

# New Central Waterfront

中環新海旁



拓展署  
Territory Development Department  
Government of the Hong Kong SAR



規劃署  
Planning Department  
Government of the Hong Kong SAR

## Enhancement of Victoria Harbour

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# Vision for Victoria Harbour

To make Victoria Harbour attractive, vibrant, accessible and symbolic of Hong Kong -

*A Harbour for the People and a Harbour of Life.*

為維港所訂立的理想

令維多利亞港成為富吸引力、朝氣蓬勃、交通暢達及象徵香港的海港 -

港人之港，活力之港 -

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## 背景資料

中區（擴展部分）分區計劃大綱草案編號 S/O2/1 於 1998 年 5 月刊登憲報，引起市民的廣泛討論。其後當局對計劃的更新進行全面檢討，並已考慮：

- 反對分區計劃大綱草案的人士所提出的意見；
- 城市規劃委員會（城規會）及其轄下有關的工作小組所提出的意見；及
- 獨立顧問或城市發展局的技術評估報告。

檢討結果有鑒於發展經訂規劃建議，為中區發展提供其他可行的發展設計，經訂建議會在港文介紹簡介中，與中區發展小組作溝通，以供參考之用。

## Introduction 引言

The New Central Waterfront (NCW) provides a vital conduit for essential road, rail and other infrastructure, and will provide an important extension to the present Central Business District. It provides a unique opportunity to produce a vibrant waterfront of international standard and design. The success of the NCW will be contingent on an innovative approach to design and implementation and a commitment to quality.

中區新海濱的發展，除可密切公營的設施，並可加強工業、鐵路及其他基礎設施外，也將成為現有中區商業中心區的重要擴展部分。這項發展提供一個難得的機會，為中區創造一個充滿活力的海濱，使中區海濱的規劃和設計可達到國際標準。這項發展的成功，必須倚賴創新的設計、施工優質建設、切實執行計劃。

## Background

The Draft Central District (Extension) Outline Zoning Plan (OZP) No. S/O2/1 gazetted in May 1998 attracted significant public response. A comprehensive design review was subsequently undertaken. This considered:

- Comments received from objectors to the Draft Outline Zoning Plan;
- Comments from the Town Planning Board (TPB) and its Working Group; and
- A technical assessment to ascertain the extent to which land formation can be reduced.

These have assisted in producing revised planning proposals and an alternative design vision for the CR. Revised proposals are presented in this document. Illustrations are to be regarded as indicative as all development will be subject to detailed design.

### 機會

- 重新把香港的歷史文物和傳統商業區與海港連接
- 協助香港建設優質的 waterfront
- 創造一個兼重品質的公共海港，備有完善的基礎設施及特色建築，以促進旅遊業及有關的發展
- 在介乎香港會議展覽中心與國際金融中心之間，開闢一條重新利用的海角，作為屋宇的縫隙，提供提供相關的休憩用地，貫通海濱的各個邊界
- 提供新的行人專用通道
- 提供土地，用作發展和興建具特色的公營和私營發展



## Opportunities

- to re-link Hong Kong's core historical and commercial heritage with the waterfront.
- to reinforce Hong Kong's commitment to an urban environment of the highest quality.
- to provide a truly world class waterfront fully equipped with tourism-related development and infrastructure.
- to create a waterfront which provides a unifying edge to the city extending as a 'Grand Crescent' from the HK Convention and Exhibition Centre to the International Finance Centre.
- to provide new dedicated pedestrian arteries.
- to provide land for quality signature public and private development.

### 限制

- 密切與地性和區內的環境聯繫
- 防止過度填海及有關地產用途過度填海
- 為海濱及公園設施和建築提供足夠用地
- 提供海事設施，包括公眾碼頭及一個軍艦停泊處
- 確保中環新海濱與其他鄰近地區發展協調



## Constraints

- Provision of alignments for strategic and local roads.
- A reserve for the North Hong Kong Island LRA (NPKL) and an associated station.
- Provision for drainage and utility reserves and ventilation structures.
- Provision for marine facilities including public piers and a military berth.
- The need to ensure that the NCW forms a logical extension of the existing waterfront.



### 目標

增加經濟的活力和發展空間，讓市民盡覽海港風光。

提供可媲美國際標準的海角發展，以反映香港的歷史文化及有關時代的建築特色，加強香港作為國際及內地的門面的角色，並以此香港作為一個國際金融和商業中心的形象。

提供具特色的城市面貌，讓該地區與香港作為國際著名海港城市的地位。

改善環境景觀，文化及旅遊發展有關的設施，以帶動更多元的活動，鞏固香港作為「活力之都」的形象。

## Objectives

To enhance the attractiveness of the Harbour and maintain visual access to the harbour front.

To provide a waterfront development comparable with international standards and which is evocative of Hong Kong's heritage and regional importance. Its role as a gateway to mainland China and, as a financial and business centre of international standing.

To articulate an urban form of distinctive structure which reinforces and enhances Hong Kong's standing as a renowned waterfront city.

To provide waterfront recreational, cultural and tourism-related resources to stimulate activity and vitality to reinforce Hong Kong as a 'City of Life'.

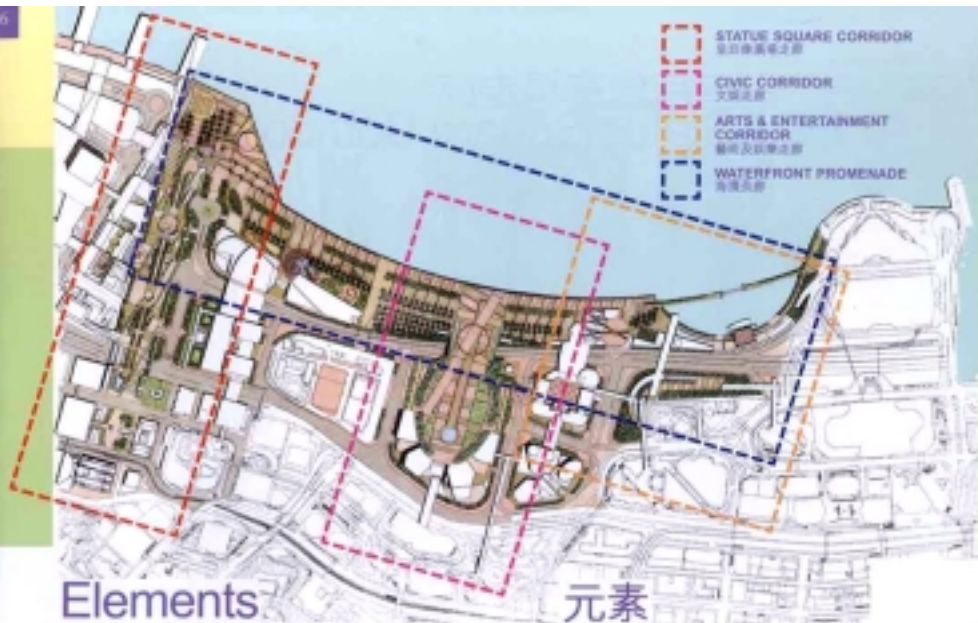
An Outline Zoning Plan has been prepared to translate the design objectives for the New Central Waterfront into a workable arrangement of land uses. The plan provides for an enhanced waterfront, new civic and commercial developments, open space provision, land to reprovide uses affected by reclamation and reserves for essential circulation and access.

## Land Use Proposals



## 土地用途建議

根據訂定的設計劃大綱草案已編繪成一份中區海傍的設計目標轉化為切實可行的土地用途建議。包括關於使用的海洋、提供新的文娛及商業發展用地及休憩用地、提供供土地、區區提供海工對影響的環境，以及輔助必要交通。



## Elements

The New Central Waterfront is composed of four main elements. These comprise the Status Square Corridor, the Civic Corridor, the Arts and Entertainment Corridor and the Waterfront Promenade. These will form distinctive components of the New Central Waterfront and will each imbue an individual identity and function which will enhance visual interest and variety.

## 元素

中區新海傍四個主要元素組成，計有關於海濱碼頭主題、文娛走廊、藝文及娛樂走廊和休憩區。這四大元素將形成中區海傍的特色，各有獨特的風格和功能，使景觀有異多采。

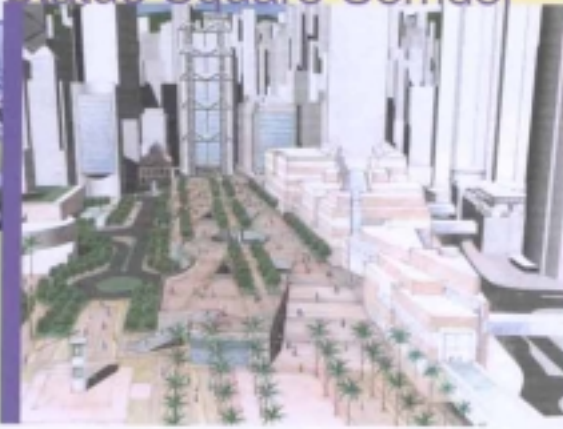
The Statue Square Corridor comprises two components: the Statue Square Open Space Corridor & the Historic Corridor.

**The Statue Square Open Space Corridor**

Comprises a linear park extending from Statue Square and the Hongkong Bank to the waterfront. The corridor will incorporate a continuous open space deck connecting the existing urban area with the new waterfront. Two levels of retail uses will be provided under the deck. These directly link to commercial development to the west located within a 'groundscraper' of between 5 and 10 stories in height. The waterfront park at the head of the Corridor will be devoted to tourist purposes and will incorporate vibrant recreational/commercial developments.



# 皇后像廣場走廊 Statue Square Corridor



皇后像廣場走廊包括兩部分：  
皇后像廣場休憩廊和 歷史廊。

**皇后像廣場休憩廊**

這部分由皇后像廣場及該區銀行大廈伸延至海旁的步行公園組成，包括設有商店連接至新海旁的一條連續不斷的休憩平台。平台之下將設有兩層零售用途的樓層，再後與其西面位於五至十層高的供住宅樓宇內的商業發展樓層。休憩廊將與維多利亞公園、觀中館相連接，並與該區內的康樂/商業設施。



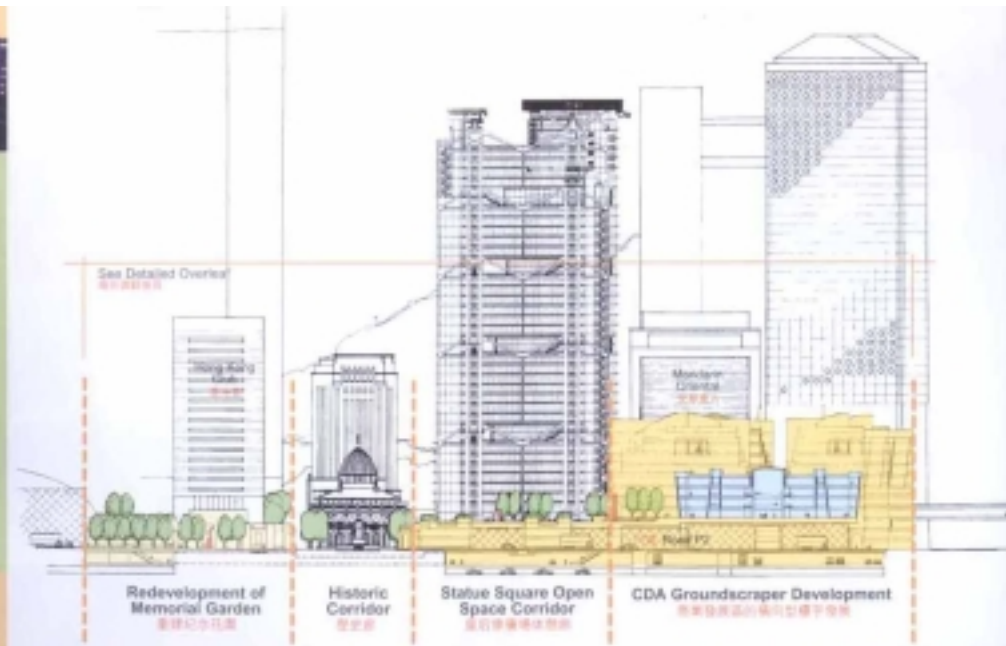
**The Historic Corridor**

Comprises a luxuriant tree-lined boulevard bounded by low-rise historic and cultural buildings to the east and low-rise developments and the elevated Statue Square Open Space Corridor to the west. The corridor will visually link Hong Kong's historic and financial core to the new waterfront. The Historic Corridor will be visually terminated by a historic monument. It is envisaged that the existing Star Ferry clock tower (an historic landmark) is reinstated at the head of the corridor.



**歷史廊**

這部分包括一條樹蔭滿溢林立的林蔭大道，介乎傳統的區署歷史文化建築物，與西區的發展樓宇及高層皇后像廣場休憩廊之間。歷史廊會由連續上地連通的歷史建築物利安閣中心與新海旁相連，以一條歷史古蹟作為終點。建議可考慮將現有的天星碼頭鐘樓（本港的歷史地標）重置於歷史廊的終點。



East West Section (Looking South) of Proposed CDA and Memorial Garden Redevelopment 建議商業發展區及重建紀念花園的東西剖面圖 (內南)



Archedes are proposed to line the edges of the Historic Corridor, recording the treatment of the existing Legislature Building.  
建議以歷史的邊界作建築設計，使與原有立法會大樓的建築設計互相配合。



The Dome of the Legislature Building will visually terminate the Historic Corridor.  
立法會大樓的圓頂將以視覺上的終點。

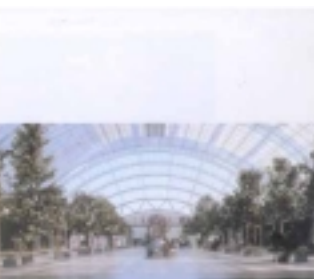
# Statue Square Corridor 皇后像廣場走廊



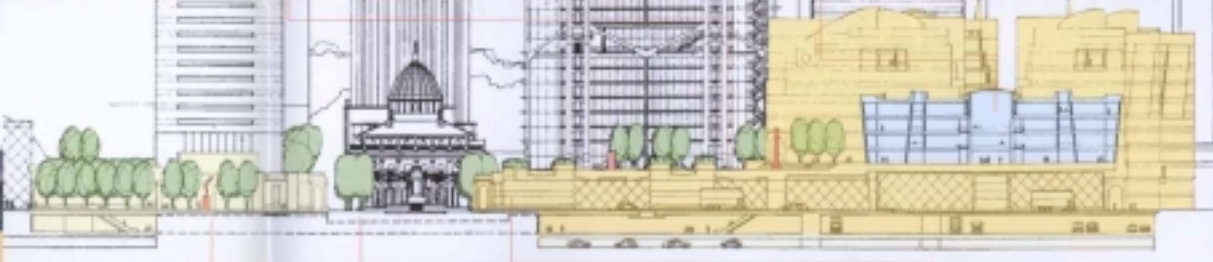
Water features and landscaping are envisaged for the open space deck. These will be placed strategically to indicate level changes and to direct pedestrian flow. Outdoor seating is encouraged.  
休憩平台會闢設水景及園林設施，並特別設於高度水平改變之處，方便行人過渡，平台各處更會設有座椅，供行人休息之用。



Airium spaces within the Groundsinger are envisaged to be flooded with natural light and to engender a lofty feeling within the development.  
“樓的透樓下”的中庭會讓大量的自然光線照入內，營造高敞的感覺。



The iconic Star Ferry Clock Tower is proposed to be reinstated at the head of the Historic Corridor.  
建議在歷史廊的頭置入星洲鐘樓。



The Historic Corridor proposal includes the reconfiguration of the western edges of the existing Memorial Garden.  
現有紀念花園的區域將重新計劃出來，以開闢給歷史廊之用。

The Historic Corridor is envisaged to be a free-level view corridor leading to and from the Dome of the Legislature Building.  
由立法會大廈圓頂建築至海濱的歷史廊，是一條開通與無阻隔的觀景走廊。



A retail edge is envisaged below the proposed open space deck. These spaces are to be accessible from the street and from the open space deck above.  
休憩平台下會設購物走廊，由街道水平及休憩平台均可到達。





## Civic Corridor

### 文娛走廊

文娛走廊將成為規劃區的中心地帶，包括一座大型文娛廣場，毗鄰為一系列公共用途的建築物，其中包括政府總部。高樓宇高樓層會朝海的方向延伸，文娛廣場將成為大型政府及文娛活動的主要舉辦場地，提供大型平台，與海向連繫。

在更遠處北面，將興建數座具特色的行政大樓，以文娛廣場的西面和新會興建低層文娛建築地。行政大樓及文娛廣場結合一起會營造出優雅和昂貴的氛圍，成為中區海旁一個獨特的核心地點。當局正考慮以公開比賽的形式決定該兩座標誌及文娛建築的詳細設計。



The Corridor will form the centerpiece of the planning area. It will comprise a grand civic plaza flanked by a series of public buildings, including the Central Government Complex which will descend progressively in height towards the waterfront. The plaza will provide a key venue for major civic events and will be linked to the waterfront via an elevated deck.

Signature high-rise civic towers are envisaged to be developed adjacent to the northern edge of Harcourt Road. Low- and medium-rise civic structures will be developed north of the two towers along the western and eastern edges of the civic plaza. The composition of civic buildings and the civic plaza will imbue a sense of quality and dignity and create a strong reference point at the core of New Central Waterfront. Government is considering proposal to organise a design competition for the Central Government Complex and Civic Square.

North-South Section (Looking East) of Civic Corridor and Promenade  
文娛走廊及海旁的南北剖面圖 (向東)



# 藝術及娛樂走廊 Arts and Entertainment Corridor



The Corridor will comprise a network of bridge and deck links between the Hong Kong Arts Centre and the Hong Kong Academy for Performing Arts and the future waterfront. A large area of open space will be provided within the Corridor. Its design will incorporate cultural themes to emphasise the nature of the Corridor and its associated functions. New large and small scale cultural and recreational developments and a marine basin will be provided at the head of the Corridor at the waterfront. The uses and connections provided within the Corridor will provide facilities ancillary and complementary to those along adjacent corridors.



藝術及娛樂走廊由香港藝術中心、香港演藝學院及新地帶之樂天樓與平台橋樑所組成。沿走廊一帶將劃設多個休憩用地。藝術及娛樂走廊的設計將以文化傳統為主題，以突出走廊的性質和其功能。在藝術及娛樂走廊兩端的海岸一帶，將興建不同大小及設計新穎的文化及康樂設施。在興建一個海港內灣，走廊的用途和建築設施將與鄰近建築的設施互相配合。



# 海港內灣與堤道 The Marine Basin & the Causeway





# 海濱長廊 The Waterfront Promenade

A world class waterfront promenade will be developed to include:

- integrated public gathering spaces for festivals and celebrations, and new public facilities (e.g. an Exhibition Pavilion, Museum, Mollusque or Festival Market)
- the provision of a sanctuary from the bustling city environment
- an unrivalled passive recreational open space with spectacular views across the ever-changing harbour
- the provision of an appropriate setting for new Civic and Cultural Buildings
- a custom designed operable causeway between the waterfront park and the Convention Centre Extension providing an exciting pedestrian environment
- a marine basin accessed via the operable causeway providing berths for exhibition vessels and small tourist craft



發展一個世界級的海濱，包括有以下特色：

- 為新日濱地區提供公眾集會場地及興建嶄新的公眾設施（例如展覽館、博物館、演藝館或節日城市）。
- 作為新發展區中的綠洲區，提供舒適身心的地方。
- 讓香港市民在優美宜人的畔海濱散步消遣，欣賞海港建築景觀，變化萬千的景致。
- 為新的文娛和文化建築地提供合適的環境。
- 在與新公眾集會中心毗鄰之範圍建立一個精心設計、可開閉式的通道，提供一個極富趣味的行人通道。
- 將可開閉式通道連入的海濱內帶，為展覽的船隻和小型遊艇提供停泊處，讓遊人欣賞。



### Pedestrian Movement

Circulation will be provided at grade and via a series of inter-connected elevated decks and walkways. These will be principally located along the main development corridors providing strategic and local east-west and north-south connections, and enhancing connectivity to major cultural, recreational and development spaces.

### Rail

The proposed North Hong Kong Island Link and an associated station near the Civic Square will service the New Central Waterfront providing links to the greater urban area.

### Vehicular Movement

Strategic and local connections will be provided within the planning area. Road P2 provides the principal above ground access to the Central Business District and the new waterfront. It will be a major point of entry to the core of central Hong Kong. A series of arterial roads feed towards Road P2 and provide service access to development within the planning area.

## Movement & Circulation 運輸與流通情況



### 行人運輸

規劃區內將提供地面行人道，並設有一系列互相連接的高架平台和行人過橋。這些通道大多以主要的發展走廊興建，提供東西向和南北向的聯絡性及區內行人、購物、康樂活動與各主要文化、康樂及發展用地。

### 鐵路

擬議的北港島線及位於灣仔文咸廣場對面的有關地鐵車站，將為中環新海旁地區提供運輸服務，與其他地區連接起來。

### 車輛運輸

規劃區內將提供策略性及區內連繫道路，P2路為通往商業中心區及新海旁的主要地面道路，並會成為通往香港中區核心的主要出入口。P2路將與一系列幹線道路聯繫，提供連接規劃區內各項發展的輔助通道。



## Overview

New Central Waterfront provides a key opportunity to produce a dynamic high quality waterfront framed by a backdrop of existing and proposed development. The development area will provide:

- a waterfront of international standard;
- imaginative and dynamic activity nodes adjacent to the waterfront which will provide resource and recreation potential for international tourism and local recreation;
- sites for new civic and private sector development to the highest architectural standards;
- circulation systems which provide for efficient movement and access.

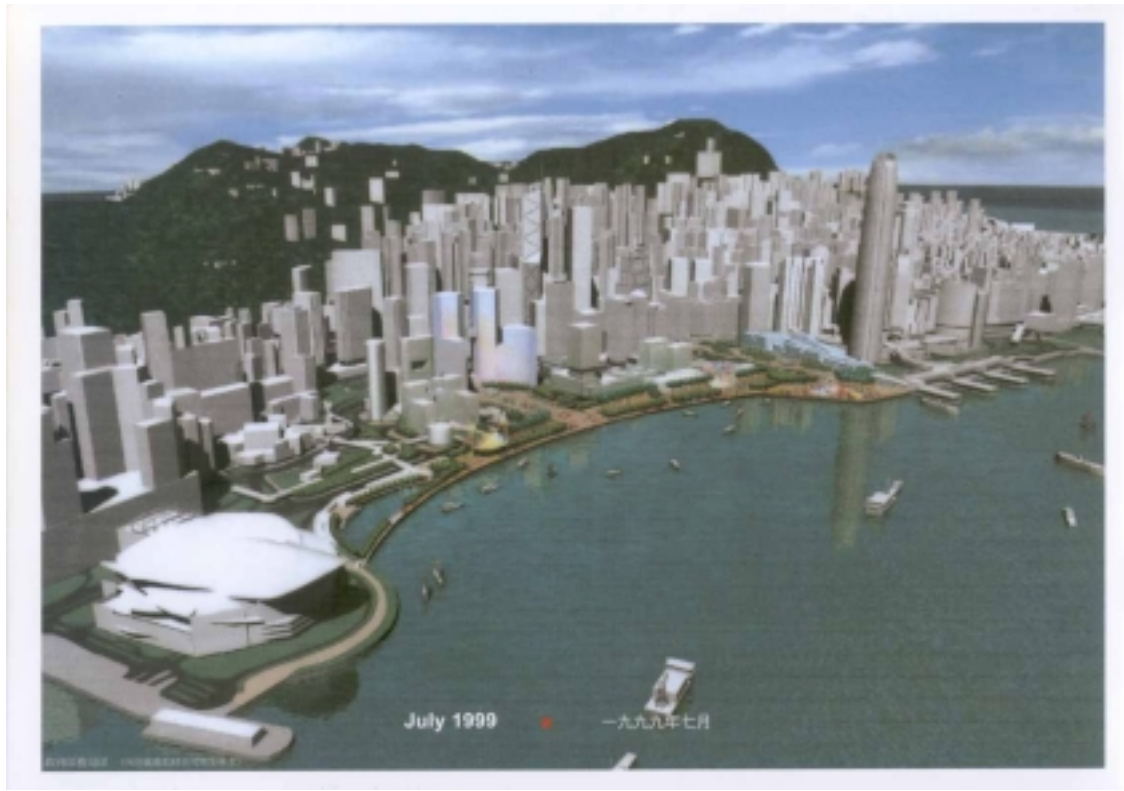
The New Central Waterfront will, therefore, lie at the forefront of projecting Hong Kong's image of itself into the next millennium.

## 概覽

中環新海旁提供一個難得機會，讓建造活動和活力的優質海岸，以配合現有和擬議的發展，為發展區提供：

- 一個達到國際標準的海岸
- 一個創意洋溢和多姿多采的海岸活動區，為旅遊和本地康樂活動提供資源和發展動力
- 新的文娛和私營發展地點，讓私營發展興建最高建築標準的設施
- 方便暢捷的交通網絡系統，促進運輸和文憑

因此，中環新海旁將會成為標誌香港邁向新紀元的里程碑。



July 1999      一九九九年七月