



URBAN DESIGN STUDY FOR THE NEW CENTRAL HARBOURFRONT

中環新海濱城市設計研究

Stage 2 Public Engagement

第二階段公眾參與

4.2008



規劃署
Planning Department

Stage 1 Public Engagement (May 2007)

第一階段公眾參與 (二零零七年五月)

General Public Aspirations :

公眾普遍期望:

- Create a **vibrant harbourfront**
締造一個朝氣蓬勃的海濱
- **Lower development intensity** to harmonize with harbourfront setting
較低的發展密度以配合海濱環境
- **Good connectivity**
良好的通達性
- **Extensive greening and quality open space**
廣泛綠化及優質休憩用地
- **Sustainable design**
可持續設計
- **Respect the cultural heritage** of Central District
尊重中區文化歷史脈絡



Stage 1 Public Engagement (May 2007)

第一階段公眾參與 (二零零七年五月)

Alternative Concepts for Reassembling Queen's Pier (QP) and Reconstructing the Old Star Ferry Clock Tower (SFCT)

重組皇后碼頭和重建天星碼頭鐘樓

- Diverse public views 公眾有不同意見
- Some preferred original locations 部分公眾人士喜歡原址
- Some suggested other locations or no reassembling or reconstruction
部分公眾人士提議其他地點重組／重建，或不要重組／重建
- Some supported the waterfront locations and reviving the pier function of QP
部分公眾人士喜歡海濱位置及恢復皇后碼頭的碼頭功能

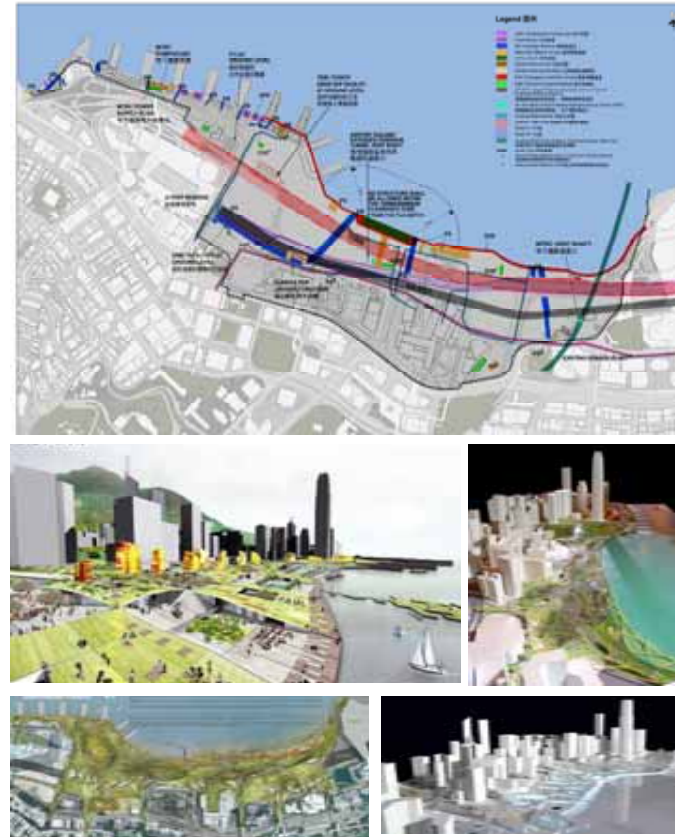


Stage 2 Public Engagement (April 2008)

第二階段公眾參與(二零零八年四月)

Urban Design Framework refined based on:
根據以下各項優化的城市設計大綱：

- **Sustainable development as the overarching principle**
可持續發展的整體原則
- **Public views in Stage 1 Public Engagement**
第一階段公眾參與的公眾意見
- **Public submissions (including a design competition organized by one organization)**
公眾意見(包括某機構舉辦的設計比賽)
- **Design Constraints**
設計限制
- **Urban Design Guidelines**
城市設計指引
- **Harbour planning principles and guidelines of Harbour-front Enhancement Committee**
共建維港委員會的海港規劃原則及指引



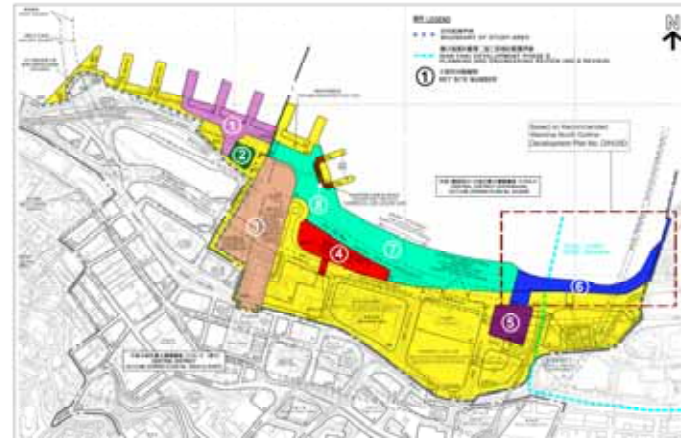
Stage 2 Public Engagement (April 2008)

第二階段公眾參與 (二零零八年四月)

We invite public views on:

我們邀請公眾就以下各項提出意見:

- the refined urban design framework for the new Central harbourfront;
經優化的中環新海濱城市設計大綱
- alternative design concepts for the key sites; and
主要用地的不同設計概念 ;及
- design options at different locations for reassembling QP and
reconstructing the old SF CT
重組皇后碼頭及重建舊天星碼頭鐘樓的設計概念



Urban Design Vision 城市設計理想

To Create a Vibrant, Green and Accessible New Central Harbourfront

締造朝氣蓬勃、綠化和暢達的中環新海濱



Urban Design Study for the New Central Harbourfront 中環新海濱城市設計研究

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Six Urban Design Emphases六個城市設計重點

- 1. Diversity and Vibrancy**
注入多元化用途和朝氣活力
- 2. Development Intensities in harmony with the harbourfront**
與海濱融和的發展密度
- 3. Respecting natural context and existing urban fabric**
融合自然環境及周邊發展
- 4. Ease of Access and Pedestrian Connectivity**
暢達性和行人通道連貫性
- 5. Respecting Cultural Heritage**
尊重文化歷史脈絡
- 6. Promoting Environmentally Friendly Design & Greening**
提倡環保設計及綠化



Design Concepts for Key Sites 主要用地的設計概念

Site	Design Concept A	Design Concept B
1 and 2	<ul style="list-style-type: none"> • 'Hotel and Office' • Additional Floor for Retail and Dining at Central Piers No. 4 to 6 	<ul style="list-style-type: none"> • 'Office and Office' • Additional Floor for Retail and Dining at Central Piers No. 4 to 6
3	<ul style="list-style-type: none"> • Reduced Landscape Deck, More At-grade Open Space • Retail and Office Developments 	<ul style="list-style-type: none"> • Larger Landscaped Deck • Retail and Office Developments
4	<ul style="list-style-type: none"> • Original Site Area • Include Old Star Ferry Clock Tower • Waterfront-related Commercial and Retail Development 	<ul style="list-style-type: none"> • Reduced Site Area (due to Re-assembled Queen's Pier and Realignment of Road P2) • Not Include Old Star Ferry Clock Tower • Waterfront-related Commercial and Retail Development
5	<ul style="list-style-type: none"> • Arts and Culture-related Uses 	<ul style="list-style-type: none"> • Arts and Culture-related Uses
6	<ul style="list-style-type: none"> • Waterfront-related Commercial and Leisure Uses 	<ul style="list-style-type: none"> • Waterfront-related Commercial and Leisure Uses
7	<ul style="list-style-type: none"> • Waterfront Promenade: 'Urban Park' 	<ul style="list-style-type: none"> • Waterfront Promenade: 'Urban Green'
8	<ul style="list-style-type: none"> • Part of Design for Reassembled Queen's Pier and Central Piers No. 9 and 10 	<ul style="list-style-type: none"> • Entrance and Viewing Deck for Central Piers No. 9 and 10
Queen's Pier	<ul style="list-style-type: none"> • By the Sea between Central Piers No. 9 and 10 • Revived Pier Function 	<ul style="list-style-type: none"> • Original Location • Sitting-out Area
Old Star Ferry Clock Tower	<ul style="list-style-type: none"> • At Site 4 along the Visual Corridor for City Hall and Edinburgh Place 	<ul style="list-style-type: none"> • Close to Original Location as original location will conflict with drainage culvert and the Airport Railway Extended Overrun Tunnel

Design Concepts for Key Sites 主要用地的設計概念

用地	設計概念 A	設計概念 B
一號和二號	<ul style="list-style-type: none"> ● 「酒店+ 辦公室」 ● 在中環四號至六號碼頭加建頂層作零售及飲食用途 	<ul style="list-style-type: none"> ● 「辦公室+ 辦公室」 ● 在中環四號至六號碼頭加建頂層作零售及飲食用途
三號	<ul style="list-style-type: none"> ● 園景平台較小而地面休憩用地較多 ● 零售及辦公室發展 	<ul style="list-style-type: none"> ● 園景平台較大 ● 零售及辦公室發展
四號	<ul style="list-style-type: none"> ● 原來地盤面積 ● 包括舊天星碼頭鐘樓 ● 與海濱有關的商業及零售發展 	<ul style="list-style-type: none"> ● 地盤面積較小(因皇后碼頭重組和 P2 道路重新定線所致) ● 不包括舊天星碼頭鐘樓 ● 與海濱有關的商業及零售發展
五號	<ul style="list-style-type: none"> ● 藝術及與文化有關的用途 	<ul style="list-style-type: none"> ● 藝術及與文化有關的用途
六號	<ul style="list-style-type: none"> ● 與海濱有關的商業及休憩用途 	<ul style="list-style-type: none"> ● 與海濱有關的商業及休憩用途
七號	<ul style="list-style-type: none"> ● 海濱長廊：「都市公園」 	<ul style="list-style-type: none"> ● 海濱長廊：「都市綠洲」
八號	<ul style="list-style-type: none"> ● 重組後的重后碼頭和中環九號及十號碼頭的一部分設計 	<ul style="list-style-type: none"> ● 中環九號及十號碼頭的入口和觀景層
皇后碼頭	<ul style="list-style-type: none"> ● 位於中環九號及十號碼頭之間的海濱位置 ● 恢復碼頭功能 	<ul style="list-style-type: none"> ● 原來位置 ● 休憩處
舊天星碼頭鐘樓	<ul style="list-style-type: none"> ● 位於大會堂和愛丁堡廣場景觀廊沿線的四號用地 	<ul style="list-style-type: none"> ● 在原來位置附近，因為原來位置已建有排水暗渠和機場鐵路延展掉車隧道

Design Concepts for Key Sites 主要用地的設計概念

Pierside Corridor (Sites 1 and 2) 碼頭堤岸走廊 (一號及二號用地)

Key Design Features 主要設計特色：

- Additional floor on Piers 4 to 6 for dining and other waterfront-related facilities
在四號至六號碼頭加建頂層，設置餐廳或其他與海濱有關的用途
- Pier Walk with boardwalks and seatings
設木板走廊及戶外憩坐處的堤岸漫步徑
- Elevated walkway system for easy connectivity
高架行人道，方便市民往來



Key Design Features 主要設計特色：

To the north of IFC, two alternative concepts for office/hotel development:
國際金融中心二期北面作辦公室／酒店發展，兩個不同設計概念：

Concept A: 'Hotel and Office' Scheme - a 18-storey hotel and a 30-storey office tower above a bus terminus

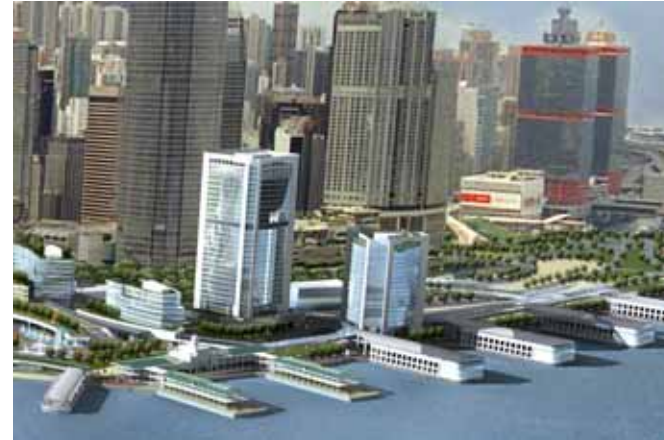
概念A: 「酒店+ 辦公室」：一幢18層高的酒店及一幢30層高的辦公大樓連巴士總站

Concept B: 'Office and Office' Scheme – two office buildings of 16 and 30-storey (including a bus terminus) to meet demand of Grade A offices in Central

概念 B: 「辦公室 + 辦公室」：兩幢分別16層及30層高的辦公大樓(連巴士總站)，切合對中環甲級寫字樓的殷切需求



Concept A 概念 A



Concept B 概念 B

Design Concepts for Key Sites 主要用地的設計概念

Statue Square Corridor (Site 3) 皇后像廣場走廊 (三號用地)

Key Design Features 主要設計特色：

- Interconnected smaller blocks with basements
體積分成規模較小而互相連接的獨立建築物，設有地庫
- Public car parking spaces for reprovisioning Star Ferry Carpark, a green minibus terminus and a coach and taxi drop-off on G/F
在地庫設有供重置天星碼頭停車場的公眾泊車位、在地面設有綠色小巴總站、旅遊巴士及的士上落客處
- Underground pedestrian connection to MTR Central Station.
建議連接港鐵中環站的地下行人通道



Concept A 概念 A



Concept B 概念 B

Key Design Features 主要設計特色：

- To the west, 4 to 6 office/retail blocks of 8 to 10 storeys with cascading design, setbacks, roof gardens etc. 西面設四至六座八至十層高的辦公室／零售樓宇，採用梯級式設計、建築物向後退入、天台花園等
- To the east, a low-rise landscaped deck and an at-grade landscaped deck pedestrian area. 東面設低層園景平台和地面園景行人通道：

Two alternative concepts 兩個不同設計概念：

Concept A: Reduced Landscaped Deck

概念 A: 園景平台較小



Concept A 概念 A

Concept B: Wider Landscaped Deck

概念 B: 園景平台較大



Concept B 概念 B

Design Concepts for Key Sites 主要用地的設計概念：

Site North of City Hall (Site 4) 大會堂以北的用地(四號用地)

Key Design Features 主要設計特色：

- 1 to 3-storey waterfront-related commercial and leisure development named “**Harbour Place**” for alfresco dining, café and other leisure and tourist uses.

一至三層高與海濱有關的商業及休閒發展，名為「**海濱廣場**」，設有露天餐廳、咖啡室及其他休閒和旅遊用途

- Small separated blocks with a wide visual corridor from City Hall to the harbourfront.

獨立的小型建築物，預留一道廣闊的景觀廊，由大會堂眺望海港的景色



Concept A 概念 A



Concept B 概念 B

Two alternative concepts:

兩個不同設計概念:

- **Concept A 概念A :**

- Old SF CT will be reconstructed at Site 4 together with a Clock Tower Gallery.

用地包括重建的舊天星碼頭鐘樓連鐘樓展覽廊

- **Concept B 概念B :**

- Old SF CT not included.
不包括重建的舊天星碼頭鐘樓
- Fewer but larger blocks on reduced site area (due to Road P2 alignment for reassembling QP at original location)
較少座數但規模較大的建築物 (因為原址重組皇后碼頭須重定P2道路的路線及縮小用地面積)



Concept A 概念 A



Concept B 概念 B

Design Concepts for Key Sites 主要用地的設計概念

Arts and Cultural Precinct (Sites 5 and 6) 藝術及文化區 (五號及六號用地)

Key Design Features 主要設計特色：

Site North of CITIC Tower (Site 5)

中信大廈以北的用地 (五號用地)

- Pedestrian connections with wide landscaped deck, footbridges and at-grade crossings
行人通道連接包括廣闊的園景平台、行人天橋和地面過路處
- 3 separate blocks of 13 to 17 storeys forming a cluster primarily for arts and cultural facilities
三幢十三至十七層高獨立的政府、機構或社區設施建築物，提供文化藝術設施



Key Design Features 主要設計特色：

Site near HKCEC (Site 6)

鄰近香港會議展覽中心用地 (六號用地)

- A Bayside Walk with boardwalks, seatings, public landing steps etc..
設有木板走廊、公眾登岸梯級和水上市場的灣畔漫步徑
- Small-scale commercial uses in 1 to 3 storey blocks named “Marine Place” for alfresco dining, seating and outdoor performance.
一至三層高的小型商業及休閒發展，名為「海岸廣場」，設有露天餐廳、戶外憩坐處和戶外表演場地
- Open theatre and outdoor performance area to strengthen the arts and cultural identity of the area.
設有露天劇場及戶外表演區，強化藝術及文化形象



Design Concepts for Key Sites 主要用地的設計概念

The Waterfront Promenade (Site 7) 海濱長廊 (七號用地)

Key Design Features 主要設計特色：

- 3 walking zones with different characters:
三個各具風格的步行區：
 - Pier Walk 堤岸漫步徑
 - Harbour Walk 海濱漫步徑
 - Bayside Walk 灣畔漫步徑
- A reserve for environmentally friendly transport
預留空間設置環保交通工具系統
- PLA berth as part of the waterfront promenade open for public access when it is not in use
解放軍駐香港部隊的軍事碼頭在無需作軍事用途時，會作為海濱長廊的一部分，向公眾開放
- Luxuriant landscaping setting
廣設綠化休憩用地



Two alternative concepts 兩個不同設計概念:

Concept A: Urban Park

概念A：都市公園

- A park setting 公園式布局
- more nodal attractions eg. ferry plaza, featured piazzas, waterfront event plaza, viewing platform etc. 各式各樣的中心景點，包括渡輪廣場、特色廣場、海濱活動廣場、觀景台等
- flat and undulating lawns 平坦和起伏有致的草坪



Concept A 概念 A

Concept B: Urban Green

概念B：都市綠洲

- More natural form of landscaping 採用自然風格的景觀
- Echoes winning design entries and suggestions for a green icon at the waterfront.

參考設計比賽作品及建議，使都市綠洲成為新海濱的標記



Concept B 概念 B

Design Concepts for Key Sites 主要用地的設計概念

Reassembled Queen's Pier and Reconstructed Old Star Ferry Clock Tower 重組皇后碼頭及重建舊天星鐘樓

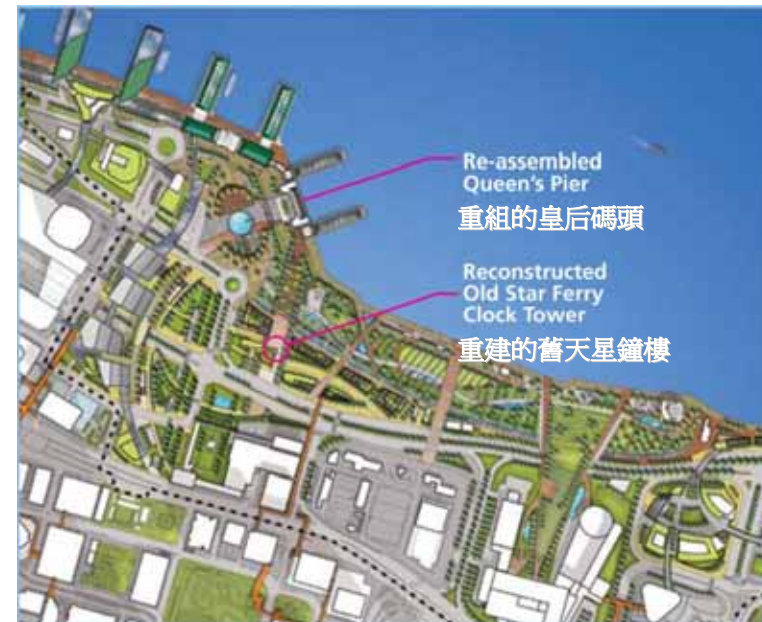
Two alternative concepts are explored:
兩個不同的設計概念:

Concept A: Queen's Pier by the Harbour

概念 A: 在海濱重組皇后碼頭

Key Design Features 主要設計特色 :

- QP will be re-assembled between Central Piers No. 9 and 10 with revived pier function
中環九號及十號碼頭之間重組皇后碼頭，恢復碼頭功能
- Design integration with Central Piers Nos. 9 and 10
設計與中環九號及十號碼頭互相融合



Concept A 概念 A

Old SFCT 舊天星鐘樓

Key Design Features 主要設計特色：

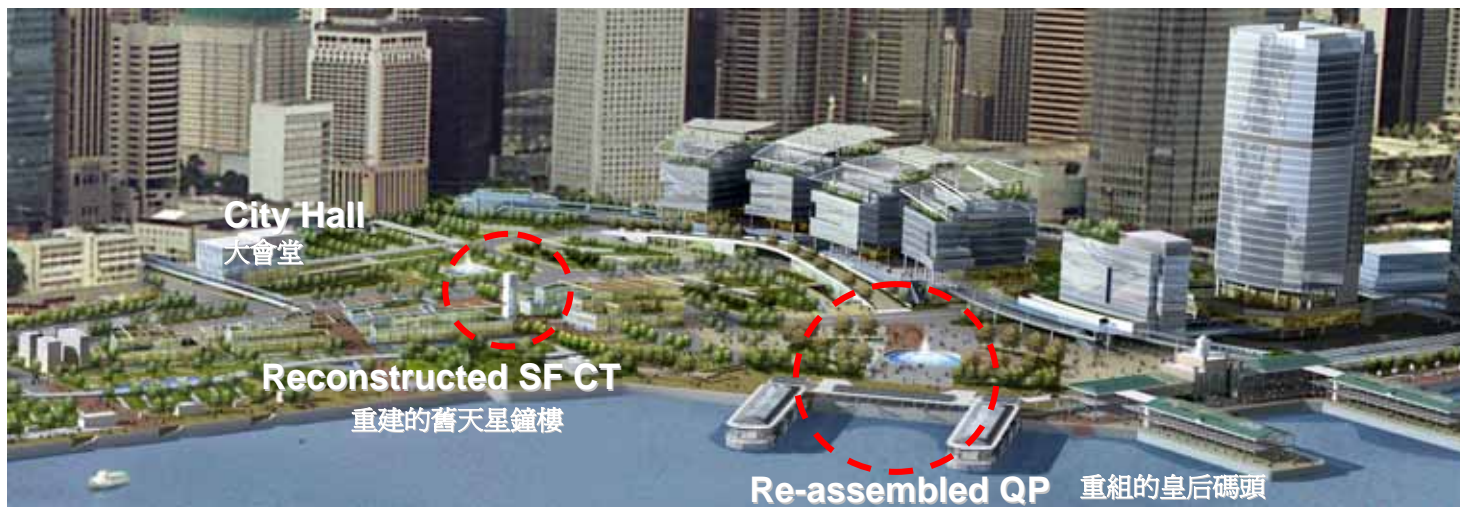
- Old SF CT will be reconstructed in Site 4 and a Clock Tower Gallery will be included to exhibit salvaged items
在四號用地西部重建舊天星碼頭鐘樓，
包括一個展示保存組件的鐘樓展覽廊
- Reconstructed old SF CT at a focal point with a linear axial relationship with City Hall and the re-assembled QP
重建的舊天星碼頭鐘樓將會成為匯聚點，與大會堂及重組後的皇后碼頭構成軸線關係



Concept A 概念 A

Considerations 考慮因素:

- QP is re-assembled with the original harbour setting
皇后碼頭在原来的海港布局重组
- The role of QP as a public pier is maintained
保留皇后碼頭的公眾碼頭功能
- QP is given a new lease of life
皇后碼頭重現生機
- Public use of the pier for waterfront activities can be revived
碼頭繼續讓公眾進行海濱活動

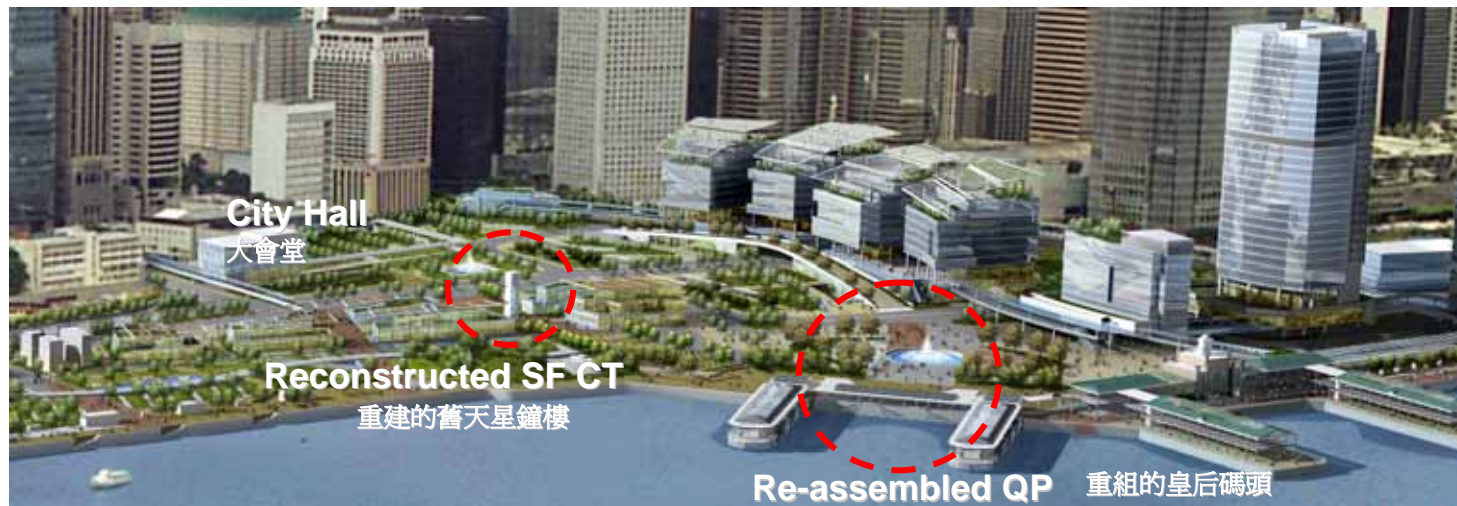


Concept A 概念 A

Urban Design Study for the New Central Harbourfront 中環新海濱城市設計研究

Considerations (Cont'd) 考慮因素 (續):

- The re-assembly works will involve the reconstruction of seawall caissons, ground stabilization works and refurbishment of Central Piers No. 9 and 10
重組工程包括重建海堤單位、地面平整工程和翻新九號及十號碼頭
- The estimated re-assembly and associated costs are about HK\$220 million
預計重組及相關工程耗資約2.2億港元
- Reassembly of QP is estimated to be completed in late 2012
預計重組皇后碼頭將於二零一二年年底完成
- Road P2 will be completed in late 2009 as scheduled
P2道路會如期在二零零九年年底建成



Concept A 概念 A
Urban Design Study for the New Central Harbourfront 中環新海濱城市設計研究

Design Concepts for Key Sites 主要用地的設計概念

Re-assembled Queen's Pier and Reconstructed Old Star Ferry Clock Tower 重組皇后碼頭及重建舊天星鐘樓

Concept B: Queen's Pier at the Original Location

概念 B: 原址重組皇后碼頭

Key Design Features 主要設計特色 :

- Re-assembled at its original location as a sitting-out area
皇后碼頭原址重組後會作為休憩處
- A water feature around the re-assembled QP is proposed (shallow water only due to conflict with planned underground infrastructure)
重組後的皇后碼頭周圍加設水景 (淺水水景，由於地底建有基礎設施)



Concept B 概念 B

Old SFCT 舊天星鐘樓

Key Design Features 主要設計特色：

- The old SF CT will be reconstructed close to its original location at Site 3 together with a CT Gallery to exhibit salvaged items
原址附近(三號用地)重建舊天星碼頭鐘樓，包括一個展示保存組件的鐘樓展覽廊
- Design of the landscaped deck to increase the visibility of the SF CT
園景平台的設計，有助提升鐘樓的看透度



Concept B 概念 B

Considerations 考慮因素：

- Maintain QP's original location
皇后碼頭原址重組
- Maintain the relationship with City Hall and Edinburgh Place
維持與大會堂和愛丁堡廣場的關係
- Loss of the original harbour setting and pier function
失去皇后碼頭原有的海港布局及公眾碼頭功能



Concept B 概念 B

Considerations (Cont'd) 考慮因素 (續) :

- The re-assembly works will involve realignment of Road P2 northwards requiring gazetting the amendment to Road P2, and advancing works of the AR EOT
重組工程需把P2道路北移，重新刊憲公布P2道路的修改及進行機場鐵路延展掉車隧道的前期工程
- The estimated re-assembly and associated costs are about HK\$200 million
預計重組及相關工程耗資約2億港元
- The advance works of the AR EOT are estimated to be completed in late 2012. The re-assembly of QP is estimated to be completed in late 2013
預計機場鐵路延展掉車隧道的前期工程將於二零一二年年底完成，而重組皇后碼頭將於二零一三年年底前完成
- There will be delay of the completion of Road P2 預計P2道路將延遲建成



Concept B 概念 B

Illustrative Master Layout Plans (Combinations of Concepts)

示意總綱發展藍圖 (概念組合)

MLP A 總綱發展藍圖 A



Illustrative Master Layout Plans (Combinations of Concepts)

示意總綱發展藍圖(概念組合)

MLP B總綱發展藍圖 B



A Balanced and Sustainable Approach 均衡及可持續的取向

The preliminary sustainable design assessment is completed.

已完成初步的可持續評估

- Refined urban design framework would bring benefits particularly in the economic, social, cultural and mobility aspects, such as:

優化的城市設計大綱可帶來多項裨益，特別在經濟、社會、文化和流動性方面，例如：

- more employment opportunities 更多就業機會
- accommodating leisure, cultural and government facilities 容納休閒、文化和政府設施
- a significant landscaped area and quality waterfront at the heart of the city 在市中心建設重要的園景區和優質海濱
- cultivating a sense of place 培養地方歸屬感
- meeting the need for essential strategic transport infrastructure 應付重要策略性運輸基建的需要
- facilitating ease of movement 促進流動性

- Further sustainability assessment will be conducted in drawing up the recommendations, taking into account comments received in the Stage 2 Public Engagement.

在第二階段公眾參與結束及考慮有關的公眾意見後，將進行進一步的可持續評估

Thank You
多謝