

# 中區政府合署新貌-回復綠色中環

## Restoring Green Central – The New Landscape of Central Government Offices



保育中環  
己丑逸堂



發展局  
Development Bureau



規劃署  
PLANNING DEPARTMENT

22/11/2011





## 修訂計劃 Revised Scheme

就保育和發展需要之間作出平衡，  
保留文物價值較高的中座和東座及重建文物價值較低的西座  
To strike a balance between conservation and development needs  
by retaining Main and East Wings, which are of higher heritage value,  
and redeveloping West Wing, which is of lower heritage value



中區政府合署西座重建修訂計劃  
Revised Redevelopment Scheme for West Wing of CGO





# 發展參數 Development Parameters

	原來計劃 Original Scheme	修訂計劃 Revised Scheme
地盤面積 (約) Site area (about)	5,720m <sup>2</sup>	
總樓面面積 (約) Gross floor area (about)		
辦公室 Office	28,500m <sup>2</sup>	28,500m <sup>2</sup>
購物 Shopping	13,500m <sup>2</sup>	-----
政府、機構及社區暨 附屬辦公室用途 Government, institution and community (GIC) cum ancillary office uses	-----	<b>11,800m<sup>2</sup></b>
合計 Total	42,000m <sup>2</sup>	<b>40,300m<sup>2</sup></b>
地積比率 (約) Plot ratio (about)	7.34	<b>7.05</b>
覆蓋面積 (約) Site coverage (about)	1,350m <sup>2</sup> (下亞厘畢道水平 Lower Albert Road level)	
樓層數目 No. of storeys	32 (包括一層地庫 including one basement)	
建築物高度 (約) Building height (about)	主水平基準上150米 150mPD	
公眾休憩用地 (約) POS (about)	6,800m <sup>2</sup>	<b>7,600m<sup>2</sup></b>





# 修訂計劃 - 擴建公眾休憩用地由政府擁有及管理 (1)

## Revised Scheme - Enlarged POS under Govt Ownership & Management (1)

- 擴大公眾休憩用地面積約11% (由6,800平方米增至7,600平方米)  
Increase POS by about 11% from 6,800m<sup>2</sup> to 7,600m<sup>2</sup>
- 由發展商設計及興建，建成後交還政府，由康樂及文化事務署管理和保養  
To be designed and built by developer and handed back to Government. LCSD to manage and maintain



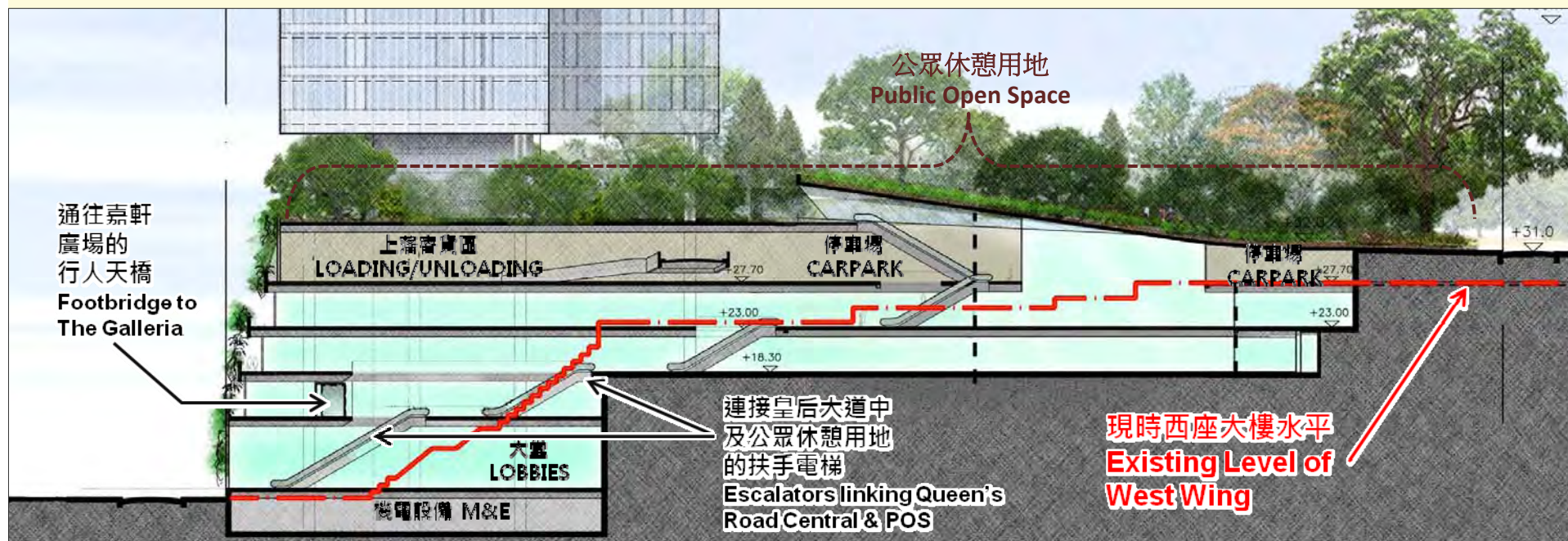
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## 修訂計劃 - 擴建公眾休憩用地由政府擁有及管理 (2)

## Revised Scheme - Enlarged POS under Govt Ownership & Management (2)

- 確保可暢通無阻地前往  
Ensure full public access
- 從下亞厘畢道可易於進入，並加設一條更直接連繫皇后大道中的行人通道  
Easy street access at Lower Albert Road and a more direct pedestrian connection from Queen's Road Central added





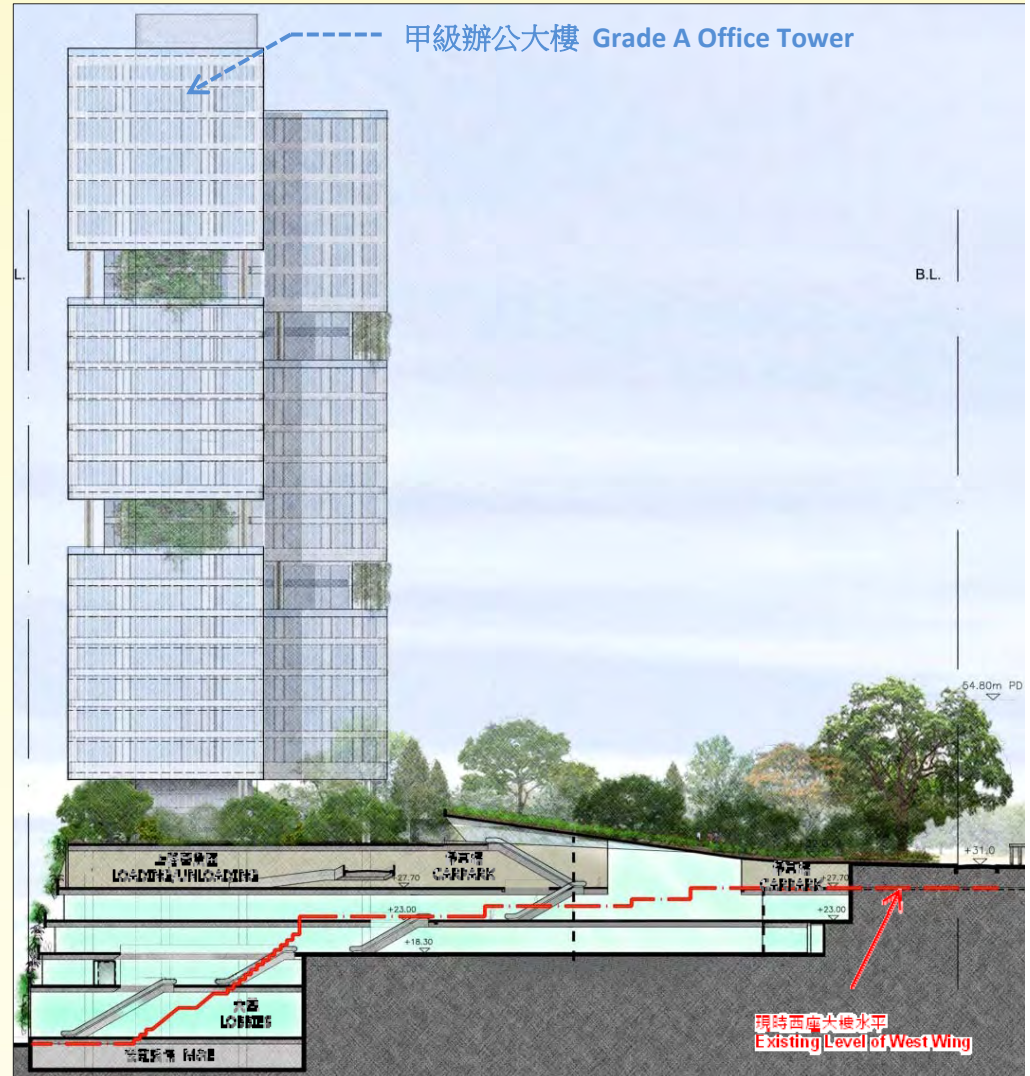
# 修訂計劃 - 以金融為主題的甲級辦公大樓 (1)

## Revised Scheme - A Grade A Office Tower with a Financial Theme (1)

- 邀請證監會和港交所為主要租戶，  
提升中環作為核心金融區的地位和形象  
To invite SFC and HKEx as anchor  
tenants to enhance Central's status and  
image as core financial district



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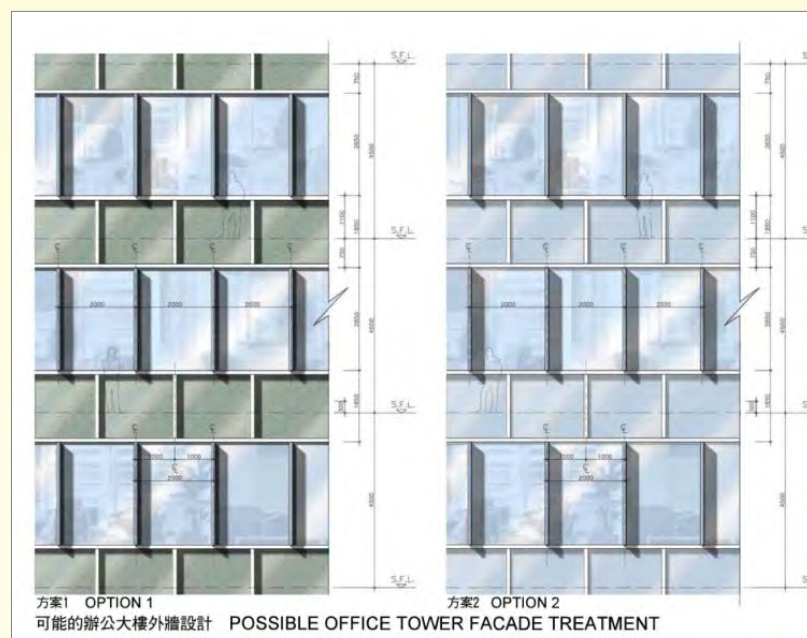




## 修訂計劃 - 以金融為主題的甲級辦公大樓 (2)

## Revised Scheme - A Grade A Office Tower with a Financial Theme (2)

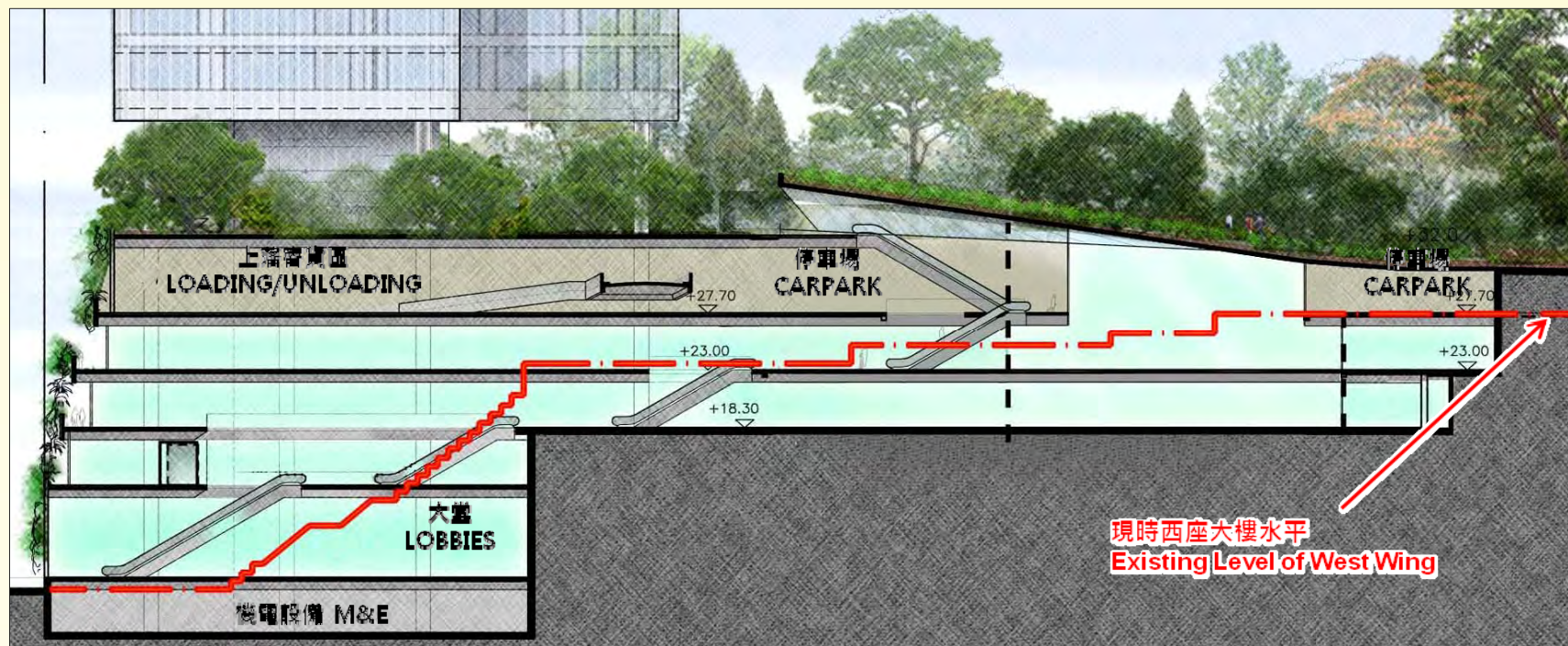
- 維持原來主水平基準以上150米的建築物高度及28,500平方米的總樓面面積  
Retain the building height of 150mPD and GFA of 28,500m<sup>2</sup>
- 外牆設計須與中座及東座的建築風格及設計相近  
External façade design to adopt a similar architectural style and language of Main and East Wings





## 修訂計劃 - 以政府、機構及社區暨附屬辦公室用途取代購物中心 (1) Revised Scheme – Replacing Shopping Centre by GIC & Ancillary Office Uses (1)

- 總樓面面積由13,500平方米減至11,800平方米  
Reduction of GFA from 13,500m<sup>2</sup> to 11,800m<sup>2</sup>
- 把東面樓層由五層減至三層，減少對廢置的地底隧道網絡及附近山坡的影響  
To reduce the number of levels in the eastern part from five to three to minimize impact on the disused underground tunnel network and the slopes nearby
- 以政府、機構及社區和附屬辦公室用途取代擬議的購物中心  
Replace proposed shopping centre by GIC and ancillary office uses





# 修訂計劃 - 以政府、機構及社區暨附屬辦公室用途取代購物中心 (2)

## Revised Scheme – Replacing Shopping Centre by GIC & Ancillary Office Uses (2)

皇后大道中的獨立入口大堂

Separate entrance lobbies at Queen's Road Central

- 當中約3,800平方米總樓面面積供本地、區域及／或國際組織使用，提升香港作為國際金融及法律樞紐的形象和地位  
Some 3,800m<sup>2</sup> earmarked for local, regional and/or international organizations to help raise Hong Kong's image and status as an international financial and legal services hub

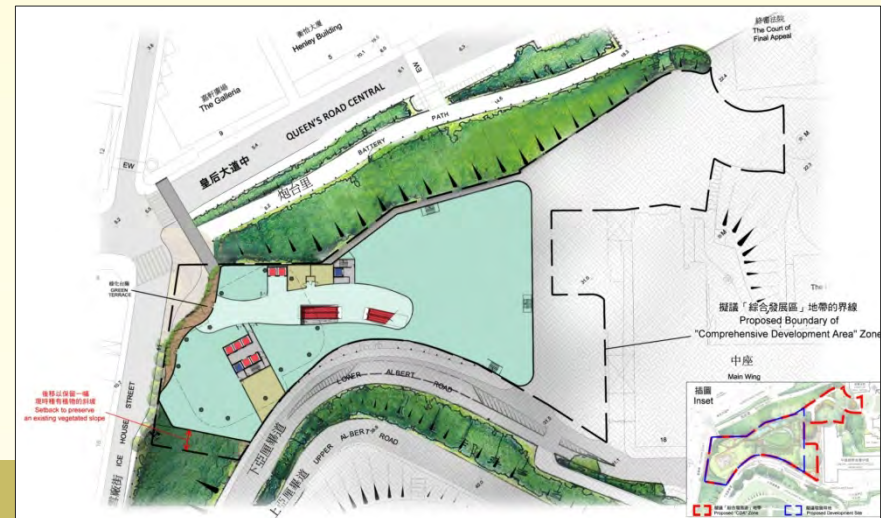
- 政府、機構及社區樓面將由發展商興建，交還予政府  
GIC accommodation to be built by developer and handed back to Government

- 商用樓面面積大幅減少至約2,000平方米  
Commercial GFA substantially reduced to only around 2,000m<sup>2</sup>



下亞厘畢道水平以下部分的標準樓面圖

Typical floor plan for portion below Lower Albert Road level





## 修訂計劃 - 以政府、機構及社區暨附屬辦公室用途取代購物中心 (3) Revised Scheme – Replacing Shopping Centre by GIC & Ancillary Office Uses (3)

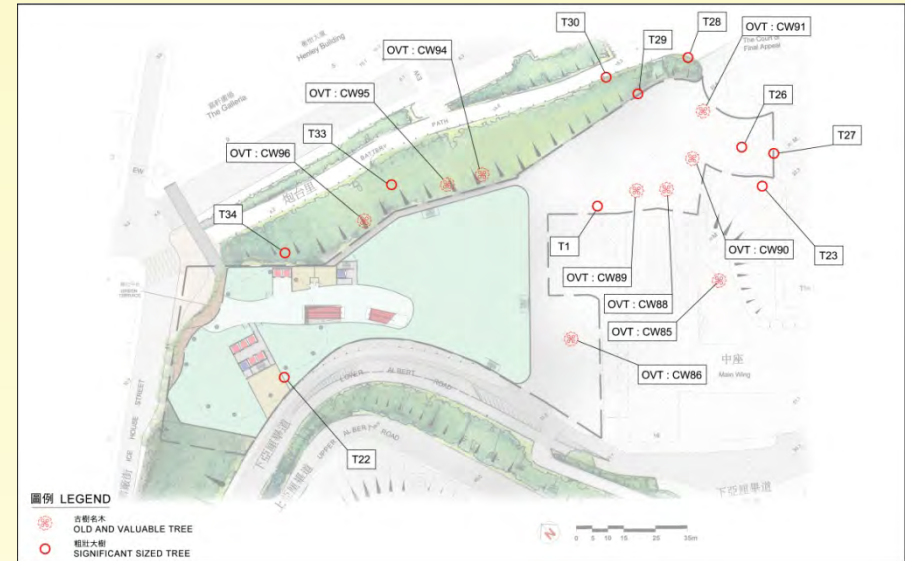
- 外牆將採用綠化梯台設計，為附屬辦公室用途提供天然光線  
Adopt green terrace design for external façade to provide natural light for ancillary office use
- 盡量重用西座大樓低層部分的外牆  
Reuse part of external façade in lower part of West Wing as far as possible





# 保留樹木 Tree Preservation

- 為古樹名木及粗壯大樹劃定樹木保護區  
Tree Protection Zones to be determined for Old & Valuable Trees and Significant Sized Trees
- 發展商須呈交園景總綱圖(包括保留/保護樹木的建議)，供城規會考慮  
Developer to submit a Landscape Master Plan (including tree preservation/protection proposals) for consideration by the Town Planning Board



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## 交通 Traffic Aspect

- 由於不設購物中心，重建產生的交通流量應較原來少  
Less traffic generated from the redevelopment with removal of shopping centre
- 泊車及上落客貨車位的數目已分別由原來的164及32個大幅減少至93及13個  
Car parking and loading/unloading spaces reduced from 164 and 32 to 93 and 13 respectively
- 運輸署最新的初步交通評估  
確認修訂計劃不會對區內  
主要道路的交通有重大影響  
Transport Department's  
updated preliminary traffic  
assessment affirms no  
significant traffic impacts on  
major roads in the area





## 批地 Land Disposal

- 採用「雙信封制」的招標方式出售用地，適當地考慮技術／設計範疇及價格  
Adopt “two-envelope” approach to sell the site by tender with due weight accorded to technical/ design aspects and price
- 地契內註明不容許轉讓部分樓面，以確保發展項目的管理質素  
“Non-alienation except as a whole” clause in land lease to ensure quality of management of the development





## 下一步 Next Steps

- 向城規會建議修訂中區分區計劃大綱圖(大綱圖)  
Proposed amendments to Central District Outline Zoning Plan (OZP) to TPB
- 將用地改劃為「綜合發展區」，擬備《規劃大綱》，提供規劃及設計指引  
Rezone the site to “Comprehensive Development Area” and prepare “Planning Brief” to guide planning and design
- 市民可就大綱圖的修訂提出申述及意見，亦可在規劃申請階段提出進一步意見  
The public could make representations and comments on the OZP amendments. Further comments could also be made at the planning application stage





## 電腦模擬影片 Computer Animation





謝謝  
Thank You

