



簡介大綱 Presentation Structure

- 保護我們的海港 *Protect Our Harbour*
 - 盡量減少海港填海 *Minimize Harbour Reclamation*
- 創造優質海濱 *Create Quality Waterfront*
 - 設計目標 *Design Objectives*
 - 規劃及設計大綱 *Planning & Design Framework*
 - 海濱長廊 *Waterfront Promenade*
 - 特色走廊 *Design Corridors*

保護我們的海港 Protect Our Harbour

保護海港條例 Protection of the Harbour Ordinance

- 不准在海港內填海的推定 *presumption against harbour reclamation*

- 1997年生效 *enacted in 1997*
- 1999年增加涵蓋範圍 *coverage extended in 1999*

保護我們的海港 Protect Our Harbour

中環填海第三期工程 Central Reclamation Phase III (1998)

中環填海第三期 32公頃
CRIII 32 ha

總填海面積 38公頃
Total Reclamation Area 38 ha

保護我們的海港 Protect Our Harbour

中環填海第三期工程 Central Reclamation Phase III (2000)

過去建議之填海建議
Previous Proposal Reclamation

減少了的填海面積
Reduced Reclamation Area (38 → 2.36公頃)

新中環海濱 The New Central Waterfront

規劃大綱 Planning Framework

- 維港規劃的理想 (城市規劃委員會)
Vision for Victoria Harbour (Town Planning Board)
- 海港規劃原則 (共建維港委員會)
Harbour Planning Principles (Harbour-front Enhancement Committee)

新中環海濱 The New Central Waterfront

理想 Vision

- 在香港的城市中心創造一個象徵香港的世界級海濱
To create a world class waterfront at the heart of the city symbolic of Hong Kong



新中環海濱 The New Central Waterfront


- 提供土地作重要交通基建之用(如中環-灣仔繞道、機場鐵路轉車隧道延展部分及P2路)
Provide land for essential transport infrastructure (i.e. Central-Wanchai Bypass, Airport Railway Extended Overrun Tunnel & Road P2)
- 提供公眾休憩用地、政府/機構/社區用地、商業/休憩用途和設施
Provide public open space, G/IC, commercial/leisure uses & facilities
- 整體地考慮土地用途 - 交通的規劃和設計
Integrated land use-transport planning & design



新中環海濱 The New Central Waterfront

設計目標 Design Objectives

- 富吸引力 Attractive
 - 變化多端的建築形態
diversity in building form
 - 多樣化的樓宇高度
varying building heights
 - 優美的園景設計
quality landscaping



新中環海濱 The New Central Waterfront

設計目標 Design Objectives

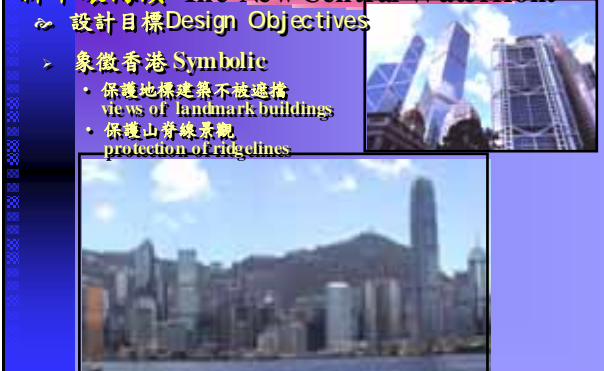
- 交通暢達 Accessible
 - 可眺望海濱的觀景廊
visual access to waterfront - view corridors
 - 連續的行人通道
以增強市民與海港的聯繫
uninterrupted pedestrian links
to bring people to the Harbour



新中環海濱 The New Central Waterfront

設計目標 Design Objectives

- 象徵香港 Symbolic
 - 保護地標建築不被遮擋
views of landmark buildings
 - 保護山脊線景觀
protection of ridgelines



新中環海濱 The New Central Waterfront

設計目標 Design Objectives


- 朝氣蓬勃 Vibrant
 - 多樣化的活動和功能
diversity and variety in activities & functions
 - 有趣味的海旁
interesting water edge
 - 社區活動之文娛廣場
civic places for community events



新中環海濱 The New Central Waterfront

實現設計目標 Achieving Design Objectives

- 優美而多用途的休憩用地配以文娛/商業設施
quality multi-functional open spaces with civic/commercial facilities
- 全天候無間斷的行人通道直達海濱
all-weather and continuous pedestrian to waterfront



- 連接現有高架行人天橋系統至市區核心地帶
linkage with existing elevated walkway system in inner areas
- 限制海旁發展的高度
height control of waterfront developments

新中環海濱 The New Central Waterfront

規劃及設計大綱 Planning and Design Framework :

海濱長廊 waterfront promenade
及三條特色走廊 and 3 design corridors



海濱長廊 Waterfront Promenade

- 由新天星碼頭至會展中心
From New Star Ferry to HKCEC
- 大型公眾休憩用地
Large public open space
- 優美園景設計
Quality landscaping



海濱長廊 Waterfront Promenade

- 大型公眾休憩用地作市民聚會、節日慶典等各種活動之用
Large public open space for public gathering, festive celebration & activities
- 海濱長廊與設計走廊交匯處
成為活動聚焦點
Focal Points: where Design Corridors join the Promenade



海濱長廊 Waterfront Promenade

- 節日墟市、零售商店、酒樓餐廳等帶來日夜不同的活動
Festival Market, retail shops, restaurants & café to bring diverse activities both day and night



海濱長廊 Waterfront Promenade

- 新天星碼頭及鐘樓 - 海濱有趣味的地標建築和標記
New Star Ferry with Clock Tower - interesting landmark & icon at waterfront



海濱長廊 Waterfront Promenade

- 高度不一的低層建築
Low rise buildings with varying heights



新中環海濱的設計走廊 Design Corridors of New Central Waterfront



皇后像廣場走廊 Statue Square Corridor

- 結合園景行人平台及橫向型樓宇的發展
Comprehensive Development comprising Landscaped pedestrian deck & Groundscraper

行人平台

Pedestrian Deck

休憩平台，下設兩層零售商場
(最高10米)
roof-top openspace on 2 levels of retail space (max 10m)

橫向型樓宇

Groundscraper

綜合零售及辦公室發展(最高44米，約10層)
integrated retail/office building (max 44m, about 10 storeys)
建築樓面面積190,000平方米
(地積比率3.8)
GFA 190,000m² (1:R3.8)

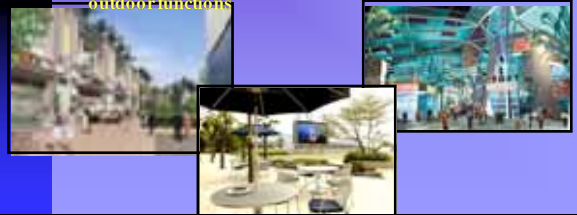


皇后像廣場走廊 Statue Square Corridor

- 園景行人平台及橫向型樓宇
Landscaped pedestrian deck & Groundscraper

- 室內商場 - 吸引遊客及全天候活動空間
Indoor shopping arcade - attracting visitors & promoting all-weather activities

- 園景美化的天台 - 供休憩及室外活動之用
Roof-top open space with quality landscaping for variety of outdoor functions



皇后像廣場走廊 Statue Square Corridor

- 園景行人平台及橫向型樓宇
Landscaped pedestrian deck & Groundscraper

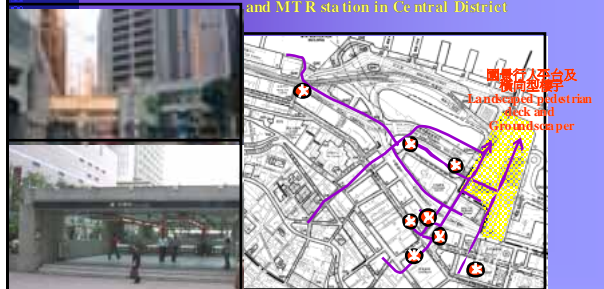
- 提供無間斷、舒適及全天候的行人通道連接海濱
Uninterrupted & pleasant pedestrian access to the Harbour under all weather conditions



皇后像廣場走廊 Statue Square Corridor

- 園景行人平台及橫向型樓宇
Landscaped pedestrian deck & Groundscraper

- 連接現有中環行人天橋系統及地鐵站
Integrate with the existing elevated walkways and MTR station in Central District



皇后像廣場走廊 Statue Square Corridor

- 園景行人平台及橫向型樓宇
Landscaped pedestrian deck & Groundscraper
- 少量中低層建築以維持附近樓宇的海景
Limited low-/medium-rise structures to maintain visual access to Harbour from surrounding buildings



文娛東方酒店
Mandarin Oriental Hotel

橫向型樓宇
Groundscraper

行人平台
Pedestrian deck



新中環海濱的設計走廊 (2) Design Corridors of New Central Waterfront (2)

文娛走廊
Civic Corridor




文娛走廊 Civic Corridor

提供無間斷行人通道連接金鐘及海旁
Uninterrupted connection from Admiralty through Tamar to new waterfront




文娛走廊 Civic Corridor

文娛廣場：可供公眾聚集，舉行慶典和各項民眾及文娛活動
Civic Place: public gathering ground for civic functions, ceremonial and mass activities



文娛廣場
Civic Place

新中環海濱的設計走廊 (3) Design Corridors of New Central Waterfront (3)

藝術及娛樂走廊
Arts & Entertainment Corridor



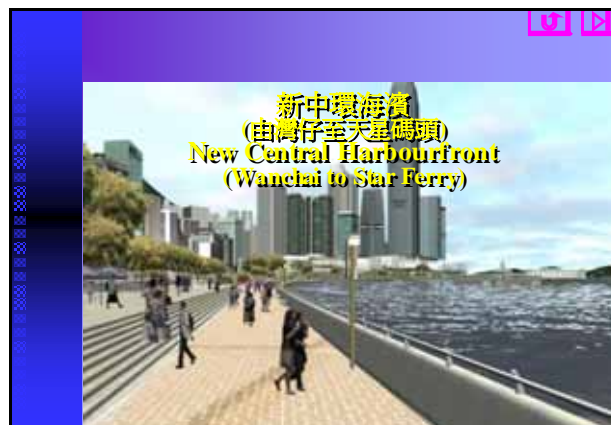
藝術及娛樂走廊 Arts and Entertainment Corridor

匯聚休閒文化活動 為香港藝術中心及演藝學院創造有利條件
A leisure and cultural activity area - reinforcing HK Arts Centre & HK Academy for Performing Arts

不包括在中環第三期填海範圍，位於正檢討中之灣仔第二期發展之內
Outside CR III, within Wan Chai Development Phase II - under review




藝術及娛樂走廊
Arts & Entertainment Corridor



結語 Concluding Remarks

中環第三期填海提供了機會以：
CR III presents opportunities to:

- 創造一個世界級的優質海濱
create a quality world-class waterfront
- 加強人們和維港的連繫
bring people to the Harbour & Harbour to the people
- 促進各色各樣的活動和功能，讓海濱朝氣蓬勃
achieve vibrant waterfront with diversity in activities and functions
- 提供必須的交通基建以舒緩擠塞
provide necessary transport infrastructure to solve traffic congestion




中環填海計劃第三期填海所得土地的土地用途一覽表
Schedule of Uses of the Reclaimed Land under CR III

土地用途地帶 Land Use Zoning	大約面積 Approximate Area	
	公頃 hectares	%
綜合發展區 Comprehensive Development Area	2.63	14.04
政府、機構或社區 Government, Institution or Community	0.98	5.23
休憩用地 Open Space	8.78	46.88
其他指定用途 Other Specified Uses	3.63	19.38
主要道路等 Major Road, etc.	2.71	14.47
總面積 Total Area	18.73	100.00