

灣仔發展計劃第二期檢討 Wan Chai Development Phase II Review

立法會
規劃地政及工程事務委員會會議
Presentation to
Legislative Council
Panel on Planning, Lands and
Works

29.5.2007

規劃概念圖 Concept Plan



優化海濱研究的公眾參與活動

Public Engagement Activities of HER

- 在建立共識階段達成共識支持規劃概念圖，並以規劃概念圖為基礎，展開優化海濱研究的詳細規劃階段。

Public consensus has been reached during the Realization Stage to support the Concept Plan and to proceed with the Detailed Planning Stage of HER on the basis of the Concept Plan



興建中環灣仔繞道的最低限度填海範圍 Minimum Reclamation required by the Central-Wan Chai Bypass



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	香港會議展 覽中心以西 HKCEC West	香港會議展 覽中心水道 Water Channel	灣仔海岸線 Wan Chai Shoreline	北角海岸線 North Point Shoreline	總共 Total
建議發展 大綱圖 RODP	3.7公頃 (ha)	1.6公頃 (ha)	4.1公頃 (ha)	3.3公頃 (ha)	12.7公頃 (ha)

說明符合「凌駕性公眾需要的測試準則」的
具有力和令人信服的資料

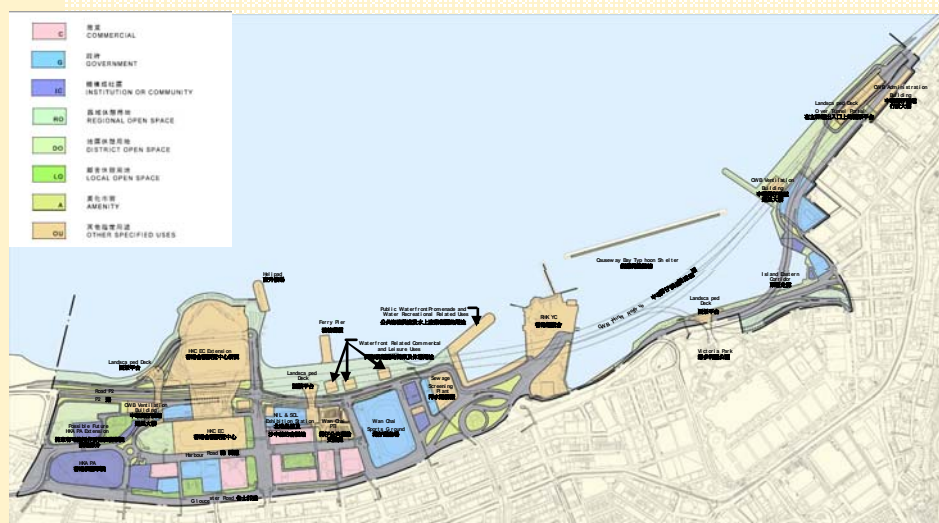
**Cogent and Convincing Materials to
Demonstrate Compliance with the Overriding Public
Need Test**



項目主要日期 Project Key Dates

- **計劃刊憲** : 二零零七年七月
Gazettal of scheme : **July 2007**
- **計劃核准** : 二零零八年四月
Authorization of scheme : **April 2008**
- **批准撥款** : 二零零八年五月
Funding Approval : **May 2008**
- **工程施工** : 二零零八年底 / 二零零九年初至二零一六年
Construction : **Late2008 / early2009 to 2016**

建議發展大綱圖 Recommended Outline Development Plan



灣仔北分區計劃大綱圖 編號S/H25/1 的擬議修訂

北角分區計劃大綱圖編號S/H8/19 的擬議修訂

Draft Revised Wan Chai North (WCN)

Outline Zoning Plan (OZP) No. S/H25/1C

Proposed Amendments to North Point (NP) OZP No. S/H8/19

Draft Revised Wan Chai North (WCN) Outline Zoning Plan (OZP) No. S/H25/1C

灣仔北分區計劃大綱圖 編號S/H25/1 的擬議修訂

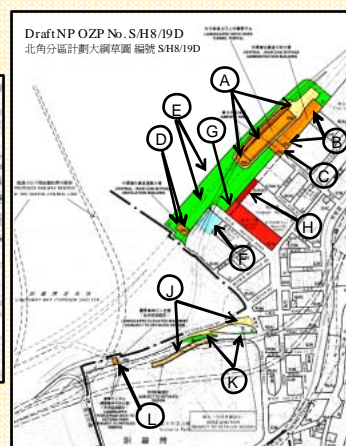
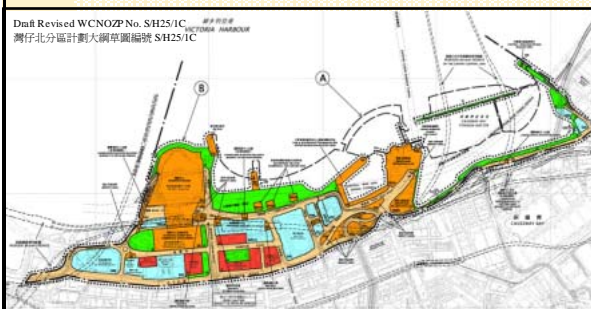
Proposed Amendments to North Point (NP) OZP No. S/H8/19

北角分區計劃大綱圖編號S/H8/19的擬議修訂

- In response to TPB's request and CFA ruling in January 2004, WDII Planning and Engineering Review commissioned in 2004 to provide input for reconsideration of WCN OZP and previous objections.
- Public engagement entitled "HER" under the steer of HEC Sub-committee on WDII Review
- 因應城規會的要求及終審法院在2004年1月的裁決，灣仔發展計劃第二期的規劃及工程檢討於2004年展開，提供資料讓城規會重新考慮灣仔北分區計劃大綱圖及先前的反對。
- 共建維港委員會灣仔發展計劃第二期檢討小組委員會進行優化海濱研究公眾參與計劃。

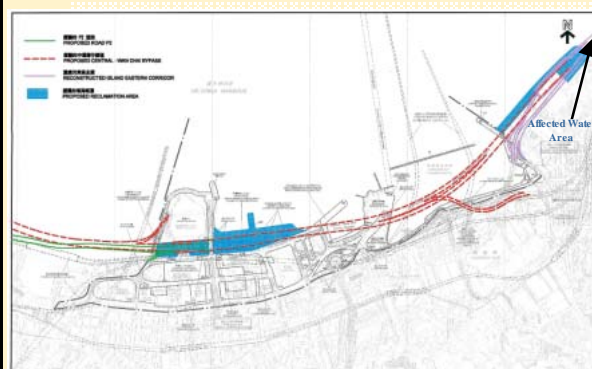


- In April 2007, TPB considered RODP, CCM Report and proposed amendments to WCN OZP and NP OZP. Agreed RODP as basis for amending WCN and NP OZPs. Agreed draft revised WCN OZP and proposed amendments to NP OZP suitable for public consultation.
- 城規會在2007年4月考慮「符合測試報告」、建議發展大綱圖、及灣仔北及北角分區計劃大綱圖的擬議修訂。同意以建議發展大綱圖作為修訂灣仔北及北角分區計劃大綱圖的基礎，並同意有關大綱圖的修訂適合諮詢公眾。



Redamation Extent and Compliance with PHO 填海範圍及符合《保護海港條例》

- According to CCM, proposed reclamation of 5.7ha in draft revised WCN OZP, and proposed redamation of 3.3ha and affected water area of about 0.4ha in draft NP OZP are the minimum land required to accommodate Central – Wan Chai Bypass (CWB) and associated facilities, and to re-provision affected waterfront facilities. CWB in tunnel form except IEC connection.
- 根據「符合測試報告」，在灣仔北分區計劃大綱圖擬議的5.7公頃填海，及在北角分區計劃大綱圖擬議的3.3公頃填海和0.4公頃受影響水面，是興建中環灣仔繞道及相關的設施及重置受影響的海旁設施的最低限度填海。中環灣仔繞道以隧道形式興建(除了連接東區走廊的道路)。



Land Uses on reclaimed land 填海區上的土地用途	Draft Revised Wan Chai North OZP No. SH25/1C 灣仔北分區計劃大綱草圖編號 SH25/1C	Draft North Point OZP No. SH8/19D 北角分區計劃大綱草圖編號 SH8/19D
	Hectares (Approx.) 公頃 (約)	
Government, Institution or Community 政府、機構或社區	0.1	0
Open Space 休憩用地	3.0	1.7
Other Specified Uses 其他指定用途	1.6	1.1
Major Road 主要道路	1.0	0.5
Total 總計	5.7	3.3

Planning and Urban Design Framework 規劃及城市設計大綱

Overall Concept 整體概念

- Holistic approach integrating planning of essential transportation infrastructure with improvement of harbourfront.
- To create a vibrant, attractive and accessible waterfront, emphasizing relation with Harbour, cultural and historical context and surrounding environment.
- 以綜合全面處理方法，把規劃必需的運輸基礎設施及改善海旁相結合。
- 營造一個具活力、吸引力和行人易達的海濱，並強調其與海港、文化歷史背景以及四周環境的關係。

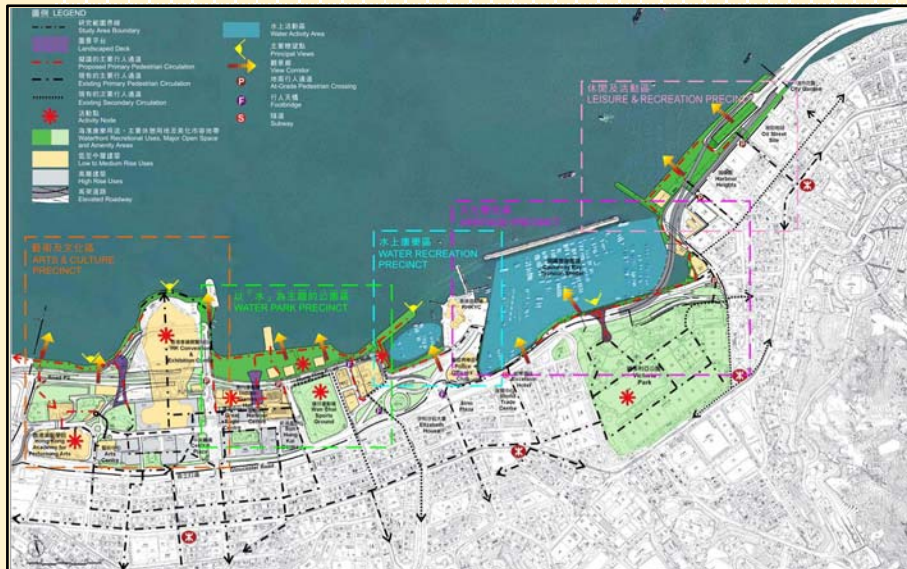


Specific Objectives 具體目標

- A vibrant and attractive harbour-front with different character precincts and uses
- A green and unifying harbour edge from Wan Chai to North Point
- A harmonious visual and physical relationship with the Harbour, existing skyline, and mountain backdrop
- Rationalising existing harbourfront land use pattern
- Enhancing visual and physical access to harbour-front
- A sustainable development
- 充滿朝氣和具吸引力的海旁地區，有各具特色的專區和不同用途
- 由灣仔伸延至北角的綠化和統一的海旁邊線
- 一個與海港、現有天際線以及山脊背景和諧共存的視覺和實質關係
- 整理海濱現有的土地用途模式
- 令海旁與腹地間有最佳的視覺連繫及暢達性
- 可持續發展

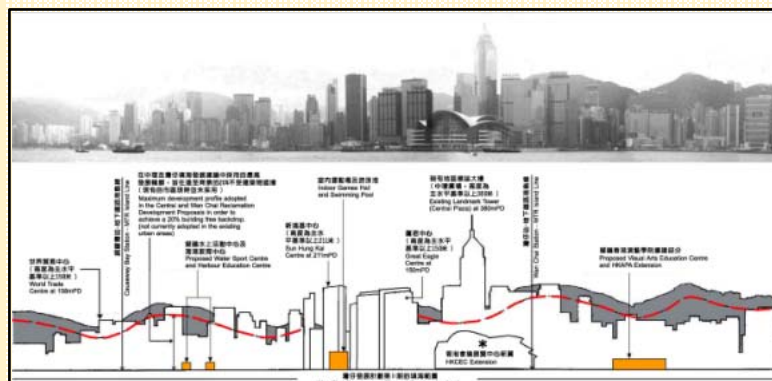


Character Precincts and Urban Design Plan 特色專區及城市設計大綱



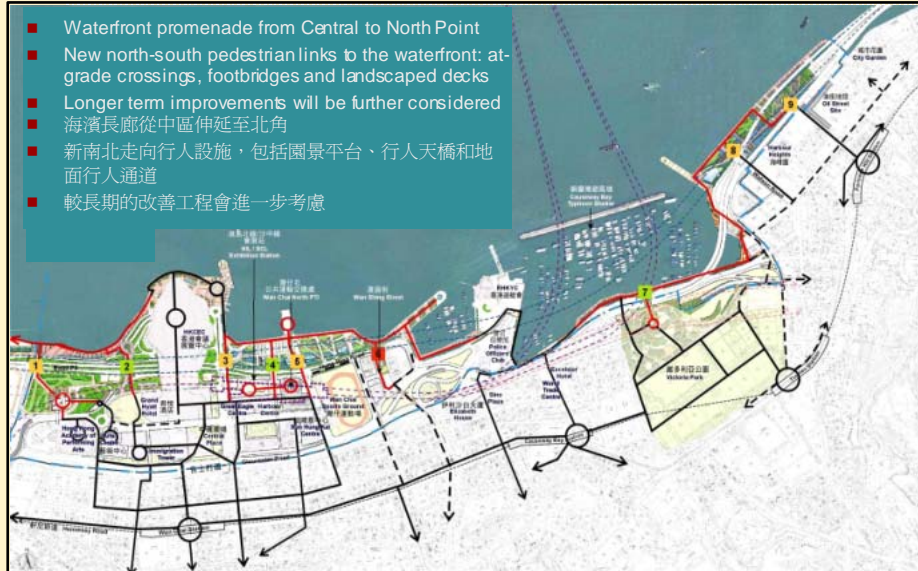
Building Height Strategy 建築物高度策略

- To protect ridge line, clear views towards the Harbour and waterfront setting
 - To give emphasis to HKCEC Extension as a harbour landmark
 - Stepped building height profile ranging from 10 to 50mPD for new developments in Wan Chai North
 - 14mPD and 15mPD for new developments (CWB facilities) in North Point
-
- 保存山脊線的完整、望向海港的清晰景觀及海旁布局
 - 突出香港會議展覽中心新翼，讓它成為海港地標
 - 灣仔北新發展的高度介乎主水平基準上10至50米，由高至低的形態向海旁伸延
 - 北角的新發展（中環灣仔繞道設施）的高度限制為主水平基準上14和15米

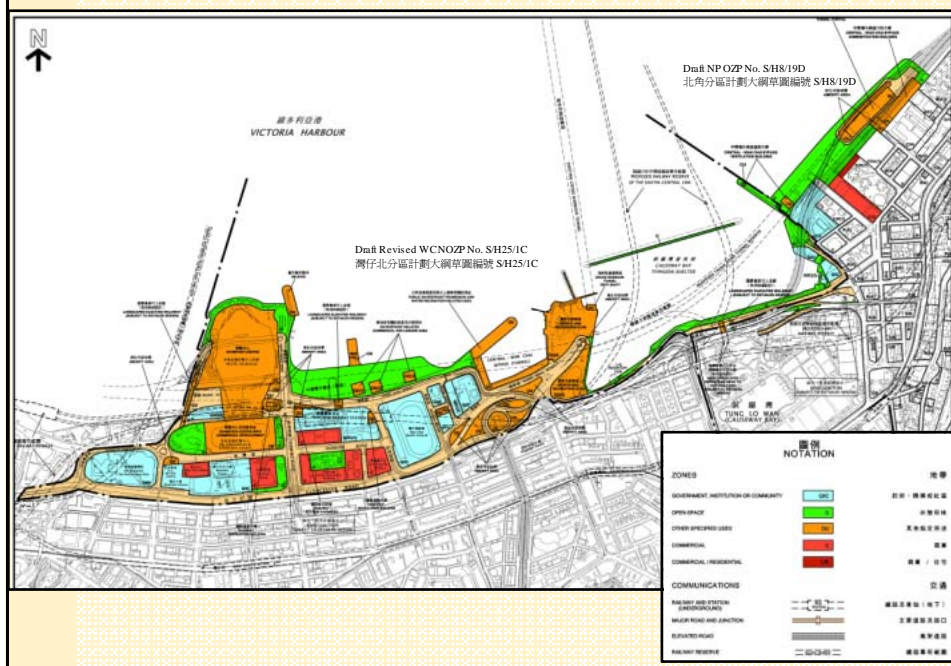


Pedestrian Links 行人通道

- Waterfront promenade from Central to North Point
- New north-south pedestrian links to the waterfront: at-grade crossings, footbridges and landscaped decks
- Longer term improvements will be further considered
- 海濱長廊從中區伸延至北角
- 新南北走向行人設施，包括園景平台、行人天橋和地面行人通道
- 較長期的改善工程會進一步考慮



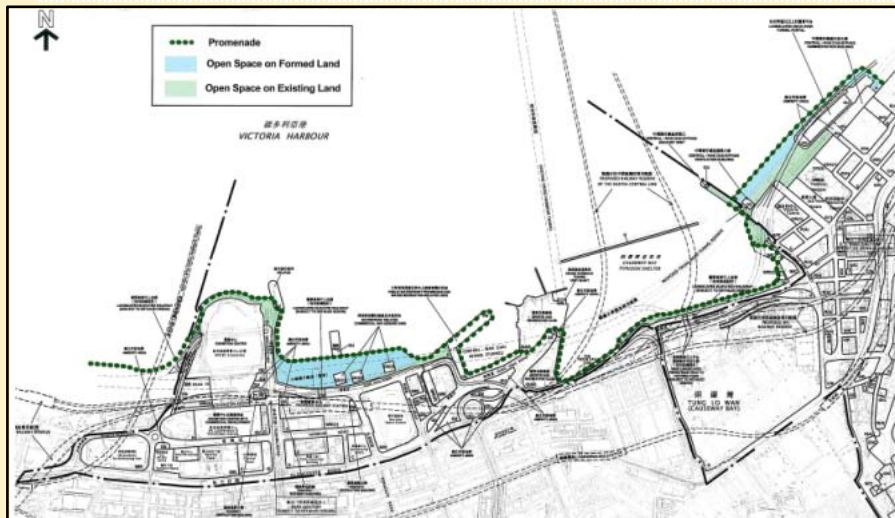
Major Land Uses 主要土地用途



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Harbourfront Enhancement 優化海濱

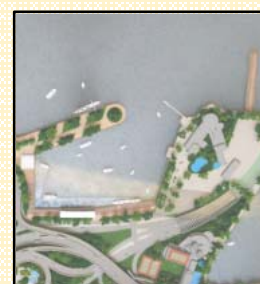
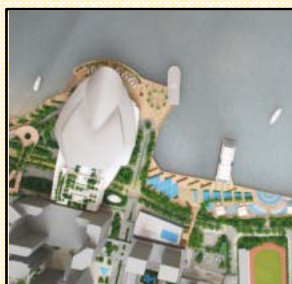
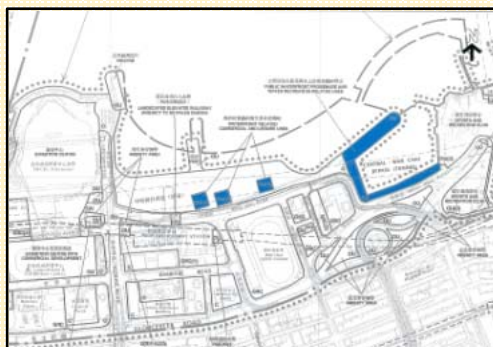
- About 4 km long waterfront promenade connecting Central to North Point.
- About 10.2 ha waterfront open space.
- 連接中環至北角長約4公里的擬議海濱長廊。
- 約10.2公頃的海濱休憩用地。



Major Land Uses in draft Wan Chai North OZP 灣仔北分區計劃大綱草圖的主要土地用途

Harbourfront Enhancement 優化海濱

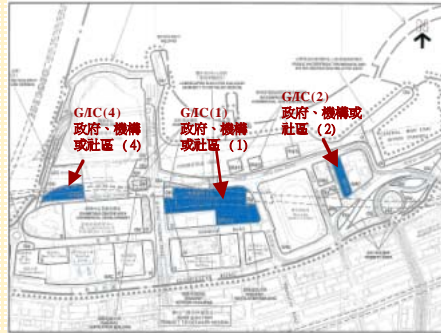
- "Other Specified Uses ("OU") (Public Waterfront Promenade and Water Recreation Related Uses)" zone (max. 20mPD in landward portion) and "OU (Waterfront Related Commercial and Leisure Uses)" zone (max. 15, 10 and 10 mPD).
- 「其他指定用途」註明「公眾海濱長廊及與水上康樂有關的用途」(高度限制為主水平基準上20米) 及「與海旁有關的商業及休憩用地」(高度限制為主水平基準上15、10及10米)。



Major Land Uses in draft Wan Chai North OZP 灣仔北分區計劃大綱草圖的主要土地用途 Government, Institution and Community (GIC) Facilities

政府、機構或社區設施

- "G/IC(1)" - "In-situ" reprovisioning Harbour Road Sports Centre, Wan Chai Swimming Pod and public transport interchange – max. 50mPD.
- "G/IC(4)" - Coach park close to Bauhinia Square – max. 10mPD.
- "G/IC(2)" - Re-provisioning salt water pumping station. Expansion of Wan Chai East Sewage Screening Plant with coach park in the interium – max. 20mPD.
- "G/IC(3)" - Reprovisioning Tin Hau Temple – max. 15mPD.
- 「政府、機構或社區(1)」- 原地重置港灣道體育中心、灣仔游泳池和公共運輸交匯處- 高度限制為主水平基準上50米。
- 「政府、機構或社區(4)」- 近金紫荊廣場的旅遊車停車場- 高度限制為主水平基準上10米。
- 「政府、機構或社區(2)」- 重置海水抽水站及擴建灣仔東污水隔篩廠。中期用作旅遊車停泊- 高度限制為主水平基準上20米。
- 「政府、機構或社區(3)」- 重置水上天后廟- 高度限制為主水平基準上15米。



Major Land Uses in draft Wan Chai North OZP 灣仔北分區計劃大綱草圖的主要土地用途 Government, Institution and Community (GIC) Facilities: Other Facilities

政府、機構或社區設施：其他設施

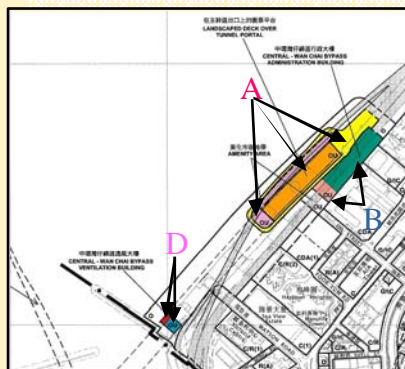
- "OU(Helipad)" – Helipad for emergency and other government flying services. Shared use by commercial operators for domestic services but priority to Government operations at all times (max. 20 mPD).
- "OU(Pier)" – Reprovisioning Wan Chai East Ferry Pier (max. 20 mPD).
- "OU(Railway Ventilation Building)" and "OU(Railway Station Facilities)" – Railway ventilation buildings and station facilities for NIL/SCL (max. 25 mPD).
- 「其他指定用途」註明「直升機升降坪」- 直升機坪提供緊急和其他政府飛行服務。可與提供本地直升機服務的營辦商共同使用，但政府有絕對優先權使用(高度限制為主水平基準上20米)。
- 「其他指定用途」註明「碼頭」- 重置灣仔東渡輪碼頭(高度限制為主水平基準上20米)。
- 「其他指定用途」註明「鐵路通風大樓」及「鐵路車站設施」- 北港島線/沙中線鐵路通風大樓和車站設施(高度限制為主水平基準上25米)。



Major Land Uses in draft North Point OZP 北角分區計劃大綱草圖的主要土地用途 CWB and Associated Facilities, Road Re-alignment and Site Boundary Adjustment

中環灣仔繞道及相關設施、道路路線及土地界線更改

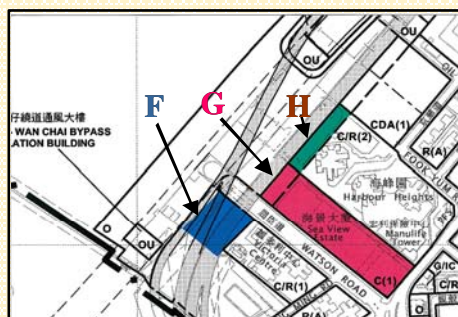
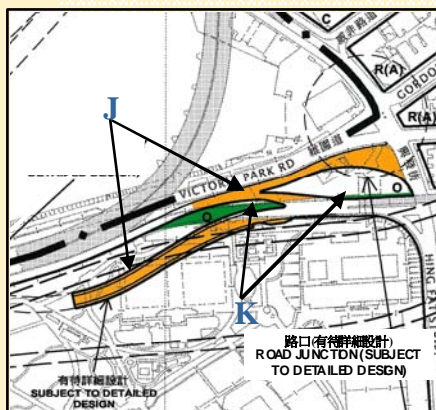
- A: "OU(Landscaped Deck Over Central – Wan Chai Bypass Tunnel)", "Road" and "OU(Amenity Area)"
- B: "OU(Central – Wan Chai Bypass Administration Building)" – max. 15mPD
- D: "OU(Central – Wan Chai Bypass Ventilation Building)" – max. 14mPD
- "OU(Central – Wan Chai Bypass Exhaust Vent)" - Exhaust vent separated from ventilation building and located at eastern breakwater of CBTS.
- A: 「其他指定用途」註明「在主幹道出口上的園景平台」, 「道路」及「其他指定用途」註明「美化市容地帶」
- B: 「其他指定用途」註明「中環灣仔繞道行政大樓」- 高度限制為主水平基準上15米
- D: 「其他指定用途」註明「中環灣仔繞道通風大樓」- 高度限制為主水平基準上14米
- 「其他指定用途」註明「中環灣仔繞道排氣口」- 把排氣口與通風大樓分隔, 設於銅鑼灣避風塘東面防波堤。



Major Land Uses in draft North Point OZP 北角分區計劃大綱草圖的主要土地用途 CWB and Associated Facilities, Road Re-alignment and Site Boundary Adjustment

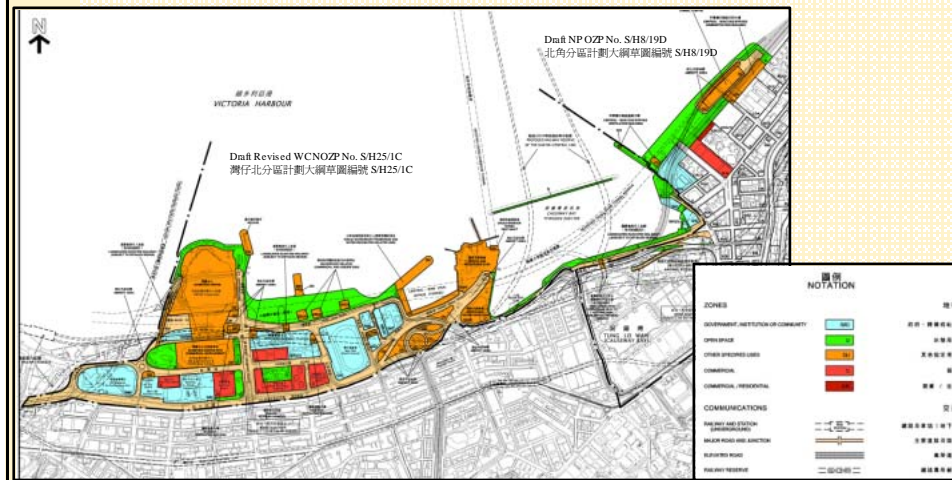
中環灣仔繞道及相關設施、道路路線及土地界線更改

- J and K: "Road" and "Open Space" - Slip Road 8, associated road re-alignment and adjusted boundary of Victoria Park
- F, G, H: Reconfigured FEHD Depot site boundary and minor adjustment of Sea View Estate, Harbour Heights and Manulife Tower as a result of CWB.
- J, K: 「道路」及「休憩用地」- 連接路八、修改相關的道路走線及維多利亞公園界線修訂。
- F、G、H: 因應中環灣仔繞道而重整食環署車房地盤及輕微修訂海景大廈、海峰園和宏利保險中心的地盤界線。



Next Step 下一步工作

- Members are invited to comment on draft revised Wan Chai North OZP and proposed amendments to North Point OZP.
- Public views collected would be submitted to TPB for consideration prior to finalising the amendments for gazetting under Town Planning Ordinance.
- 希望委員就灣仔北分區計劃大綱圖和北角分區計劃大綱圖的擬議修訂提出意見。
- 收集到的意見會呈交城規會考慮，才落實有關修訂，根據《城市規劃條例》刊憲。



多謝 Thank You