

CB(1)2321/05-06(01)

優化中環填海區的城市設計大綱
及擬備主要發展用地的規劃／設計綱領
(「中環填海區城市設計研究」)

**Refinement of the Urban Design
Framework for the Central Reclamation and
Preparation of Planning/Design Briefs for
Key Development Sites
(Central Reclamation Urban Design Study)**

立法會規劃地政及工程事務委員會
LegCo Panel on Planning, Lands and Works



規劃署 Planning Department

2006年10月6日
6 October 2006

目的 Purpose

- 向委員簡介規劃署即將進行的「優化中環填海區城市設計大綱及擬備主要發展用地的規劃／設計綱領」研究（「中環填海區城市設計研究」）。

To brief Members on Planning Department's forthcoming study on "Refinement of the Urban Design Framework for the Central Reclamation and Preparation of Planning / Design Briefs for Key Development Sites" (the Central Reclamation Urban Design Study).

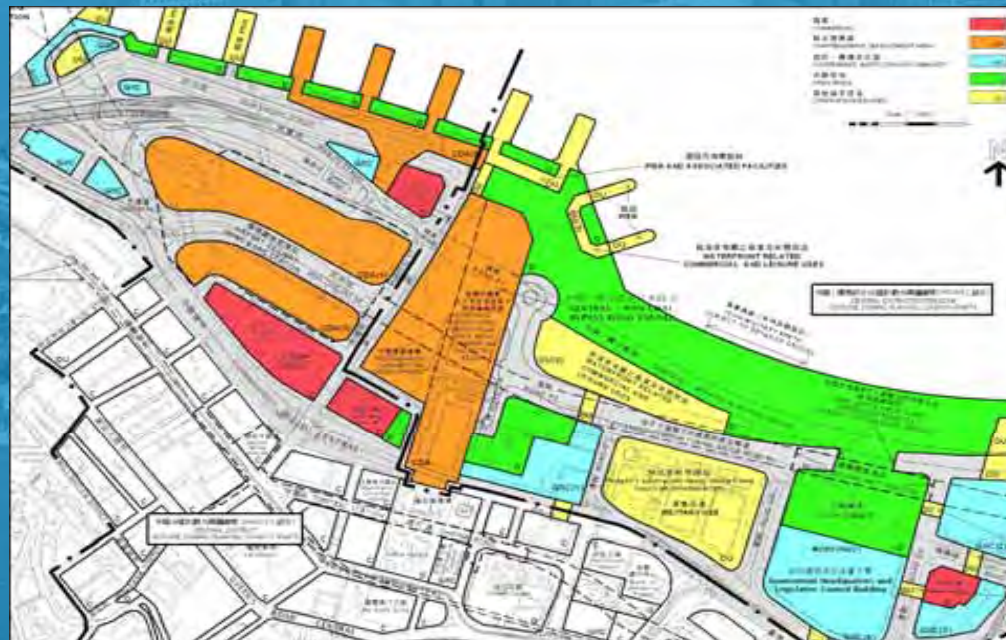
- 這項小型顧問研究預計為期八個月。

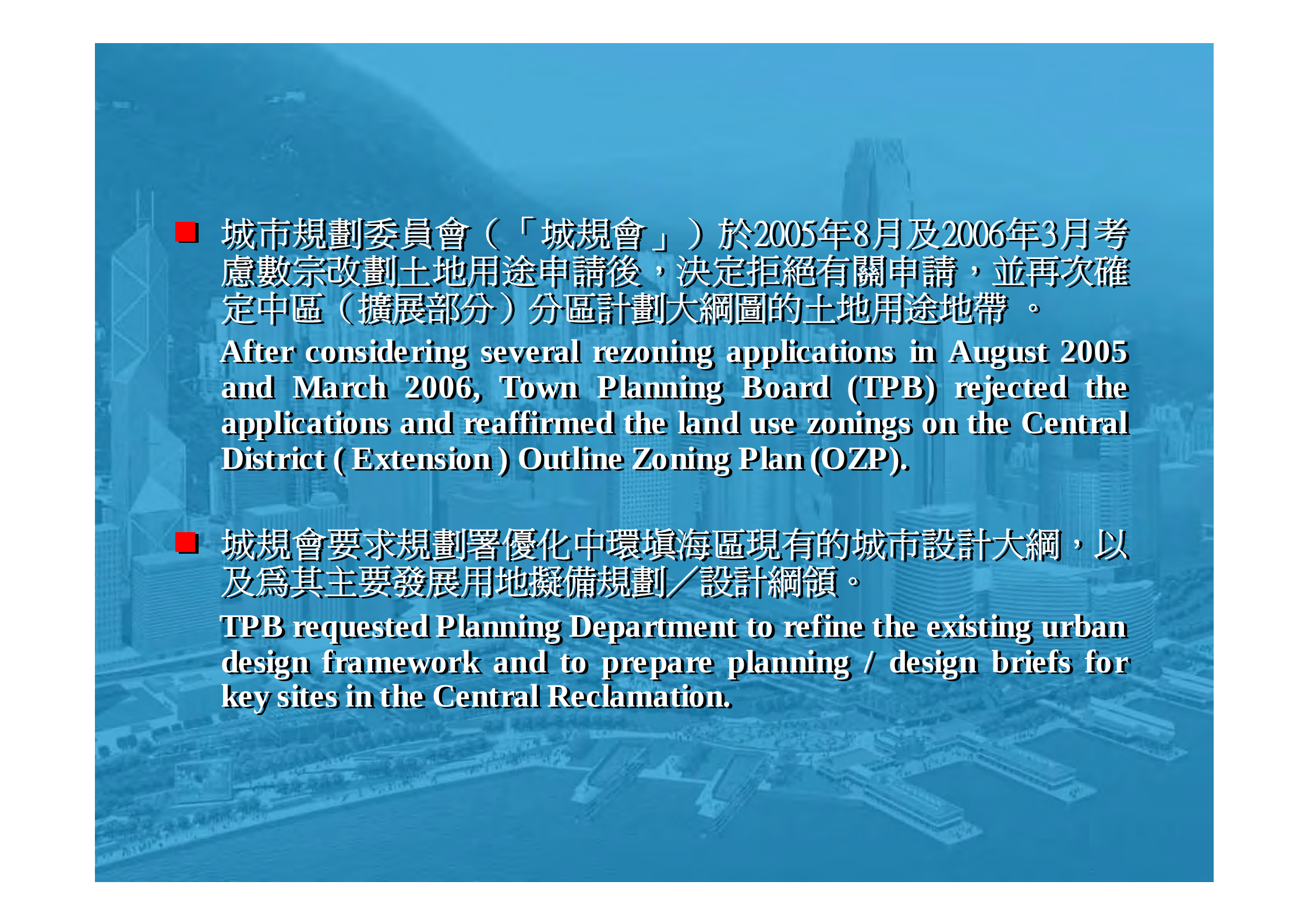
This minor consultancy study is expected to complete in 8 months.

背景 Background

- 新中環海濱由中區（擴展部分）及中區分區計劃大綱核准圖所涵蓋。兩份大綱圖已按《城市規劃條例》經過適當的法定程序及廣泛的公眾諮詢，並分別於2002年及2003年獲核准。

The New Central Harbourfront is covered by the Approved Central District (Extension) and Central District OZPs. They were approved in 2002 and 2003 respectively after undergoing due statutory process and extensive public consultation under the Town Planning Ordinance.



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- 城市規劃委員會（「城規會」）於2005年8月及2006年3月考慮數宗改劃土地用途申請後，決定拒絕有關申請，並再次確定中區（擴展部分）分區計劃大綱圖的土地用途地帶。

After considering several rezoning applications in August 2005 and March 2006, Town Planning Board (TPB) rejected the applications and reaffirmed the land use zonings on the Central District (Extension) Outline Zoning Plan (OZP).

- 城規會要求規劃署優化中環填海區現有的城市設計大綱，以及為其主要發展用地擬備規劃／設計綱領。

TPB requested Planning Department to refine the existing urban design framework and to prepare planning / design briefs for key sites in the Central Reclamation.

現行分區計劃大綱核准圖

Current Approved OZPs



- 均衡全面的土地用途大綱
A holistic and balanced land use framework

- 充裕的海濱休憩用地及多樣的用途，以滿足公眾期望及保持中環商業中心的競爭力。

Ample waterfront open space and diverse land uses to meet public aspirations and sustain the competitive edge of the CBD in Central

中環新海濱的設計構想

An Illustrative Design Concept for the New Central Harbourfront

- 為方便市民更清楚了解中環海旁的土地用途的建議，規劃署於2006年5月公布了中環新海濱的設計構想。

To facilitate better public understanding about the land use proposals, Planning Department released an Illustrative Design Concept for the New Central Harbourfront in May 2006.



新中環海濱的理想

Vision for the New Central Harbourfront

- 為香港創造一個世界級的海濱：富吸引力、朝氣蓬勃、交通暢達、可持續發展及象徵香港。

Create a world-class waterfront : attractive, vibrant, accessible, sustainable and symbolic of Hong Kong

- 遵照城規會的規劃理想宣言及共建維港委員會的海港規劃原則
- Based on TPB's vision statement and HEC's harbour planning principles**



三大設計重點 Three Design Emphases

- 創造富朝氣及多元化的空間 Creating vibrancy and diversity
- 締造令人嚮往的休憩用地 Creating enjoyable public spaces
- 為海港及商業中心創造綠化環境 Creating a green unifying edge to the Harbour and CBD



一個朝氣蓬勃及綠化的海濱

A Vibrant and Green Harbourfront

Arts precinct by the harbour
灣畔藝術小區

Alfresco dining, cafes and
outdoor seating by the basin
灣畔露天茶座及休憩處

Exhibition vessels and landing
for small pleasure crafts etc.
展覽船隻及小型遊艇登岸處

Marine basin
海港內灣

HARBOURFRONT ARTS & LEISURE PRECINCT 海濱藝術及休憩區

Undulating lawns commanding
panoramic harbour view
可觀賞海港全景的起伏有致的草坪

HARBOUR PROMENADE & HARBOUR GREEN 海濱走廊及海濱草坪

Tree-lined promenade with
thematic planting
有主題種植的林蔭長廊

Musical fountain
音樂噴泉

Harbour walkway (area for viewing
Symphony of Lights shows and
other harbour events)
海濱走廊(可作觀賞幻彩詠
香江及其他海港節目)

Berths for small pleasure crafts
小型遊艇及船隻登岸處



COMMUNITY PRECINCT 社區地帶

Amphitheatre, outdoor forums and
landscaped deck connecting to
Tamar development
露天劇場、論壇場地
及連接添馬艦發展的園景平台

Tree-lined boulevard
林蔭道路

HARBOURPLACE 海濱廣場

Outdoor media show and
performance stage
戶外媒體節目和表演場地

Alfresco dining, cafes and
outdoor plaza on timber deck
餐廳、露天茶座及在木板上的露天廣場

Water features
水景

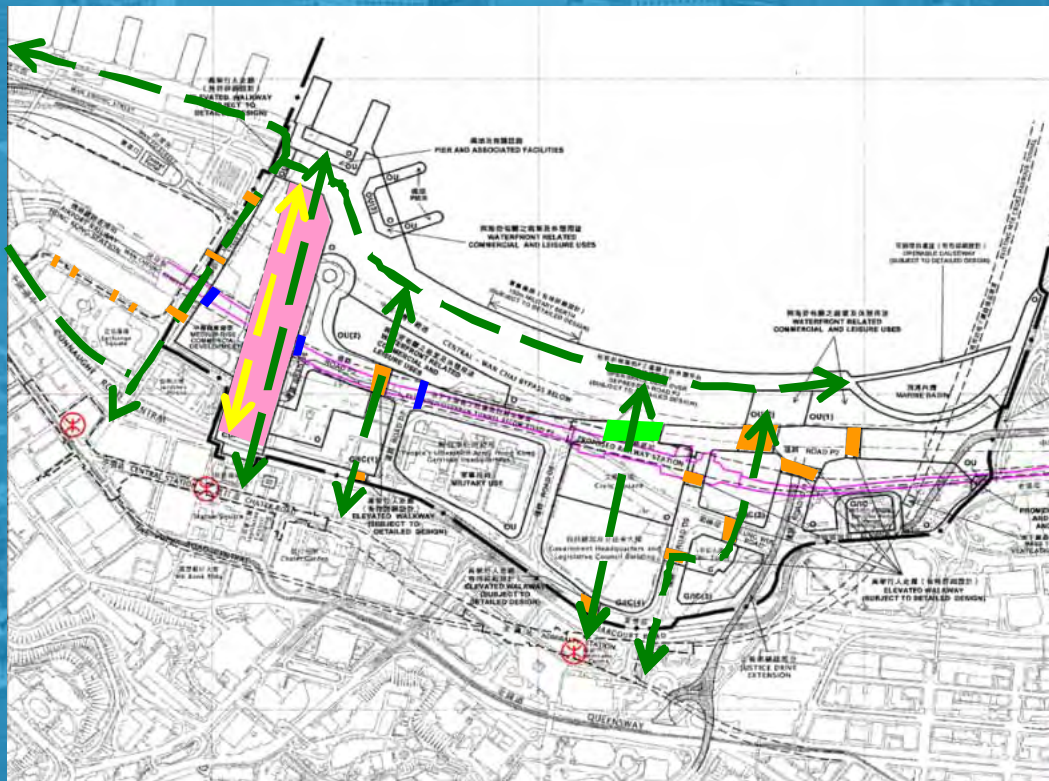


方便易達的海濱

An Accessible Harbourfront

- 各種公共交通設施及完善的地下、地面和高架行人連接通道，將市民帶往海濱

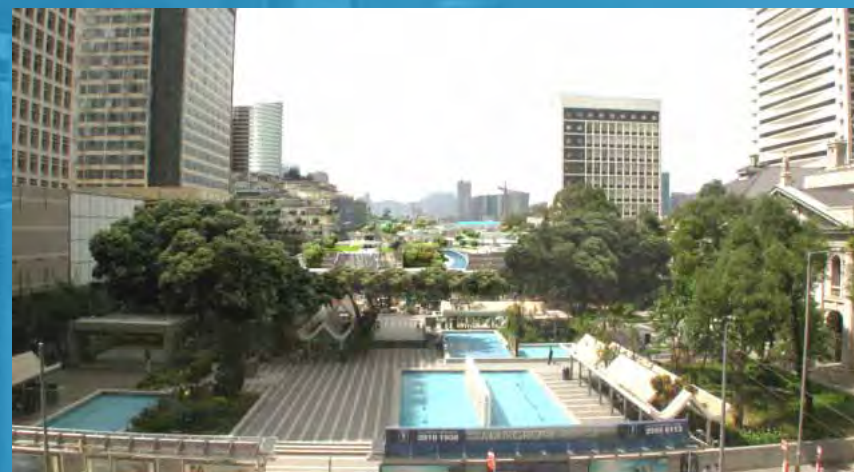
Multi-modal transport and comprehensive underground, at-grade and elevated pedestrian linkages, bringing people to the harbour



圖例 Legend

- 高架行人走廊
Elevated Walkway
- 地面行人平台
At-grade Pedestrian Deck
- 低層園景平台
Low-rise Landscaped Pedestrian Deck
- 地面設有交通燈的行人道路
At-grade Signed-Controlled Pedestrian Crossing
- 地下行人連接通道
Underground Pedestrian Link
- 主要行人通道走廊
Major Pedestrian Circulation Corridor
- 地下鐵路車站
MTR Station

皇后像廣場以北的「綜合發展區」 CDA north of Statue Square



保留海港的景觀廊

Visual access to the harbour preserved

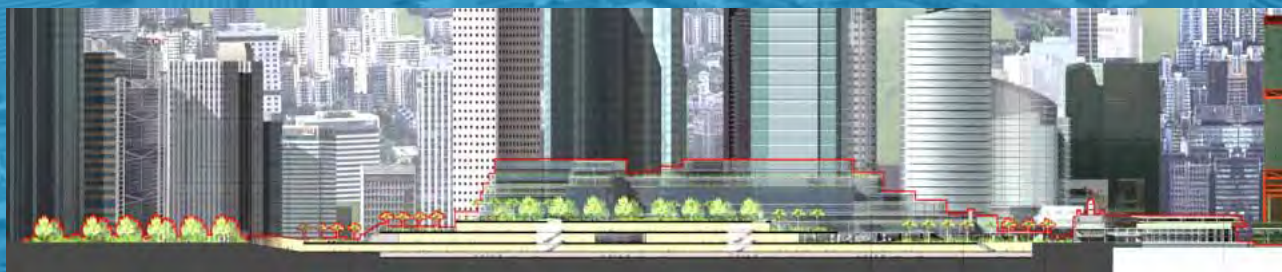
東部設有一至兩層高的平台花園並附設商店區，西部設有最高九層的寫字樓 / 商業樓宇
A 1 to 2 storey garden deck with retail space in the east, and an office / commercial complex of maximum 9 storeys in the west

皇后像廣場以北的「綜合發展區」 CDA north of Statue Square

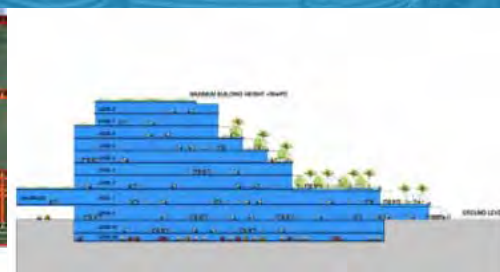


獨特的梯級式設計，樓宇向後退入以騰出寬敞空間，配以大量綠化

A unique cascading design, extensive setbacks, terraces and luxuriant greening



方便的海港連接道，包括地下通道、地面園景行人道、花園平台及建築物內的通道
A convenient harbour link with basement link, at-grade landscaped walkway, garden deck, and links within building



鄰近渡輪碼頭的商業及綜合發展區用地 Commercial site and CDA near ferry piers



國際金融中心第二期以北的商業用地
Commercial site north of IFC II



28層高的辦公室發展
(包括設於地面的公共交匯處)
*A 28-storey office development
(including a PTI at ground level)*

鄰近渡輪碼頭的綜合發展區
CDA near ferry piers



建於三層商店平台上的兩幢12及
14層高的酒店／商業樓宇（地面
為行人通道）

*Two 12-storey and 14-storey hotel
/ commercial buildings over a 3-
level retail podium
(with pedestrian passageway on
ground level)*

與海旁有關的消閑、娛樂及商業用途

Other waterfront-related commercial / leisure uses and amenity spaces

- 締造令人嚮往的休憩用地
Create Enjoyable Public Open Space
- 創造綠化環境
Create Green Edge



低層建築物附設商業及
休憩用地
*Low-rise structures for
commercial and leisure uses*

連接中環至灣仔的海濱走廊及草坪
Harbour Promenade and Harbour Green extending from Central to Wan Chai

中環新海濱的設計構想

Illustrative Concept for the New Central Waterfront

- 設計構想顯示分區計劃大綱圖提供足夠空間，讓海旁達致和諧融洽的發展模式。

Illustrative Concept demonstrates that an integrated and harmonious waterfront setting is achievable within the framework of the approved OZPs.

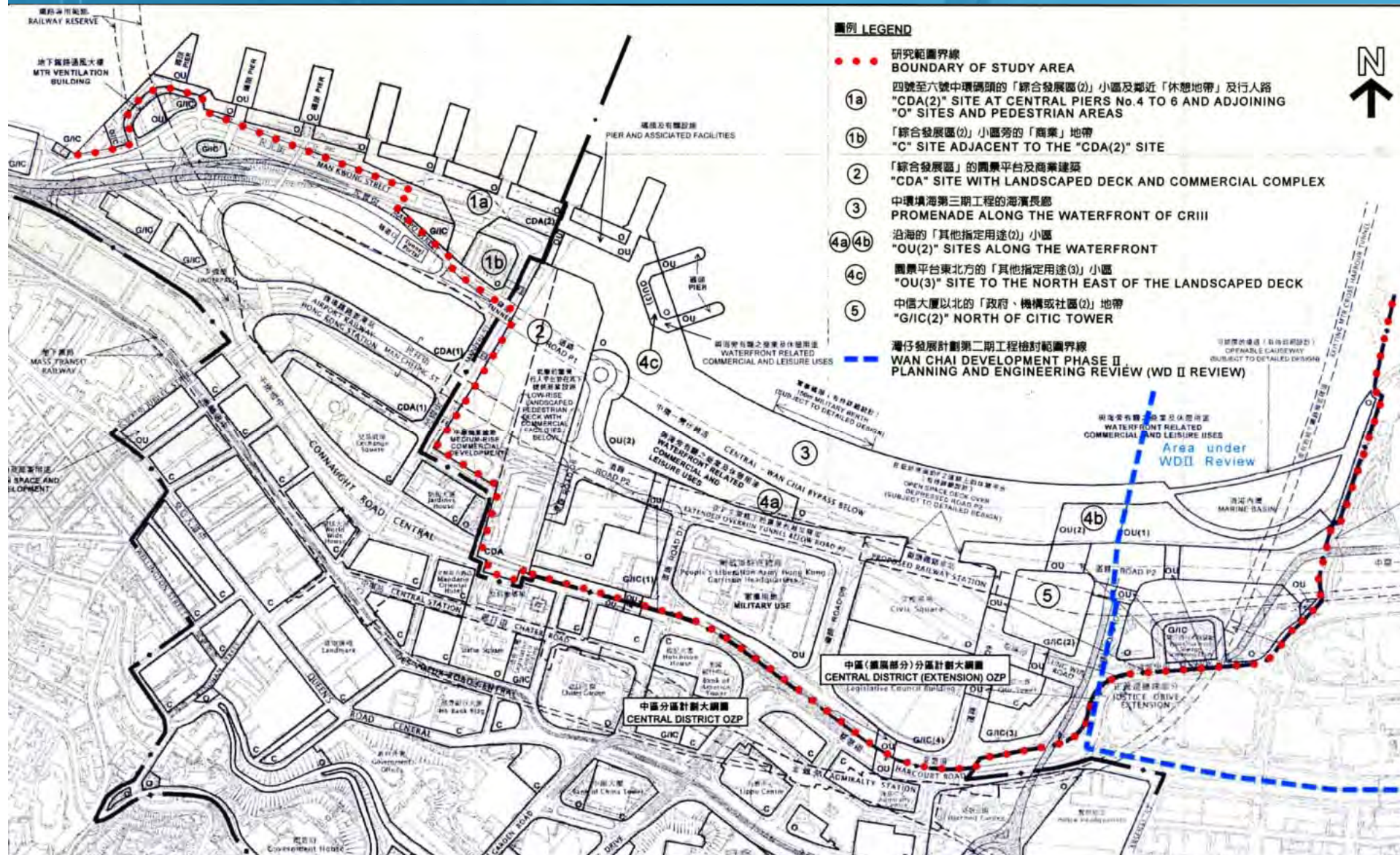
- 中環新海濱的設計構想可作為「中環填海區城市設計研究」優化城市設計大綱的起步點。

This design concept will be used as a starting point for formulating the refined urban design framework for the Urban Design Study.

The background of the slide is an aerial photograph of the Hong Kong skyline, featuring numerous skyscrapers and a dense urban layout. A semi-transparent blue filter is applied over the entire image. The text is centered and reads:

中環填海區城市設計研究
Central Reclamation Urban Design Study
研究大綱
STUDY OUTLINE

研究範圍 Study Area



主要工作 Main Tasks

空氣流通評估
Air Ventilation
Assessment

可持續發展評估
Sustainability
Assessment

公眾參與
Public Engagement

工作 Task 1

基準研究 Baseline Study

工作 Task 2

優化城市設計大綱

Refinement of Urban Design Framework

工作 Task 3

主要發展用地及公共空間的設計概念

Design Concepts of Key Development
Sites and Public Spaces

工作 Task 4

規劃/設計綱領或園林設計概念指引及
擬定發展管制機制

Planning/Design Briefs or Conceptual
Landscape Design Guidelines and
Identification of Control Mechanisms

工作 TASK

1

基準研究 Baseline Study

城市設計
大綱檢討
Review
Urban Design
Framework

評估
設計概念、
機會及限制
Evaluate Design
Concepts,
Opportunities &
Constraints

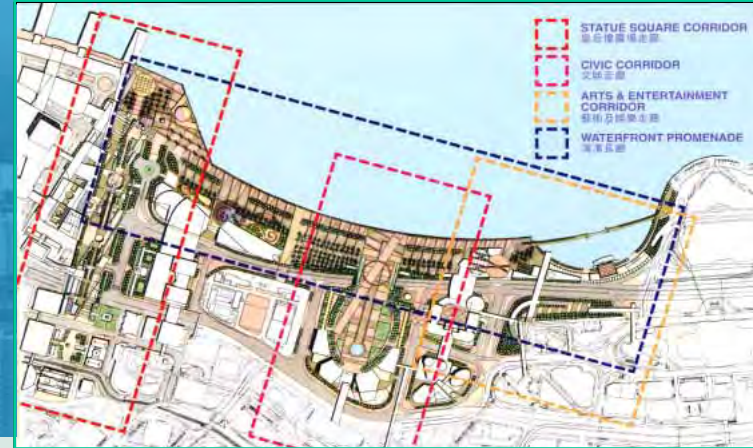
分析
公眾意見
Analyze
Public
Views

擬定規劃及
城市設計要點
Identify Key
Planning &
Urban Design
Issues

工作 TASK

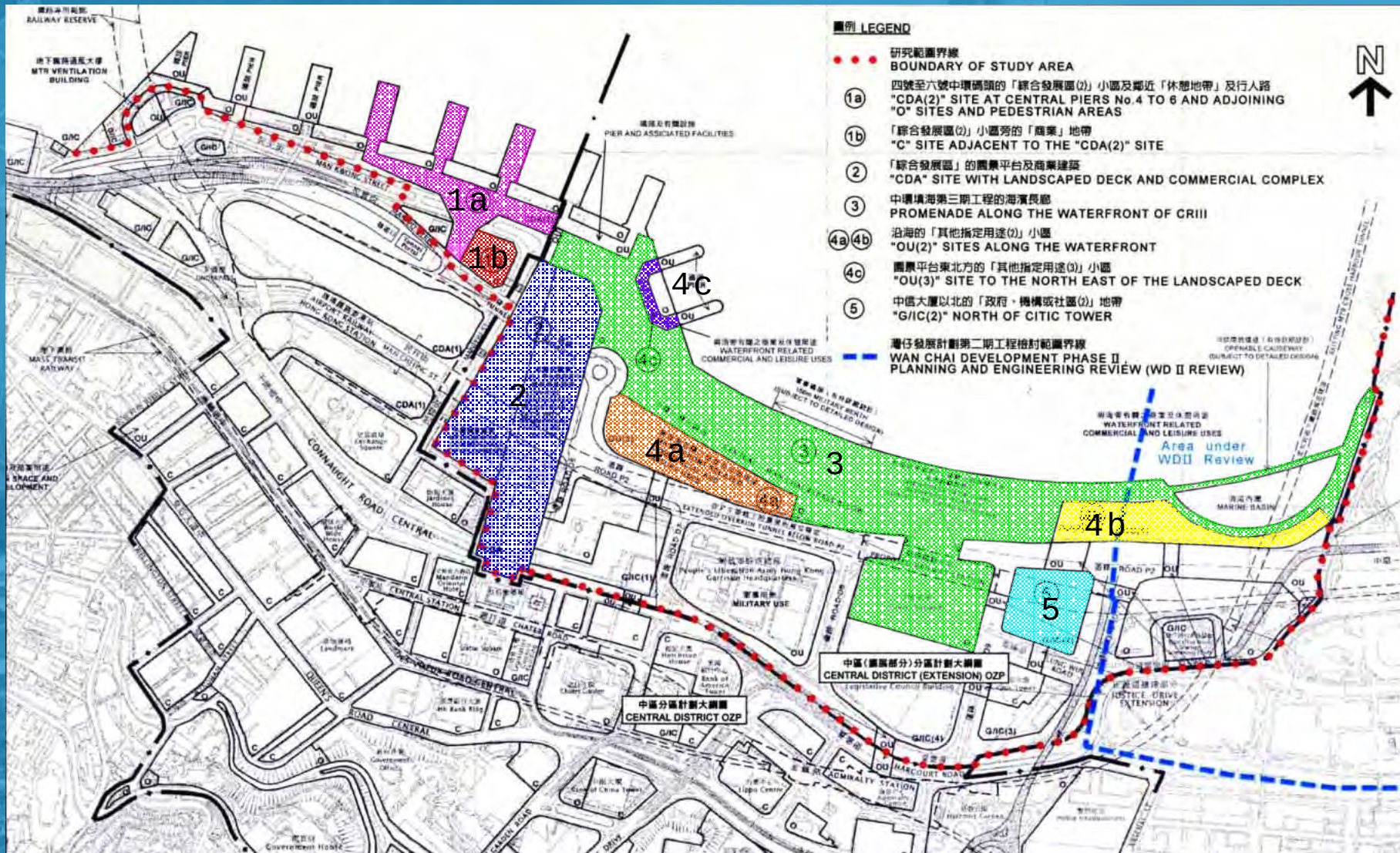
2

優化城市設計大綱 Refinement of Urban Design Framework



工作 TASK 3

優化主要發展用地設計概念 Refine Design Concepts of Key Development Sites



設計概念 Design Concepts

■ 設計規範 Design Parameters

土地用途組合、建築物高度、退入線、戶外用地、樓宇體積及建築物外形
Mix of uses, building heights, setbacks, outdoor spaces, building bulk and forms

■ 環境因素 Contextual Elements

實際上和視覺上的連繫、保護山脊線及海港景觀
Physical and visual linkages, protection of the ridgeline and harbour views

■ 綠化 Greening

綠化策略、景觀規劃概念
Green strategy, landscape planning concept

■ 公共空間 Public Spaces

長廊、公園、行人區等
Promenades, parks, pedestrian precincts

■ 休憩用地及行人網絡 Open Space & Pedestrian Framework

提供路面行人道路網、高架行人走廊、休憩平台和行人隧道以及闢設多元化的動態及靜態康樂用途
At-grade connections, elevated footbridges/walkways, open space decks and subways; variety of active and passive uses for public enjoyment

■ 其他 Others

中區歷史連繫 Historical link of Central, 旅遊景點 Visitor attractions

工作 TASK

4

擬備規劃/設計綱領或
園林設計概念指引及擬定發展管制機制
**Preparation of Planning / Design Briefs or
Conceptual Landscape Design Guidelines
and Identification of Control Mechanisms**

空氣流通評估
AVA

規劃 / 設計綱領
園林設計概念指引
Planning / Design Briefs
Landscape Design Guidelines

可持續發展評估
SA

設計管制及執行
Design Controls and Implementation

公眾參與 **Public Engagement**

城市規劃委員會
Town Planning Board

共建維港委員會
**Harbour-front Enhancement
Committee**

立法會
**Legislative
Council**

區議會
District Council

**Public
Forums**
公眾論壇

Workshops
工作坊

**Other
Stakeholders
Consultation**
有關持份者
諮詢

**Public
Briefings**
公眾簡介

研究程序表 Study Programme

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未來路向 Next Step

- 中環新海濱的規劃是根據均衡而全面的規劃大綱制定，以符合不同的社會及經濟需要。

Planning for the new Central harbourfront is guided by a holistic and balanced planning framework to meet different social and economic needs

- 我們將在中環新海濱下一階段的詳細規劃及設計過程中，繼續邀請公眾參與。

We shall continue to engage the public in the next stage of detailed planning and design of the Central harbourfront



An aerial photograph of the Hong Kong skyline, featuring numerous skyscrapers and a dense urban landscape. The image is overlaid with a semi-transparent blue filter. In the center, the text "多謝" and "Thank You" is displayed in a stylized font.

多謝
Thank You