勾地表  
Site included in the 2011-12 Application List
- 向立法會申請撥款共1.047億元，於用地興建社區會堂及有蓋公共交通總站  
To seek Legislative Council's approval of funding totaling \$104.7 million for the construction of a community hall (CH) and a covered public transport terminus (PTT) at the site

## 由發展商建造並在完成後由政府接管的設施 Provision Of Facilities By The Developer

### These Will Be Handed Over To The Government Upon Completion

- 社區會堂  
Community Hall (CH)
- 公共交通總站  
Public Transport Terminus (PTT)
- 福利設施包括 –  
Welfare facilities including -
  - 綜合家庭服務中心  
Integrated Family Service Centre
  - 特殊幼兒中心暨早期教育及訓練中心  
Special child care centre cum early education and training centre
  - 殘疾人士地區支援中心  
District support centre for persons with disabilities
  - 長者日間護理中心  
Day care centre for the elderly
- 公眾休憩空間 (面積不少於12,680平方米並包括一條20米闊的海濱長廊)  
Public open space (not less than 12,680m<sup>2</sup> and including a 20-m wide waterfront promenade)



# 財務安排

## Funding Arrangement

設施 Facilities	財務安排 Funding Arrangement	資金來源 Funding Source
社區會堂及 公共交通總站 CH and PTT	在工程完成後，政府會向該發展商發還實際的建築費用，但以假設政府興建該設施所需的預算為上限。	通過兩項工務工程項目 (即編號 3194SC及 6078TI ) Through 2 PWP Items 3194SC and 6078TI
福利設施 Welfare facilities	To reimburse the developer the actual cost of construction upon completion, subject to a pre-determined financial ceiling determined with reference to the construction costs of the facilities if they were to be constructed by the Government	獎券基金 Lotteries Fund
公眾休憩空間 Public open space	建築費用由發展商承擔 Construction cost by the developer	發展商 Developer

- 要求發展商進行工程可確保融合設計、工程同步完成和減低工程對市民影響  
Require the developer to complete the works can ensure integrated design, synchronise completion of facilities with development and reduce disturbance to community during works period
- 有關部門會在工程完成後接管設施管理和保養  
Relevant government departments will take over the facilities for operation and maintenance upon completion

# 擬議社區會堂

## Proposed Community Hall

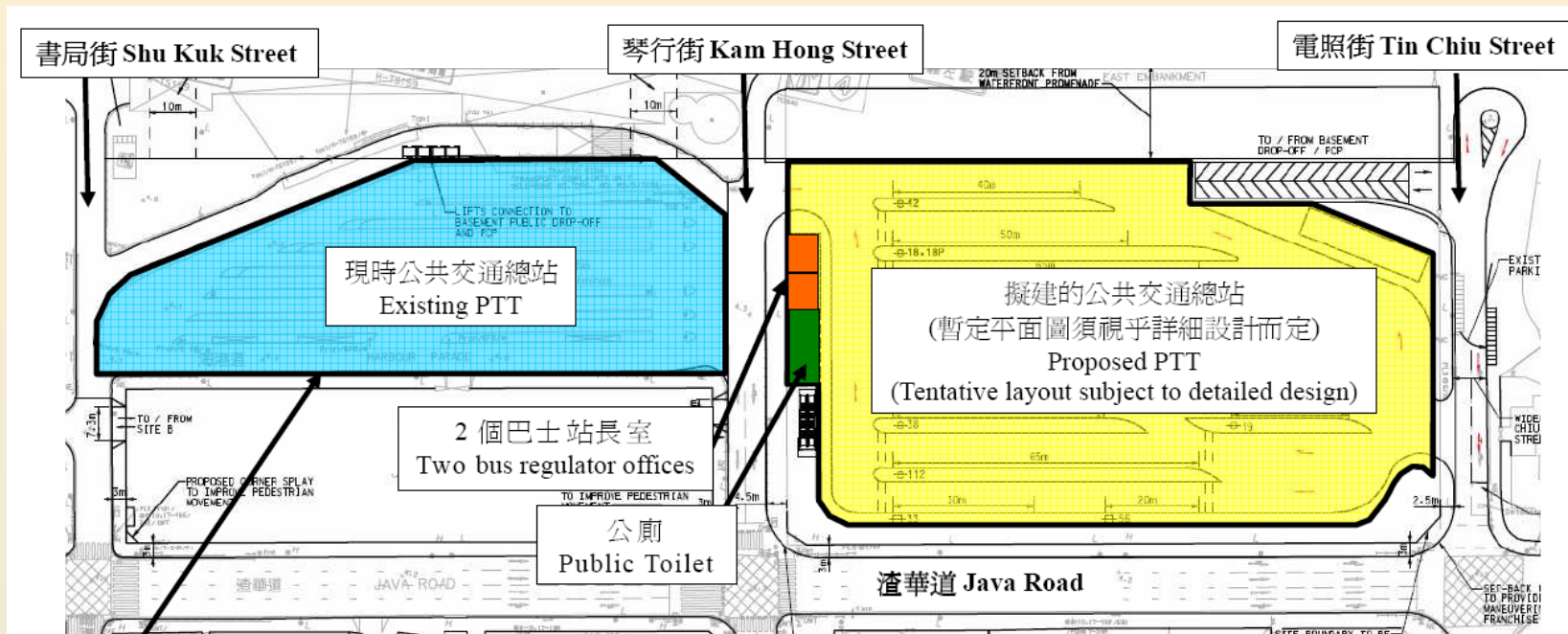
- 北角東和北角西的人口為172 000，殷切需求社區會堂  
172 000 people in North Point East and West, a strong local demand for CH
- 東區現有六所社區中心/社區會堂，但沒有一所位於北角東  
6 CHs/CCs in the Eastern District, but none in North Point East
- 較近的鰂魚涌社區會堂及銅鑼灣社區中心的步程均為15至20分鐘，兩者的使用率相當高  
The closest Quarry Bay CH and Causeway Bay CC within 15-20 minutes' walking distance with high utilization

# 擬議公共交通總站

## Proposed PTT

- 重置現有露天公共交通總站(作為巴士、渡輪及鐵路的主要中轉站)  
Reprovision existing open-air PTT (serve as an inter-modal transit point for bus, ferry and MTR)
- 容納3條短途及13條長途專營巴士路線及綠色專線小巴總站  
Accommodate 3 short haul and 13 long haul franchised bus routes, and green min-bus terminal
- 站內設置一個面積為110平方米的公廁  
a public toilet of 110m<sup>2</sup> within the PTT

- 維持公共交通總站服務不會受阻  
Maintaining PTT services without disruption



- 現時公共交通總站提供的所有巴士服務將不會受到旁邊擬建的公共交通總站的建造工程影響。
- All bus services provided by the existing PTT will not be affected by the construction of the adjacent proposed PTT.
- 在施工期間，工地附近會進行一些臨時封路和實施臨時交通措施，通往現有公共交通總站的道路網絡包括行人路將會維持。
- During the construction of the proposed PTT, there will be temporary road closure and temporary traffic arrangement near the work site, the road network including footpath to the existing PTT will be maintained.

	建造費用 (按付款當日價格計算) CAPITAL COST (money-of-the-day prices)
社區會堂 CH 通過工務工程項目(即編號 3194SC) Through PWP Item 3194SC	\$ 6 100 萬元 \$ 61 million
公共交通總站 PTT 通過工務工程項目(即編號6078TI) Through PWP Item 6078TI	\$ 4 370 萬元 \$ 43.7 million
合共 Total	\$ 1.047 億元 \$104.7 million

謝謝

Thank You