

港島東

海旁研究

Hong Kong Island East Harbour-front Study

STAGE 第2 公眾參與

階段

Public Engagement Programme

優化建議摘要

Enhancement Proposals Digest



規劃署
Planning Department

港島東海旁研究顧問
Hong Kong Island East Harbour-front Study Consultant



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公眾參與活動策劃顧問團
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目錄



Contents

02 背景
Background

06 優化建議方案
Enhancement Proposals

06 **A** 優化海濱連貫性
Harbour-front Connectivity Enhancement

北角
North Point
鰂魚涌
Quarry Bay
筲箕灣
Shau Kei Wan
柴灣
Chai Wan

六條連接北海濱/腹地的街道
Six Streets for North-South Waterfront / Hinterland
Connections

18 **B** 重點改善地點
Key Sites

北角渡輪碼頭
North Point Ferry Piers
鰂魚涌海裕街用地
Hoi Yu Street Site in Quarry Bay

24 下一步
Next Step

背景 Background

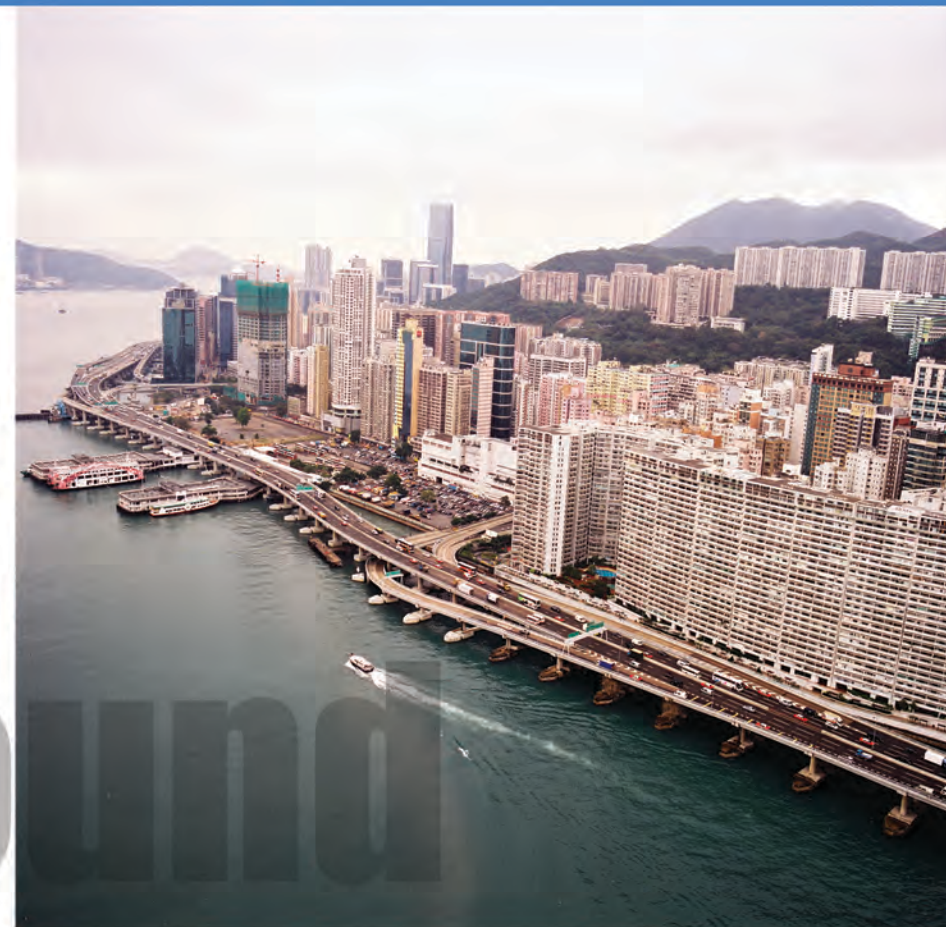
規劃署現正就「港島東海旁研究」進行三個階段的公眾參與活動，收集公眾對港島東海旁優化建議的意見，並就研究建議建立共識。

第一階段公眾參與活動於2009年3至4月間舉行，主要收集了相關人士對優化研究地點的願景和期望，及主要關注事項的意見。所有收集的公眾意見和建議已載於第一階段公眾參與活動報告內，並上載於規劃署的網頁供市民查閱。研究顧問亦參考了有關意見制訂優化建議的初步方案。

我們現正進行第二階段公眾參與活動，讓市民發表對有關優化建議的初步方案的意見，研究顧問會於稍後制訂最可取方案，並在第三階段公眾參與活動公佈有關方案。

The Planning Department is carrying out a 3-stage Public Engagement Programme (PEP) of the Hong Kong Island East Harbour-front Study (the Study) to collect public views on the enhancement proposals for harbour-front areas and to build consensus on the enhancement proposals.

The Stage 1 PEP was held in March and April 2009 to solicit initial views from key stakeholders on the major issues and key areas of concern on enhancement of the Hong Kong Island East harbour-front areas as well as their visions, aspirations and suggestions on harbour-front enhancement. All the public views and suggestions collected have been included in the Stage 1 Public Engagement Report available at the Planning Department's website. The Study Consultant has taken into account the public views in preparing the initial options of the enhancement proposals.



The Stage 2 PEP is now being conducted to solicit public comments on the initial options of the enhancement proposals. From those a preferred option will be generated and will be made available at the Stage 3 PEP.

目的 Objectives

研究目的主要為港島東海旁地區擬定全面的優化建議，當中包括制訂：

- 海濱長廊計劃
- 改善連接海濱的行人道網絡
- 主要地點的城市設計大綱
- 主要行人通道的街景優化及園景美化大綱
- 落實優化建議的策略

The study aims to formulate a comprehensive plan for enhancement of the Hong Kong Island East harbour-front areas including the formulation of:

- a waterfront promenade proposal
- an improved pedestrian circulation network to enhance harbour-front connectivity
- an urban design framework for key sites
- a streetscape enhancement and landscape framework for major pedestrian corridors
- an implementation strategy for the enhancement proposals

研究過程 Study Programme



公眾參與活動

PUBLIC ENGAGEMENT PROGRAMME

第一階段公眾參與活動
Stage 1 PEP

第二階段公眾參與活動
Stage 2 PEP

第三階段公眾參與活動
Stage 3 PEP

港島東海旁研究 THE HONG KONG ISLAND EAST HARBOUR-FRONT STUDY

基線檢討階段
Baseline Review Stage

擬定方案階段
Option Generation Stage

總結規劃階段
Plan Consolidation Stage

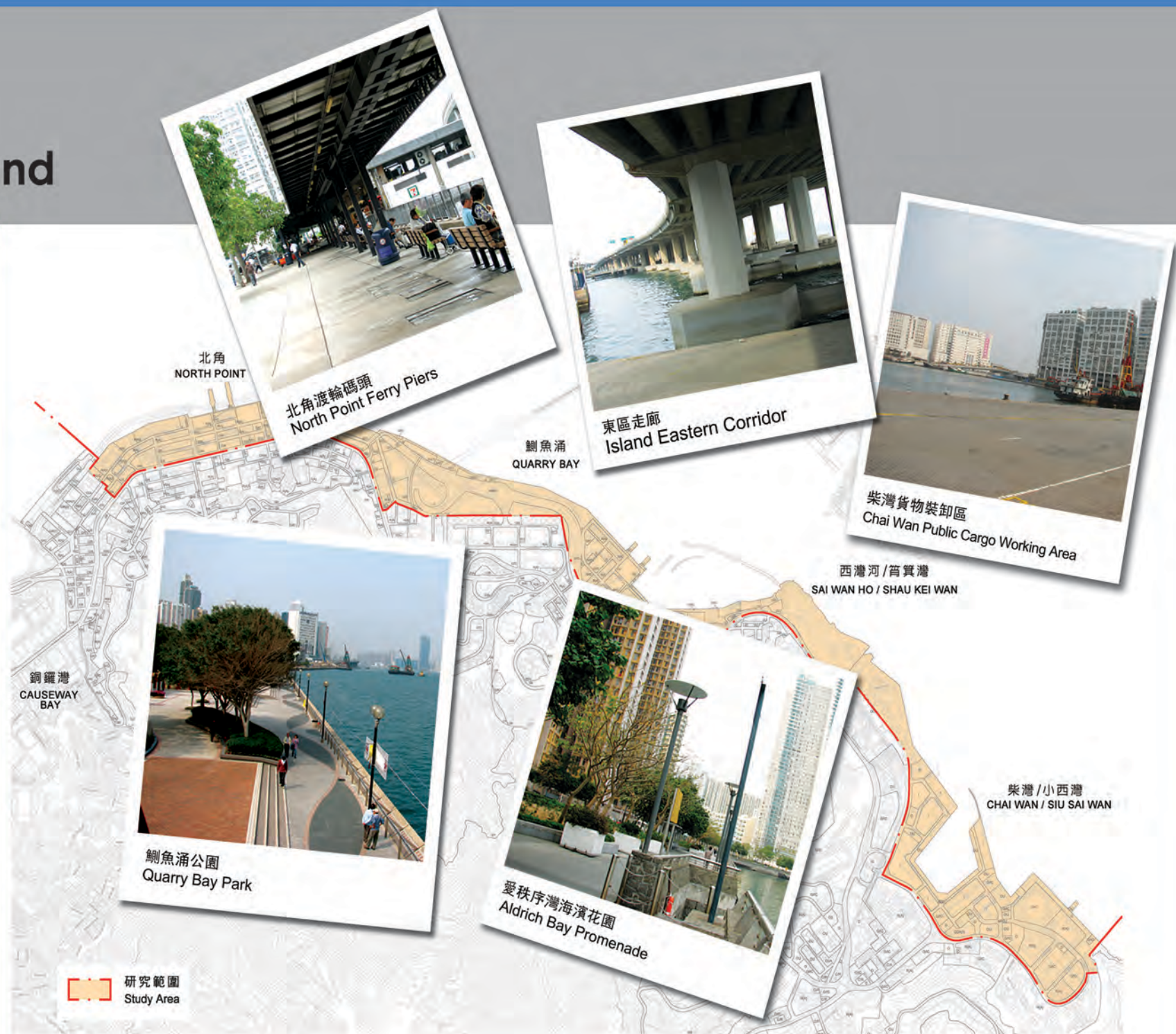
最後報告階段
Final Reporting Stage

背景 Background

研究地點 Study Area

是次研究地點涵蓋港島東海旁一帶的土地，以油街前政府物料供應處以東開始向東伸延至小西灣，面積約200公頃。

The Study Area covers about 200 ha of land along the harbour-front of Hong Kong Island East stretching from the immediate east of the ex-Government Supplies Depot site in Oil Street eastward to Siu Sai Wan.



第一階段 公眾參與活動 Stage 1 Public Engagement

我們在第一階段公眾參與舉辦了一連串活動，包括集思工作坊、問卷調查、「您想乜東東」繪畫徵集活動及向多個法定和諮詢團體進行簡介會，期間亦收到數份就優化港島東海旁的書面意見。

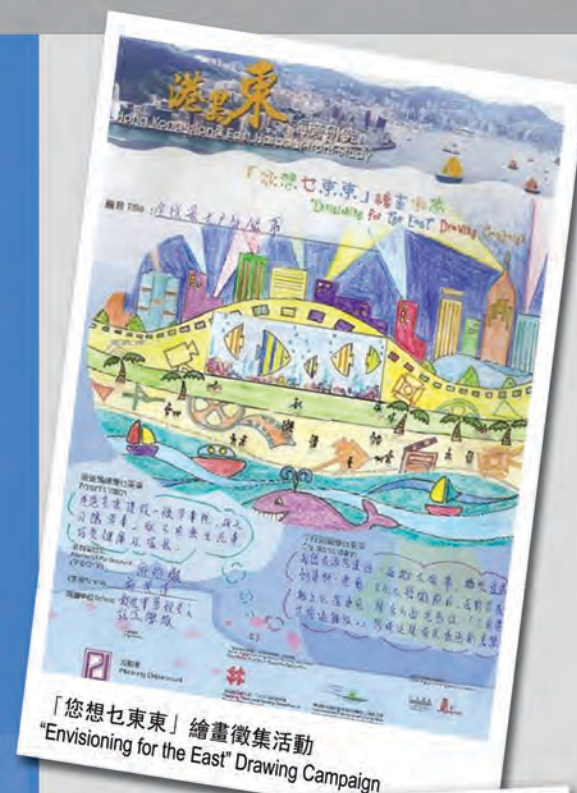
In the Stage 1 PEP, a series of public engagement activities were organised. These included a brainstorming workshop, a questionnaire survey, an "Envisioning for the East" drawing campaign and briefings to statutory and advisory bodies. We also received a few written submissions expressing views on enhancement of the Hong Kong Island East harbour-front areas.

綜合所得，市民普遍：

- 認為港島東的居住環境尚算舒適
- 期望有一條連貫的及附設單車設施的海濱長廊，並改善往來海濱的行人設施
- 期望提供更多綠化和康樂及消閒設施
- 建議進行景觀美化、文物保育及改善經濟措施
- 建議選定一些可行地點如海裕街進行臨時或可於短期內實行的海濱優化項目
- 關注海濱長廊涉及私人土地業權與管理的問題及就保護海港條例在法律上的影響

In general, the public:

- considered the living environment of Hong Kong Island East quite satisfactory
- longed for a continuous waterfront promenade with the provision of cycling facilities and enhancement of pedestrian connections to and from the waterfront
- longed for more greening and the enhancement of recreational and leisure facilities
- suggested to implement urban design / landscape as well as cultural heritage and economic enhancement measures
- suggested to identify potential sites such as Hoi Yu Street site for short-term / quick-win harbour-front enhancement projects
- raised concerns on land and management issues of the promenade on private land and legal implications on the Protection of the Harbour Ordinance



優化 建議方案

研究顧問已就以上公眾意見制訂下列優化建議方案

The Study Consultant has considered the public views in formulating the following enhancement proposals

A 優化海濱連貫性 Harbour-front Connectivity Enhancement

B 重點改善地點 Key Sites

優化海濱連貫性

Harbour-front Connectivity Enhancement

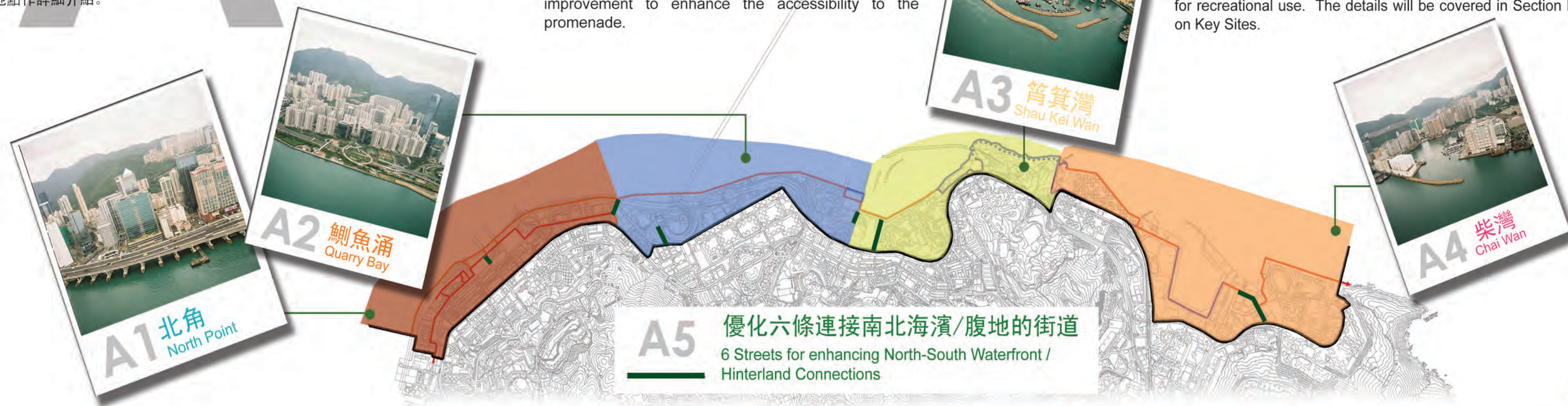


優化海濱連貫性方案旨在提供一條由北角至柴灣的海濱長廊。以下列出四個分區內建議改善海濱連接的計劃及相關考慮事項。此外，優化方案亦建議就六條連接東區腹地的縱向街道進行改善工程，以加強海濱長廊的可達性。

我們理解市民期望興建一條能夠連貫港島東海旁的單車徑，但鑒於地形及空間的限制，在技術上要提供一條連貫的單車徑並不可行。雖然如此，研究建議在北角渡輪碼頭及海裕街的地點提供單車設施作康樂用途。有關建議在B章節重點改善地點作詳細介紹。

The harbour-front connectivity enhancement proposals aim to provide a waterfront promenade along the shoreline from North Point to Chai Wan. Promenade enhancement plans and key issues for consideration for the four sub-districts in Hong Kong Island East are highlighted below. In addition, six streets currently linking with the hinterland have been identified for improvement to enhance the accessibility to the promenade.

We understand that there has been a general public request for the provision of a continuous cycle track along the waterfront promenade. However, due to the topography and insufficient space available for a designated cycle track, it may not be technically feasible to provide an extensive cycle track. Notwithstanding such limitations, cycling facilities are proposed at the North Point Ferry Pier and Hoi Yu Street site for recreational use. The details will be covered in Section B on Key Sites.



A1 北角 North Point

優化建議方案 Enhancement Proposals

現時位於北角和富中心的海濱長廊是開放予公眾使用的。但是該海濱長廊與毗鄰的糖水道花園之間被和富中心的圍牆分隔，因此研究建議打通圍牆，把該海濱長廊與糖水道花園連結一起。

此外，在前北角邨地盤亦有計劃興建20米闊的海濱長廊供市民享用。

為了進一步加強北角海濱的連貫性，研究建議在東區走廊由油街至海裕街的一段橋底興建一條約2公里長的行人板道。由於近糖水道一段東區走廊橋底支路的淨空高度不足，該段行人板道將需要伸延至東區走廊以外的水面。這樣可避免擬議的行人板道因前路不通而終止。

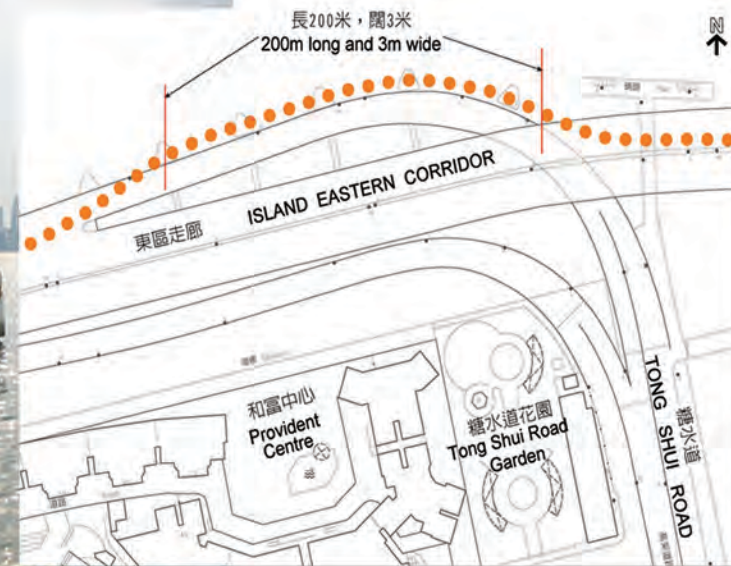
In North Point, the existing promenade at Provident Centre is accessible to the public but it is separated from the adjoining Tong Shui Road Garden by the boundary wall of Provident Centre. It is proposed to create an opening at the boundary wall to link them up.

In addition, a 20-m wide promenade is planned at the ex-North Point Estate site for public enjoyment.

To further enhance the connectivity along the waterfront in North Point, a boardwalk of about 2 km is proposed underneath the section of Island Eastern Corridor (IEC) from Oil Street to Hoi Yu Street, with a section of the boardwalk near Tong Shui Road to be extended beyond the direct cover of the IEC due to inadequate headroom under the slip road. This will avoid having the proposed boardwalk terminated in a dead end.



效果圖 Perspective view



近糖水道的擬議行人板道
Proposed boardwalk near Tong Shui Road



效果圖 Perspective view

建議在東區走廊下興建2公里長的行人板道
Proposed 2km-long boardwalk underneath the IEC



在前北角邨地盤預留20米闊的海濱長廊
Planned 20m-wide promenade at the ex-North Point Estate Site

- 改善現有海濱連接走線建議
Proposed enhancement of existing waterfront connection
- 東廊下的行人板道建議
Proposed boardwalk underneath the IEC

北角危險品車輛渡輪碼頭
North Point Dangerous Goods Vehicular Ferry Pier



現時和富中心內的海濱長廊
Existing promenade at Provident Centre

考慮事項 Issues

- 對相關私家地段享有船隻進出權利的影響
- 行人板道穿越北角危險品車輛渡輪碼頭的可行性
- 視乎行人板道建議是否獲得公眾大力支持，我們將會進一步研究行人板道建議是否符合《保護海港條例》及終審法院判詞中所指的「有凌駕性公眾需要的測試」的主要準則，包括有迫切性、具充分理由及有即時需要；沒有其他切實可行的選擇；及對海港造成的損害減至最少
- Marine access rights for some private lots may be affected
- Feasibility of the proposed boardwalk passing through the North Point Dangerous Goods Vehicular Ferry Pier
- Subject to whether there is strong public support, the boardwalk proposal will be further examined under the Protection of the Harbour Ordinance and whether it would satisfy the principal criteria of the "Overriding Public Need Test" stipulated by the Court of Final Appeal, namely compelling, overriding and present need; no viable alternative; and minimum impairment to the harbour

A2 鰂魚涌

Quarry Bay

優化建議方案

Enhancement Proposals

鰂魚涌區的改善連接方案包括海裕街的擬議海濱長廊，現時的鰂魚涌公園及西灣河海濱公園。

由於現時位於西灣河海濱公園及愛秩序灣海濱花園之間的水警地盤阻隔市民到達海濱，研究建議在嘉亨灣的公共車輛總站提供行人通道，並改善行人路面的鋪設及照明等配套設施。除此以外，亦可考慮興建一條架空行人通道穿過水警地盤以連貫海濱長廊。

This section in the Quarry Bay area comprises a proposed waterfront promenade along Hoi Yu Street, the existing Quarry Bay Park and Sai Wan Ho Harbour Park.

Since the Marine Police premises located between the Sai Wan Ho Harbour Park and Aldrich Bay Promenade restrict public access to the waterfront, a short cut route with improved paving and lighting through the Public Transport Terminus of Grand Promenade is proposed to facilitate pedestrian movement. Alternatively, consideration could be given to construct an elevated walkway across the Marine Police premises to enhance the connectivity of the waterfront.



效果圖 Perspective view

於海裕街提供一條集消閒、娛樂及零售用途的海濱長廊
Provision of recreational facilities, entertainment and retail uses along the waterfront at Hoi Yu Street

考慮事項 Issues

- 興建海裕街海濱長廊涉及的私人土地業權問題
- 現有公用設施對興建海裕街海濱長廊造成的限制
- 可能影響水警方面的運作
- Private land issues in relation to the proposed waterfront promenade along Hoi Yu Street
- Constraints posed by existing utility installations to the Hoi Yu Street waterfront promenade
- Possible impact on the operation of the Marine Police



- 改善現有海濱連接走線建議
Proposed enhancement of existing waterfront connection
- 擬議架空行人通道
Proposed elevated walkway

於西灣河水警地盤及嘉亨灣之間提供一條架空行人通道
An elevated walkway between the Marine Police premises and Grand Promenade

於嘉亨灣公共車輛總站提供額外連接通道
An alternative connection through the PTT under Grand Promenade

A3 筲箕灣

Shau Kei Wan

優化建議方案

Enhancement Proposals

筲箕灣區的改善連接建議主要由愛秩序灣海濱花園向東伸延至現時杏花邨海濱長廊。

研究建議把愛秩序灣海濱花園以東伸延至毗鄰一塊空地，以便把海濱長廊向東伸延，而筲箕灣避風塘附近的船隻修理工場則需要搬遷，以及開放筲箕灣污水處理廠及筲箕灣魚類批發市場的臨海地方，才能提供連貫的海濱長廊。

此外，研究亦建議興建一條高架天梯（約主水平基準上15至20米高）或近海岸水平的懸臂式海濱板道（約主水平基準上5至6米高）繞過香港海防博物館至杏花邨。

This section in Shau Kei Wan extends from the existing Aldrich Bay Promenade eastwards to the existing promenade at Heng Fa Chuen.

The Aldrich Bay Promenade is proposed to be extended eastward to the adjacent vacant land. To facilitate a continuous promenade, the existing shipyards along the Shau Kei Wan Typhoon Shelter would need to be relocated and the water edge of the Shau Kei Wan Preliminary Treatment Works and the Shau Kei Wan Wholesale Fish Market be allowed for public access.

Connectivity around the Hong Kong Museum of Coastal Defence to Heng Fa Chuen can be achieved by constructing an elevated walkway, the "SkyTrail" (height of about 15 to 20mPD) or a cantilevered boardwalk at a lower coastal level (height of about 5 to 6mPD).



愛秩序灣海濱花園以東的空地
Vacant land to the east of Aldrich Bay Promenade



船隻及汽車修理工場
Shipyards and car repairing workshops

考慮事項 Issues

- 搬遷船隻修理工場的需要及可能性
- The need for and possibility of relocating the existing shipyards



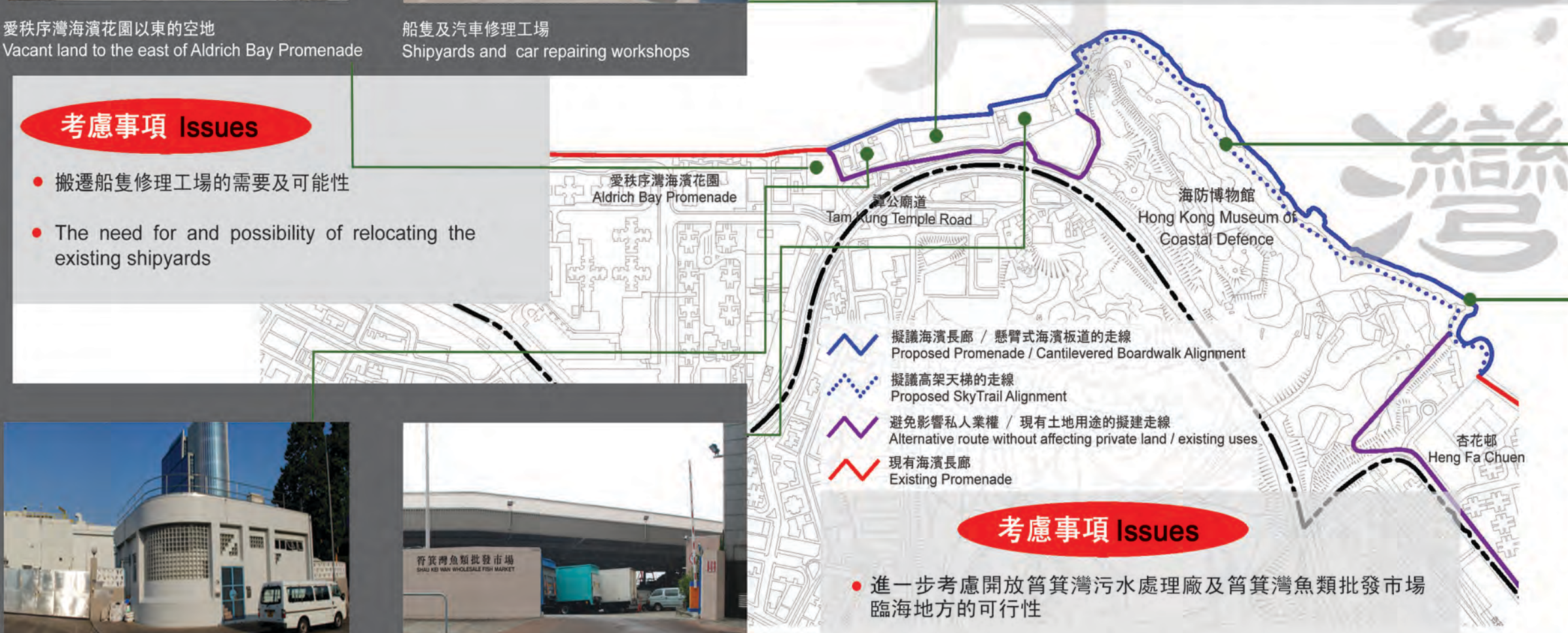
筲箕灣污水處理廠
Shau Kei Wan Preliminary Treatment Works



筲箕灣魚類批發市場
Shau Kei Wan Wholesale Fish Market

考慮事項 Issues

- 興建高架天梯或懸臂式海濱板道連接至杏花邨的私人土地業權問題
- Private land issue in relation to the connection point of the SkyTrail / cantilevered boardwalk at Heng Fa Chuen



考慮事項 Issues

- 進一步考慮開放筲箕灣污水處理廠及筲箕灣魚類批發市場臨海地方的可行性
- Public accessibility of the water edge via the Shau Kei Wan Preliminary Treatment Works and the Shau Kei Wan Wholesale Fish Market to be further considered

高架天梯效果圖 SkyTrail Perspective View



懸臂式海濱板道效果圖 Cantilevered Boardwalk Perspective View



A4 柴灣

Chai Wan

優化建議方案 Enhancement Proposals

柴灣區的改善連接建議包括由杏花邨至小西灣的海濱長廊。

現時該兩處地點之間用作各樣政府或私人用途，當中包括柴灣貨物裝卸區，限制市民前往海濱。由於貨物裝卸區仍有運作上的需要，研究建議可考慮探討沿貨物裝卸區提供行人道的可行性，進一步加強海濱的連貫性及改善行人的步行環境。

This section in Chai Wan extends from the promenade at Heng Fa Chuen to the Siu Sai Wan Promenade.

Some existing Government and private uses including the Chai Wan Public Cargo Working Area (PCWA) located in between the existing promenades generally restrict public access to the waterfront. Since the PCWA is still required for operational need, consideration may be given to explore the feasibility of providing a footpath alongside the PCWA to enhance connectivity along the waterfront and to improve the pedestrian environment.



考慮事項 Issues

- 開放杏花邨現有海濱長廊予公眾享用所涉及的私人土地業權問題
Private land issue in relation to public accessibility to the existing promenade at Heng Fa Chuen
- 需探討沿貨物裝卸區提供行人道的可行性
The feasibility of providing a footpath alongside the PCWA to be explored



Chai Wan

柴灣



A5 六條連接

Six Streets for

南北海濱
腹地
North-South Waterfront
Hinterland

的街道

Connections

為改善連接海濱南北方向的行人通道環境，研究建議優先在以下六條街道進行可於短期內實行的優化工程，包括擴闊及改善行人路面、加強綠化、增加街道設施、指示牌及地標等。

To improve the north-south waterfront connectivity and walking environment, 6 existing streets have been identified as quick-wins for streetscape enhancement. The measures include pavement widening, paving improvement, intensified tree and shrub planting, additional street furniture, strong identifiable signage and iconic elements etc.

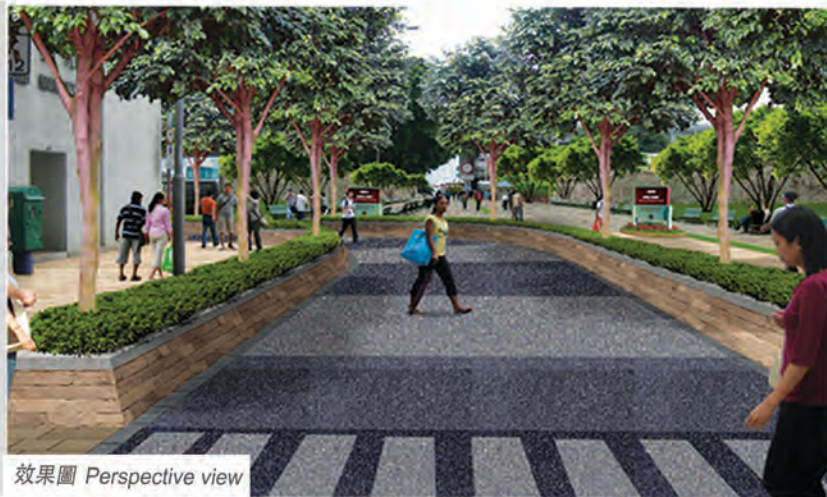
優化建議方案 Enhancement Proposals



A5a 書局街
Shu Kuk Street



現時狀況 Existing situation



效果圖 Perspective view

A5b 海裕街
Hoi Yu Street



現時狀況 Existing situation



效果圖 Perspective view

A5c 海灣街
Hoi Wan Street



現時狀況 Existing situation



效果圖 Perspective view

A5d 太安街
Tai On Street



現時狀況 Existing situation



效果圖 Perspective view

A5e 愛德街
Oi Tak Street



現時狀況 Existing situation



效果圖 Perspective view

A5f 新業街
Sun Yip Street



現時狀況 Existing situation



效果圖 Perspective view

重點改善地點

Key Sites

北角渡輪碼頭及鰂魚涌海裕街用地具潛力作進一步改善為優質的海濱。研究建議分別為有關地點提出兩個發展方案。

The North Point Ferry Piers and the Hoi Yu Street site in Quarry Bay have potential for enhancement to create a quality waterfront. The Study has proposed two development options for each of the sites.

北 B1

北角渡輪碼頭位處書局街及琴行街以北的土地，毗連南面的前北角邨地盤。

North Point Ferry Piers are located at the northern end of Shu Kuk Street and Kam Hong Street. Abutting to its immediate south is the ex-North Point Estate site.

北角渡輪碼頭

North Point Ferry Piers



B1 北角渡輪碼頭
North Point Ferry Piers



北角渡輪碼頭魚市場
North Point Ferry Pier Fish Market



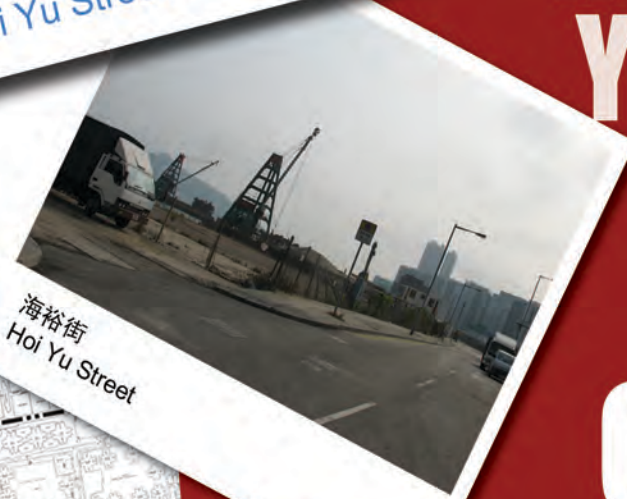
北角渡輪碼頭入口
North Point Ferry Piers Entrance



B2 鰂魚涌海裕街用地
Hoi Yu Street Site in Quarry Bay



東區海底隧道出口上蓋
Open area at the EHC Tunnel Portal



海裕街
Hoi Yu Street

鰂魚涌海裕街 B2 用地

Hoi Yu Street Site in Quarry Bay

鰂魚涌海裕街用地包括兩個部分：東區海底隧道出口上蓋空地及東區走廊北面沿海裕街一帶的臨海用地。

The Hoi Yu Street site comprises two parts: the open area at the Eastern Harbour Crossing (EHC) Tunnel Portal and the waterfront area at Hoi Yu Street to the north of the IEC.

Quarry Bay

B1 北角渡輪碼頭

North Point Ferry Piers

建議發展方案

Proposed Development Options

悠閒康體

方案 Option 1

為主題的海濱發展
Leisure and Recreation-themed Waterfront

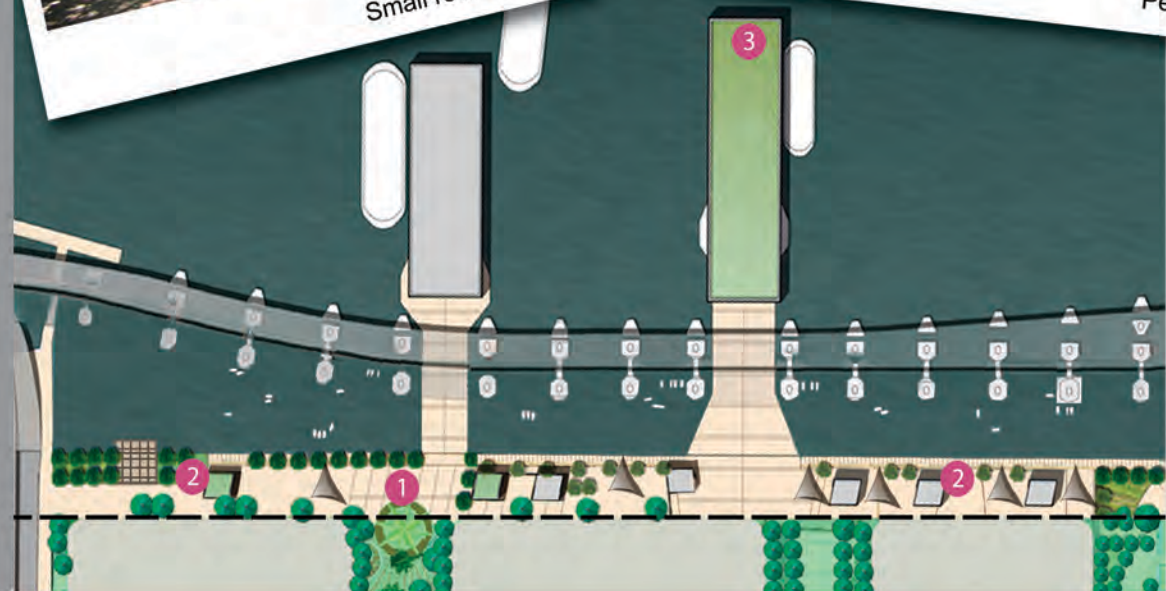
- 1 興建20米闊的海濱長廊，並提供兒童遊樂場、長者康體設施及單車徑等，在假日亦可變作跳蚤市場或藝墟用途
20m wide waterfront promenade with children's playground, elderly exercise area and cycle route etc., can be used for weekend flea market or arts and crafts fair
- 2 小型零售商舖
Small retail kiosks
- 3 維持現有兩個碼頭的渡輪服務，東面碼頭的西面泊位可供悠閒船隻停泊，並提供餐廳及商業用途
Existing ferry services at the two piers to be maintained with the western berth of the eastern pier for leisure boat use complemented with restaurants and commercial uses



小型零售商舖
Small retail kiosks



效果圖
Perspective view



效果圖
Perspective view

方案 Option 2

動感娛樂
為主題的海濱發展
Vibrant Entertainment Waterfront

- 1 提供20米闊綠化海濱長廊作舒適的公眾空間，在假日亦可變作跳蚤市場或藝墟用途
20m wide waterfront promenade with soft landscaped open space, can be used for weekend flea market or arts and crafts fair
- 2 在東區走廊下興建附設零售商舖的行人板道提供額外的公眾活動空間
Boardwalk under IEC with retail kiosks as an extended activity deck
- 3 翻新整合碼頭設施以成為港島東新地標，並包括餐廳、商業及娛樂用途。維持現有兩個碼頭的渡輪服務，東面碼頭的西面泊位可供悠閒船隻停泊
New iconic landmark of HK Island East with integration of the renovated pier structures comprising restaurants, commercial and entertainment uses. Existing ferry services at the two piers to be maintained with the western berth of the eastern pier for leisure boat use
- 4 於天台提供露天茶座及園境美化地帶給市民享用
Alfresco dining on pier roof with landscaped area that is publicly accessible

B2 鰂魚涌海裕街用地

Hoi Yu Street Site in Quarry Bay Proposed Development Options

建議發展方案

康體為主題的 海濱發展 方案 Option 1

- 1 休憩公園
Public Park
- 2 康體休憩用途 (例如兒童遊樂場、康體健身設施及長者運動設施)
Recreational and Leisure uses (e.g. children's playground, fitness / exercise equipment zone and elderly exercise area)
- 3 提供康樂用途的單車徑及相關配套設施 (例如單車租用店、單車停泊處等設施)
Recreational Cycle Route with associated facilities (e.g. cycle rental shop, cycle parking racks)
- 4 興建3層高的發展作零售、食肆、娛樂及康體文化用途
Low-rise developments of about 3 storeys high accommodating retail shop, eating place, place of entertainment and place of recreation, sports or culture



旅遊娛樂為主題的 海濱發展 方案 Option 2

- 1 重點娛樂中心 (例如動感影院、表演場地)
Major entertainment facility (e.g. IMAX, performance centre)
- 2 開放作遊樂場、娛樂及節慶或假日用途
Fun fair, entertainment use and festive/seasonal events
- 3 興建5-6層高的發展作文化、旅遊及娛樂用途，並提供商舖及食肆
Developments of 5-6 storeys accommodating cultural, tourism and entertainment uses with shops and restaurants
- 4 興建特色架空行人通道連接海濱及東隧出口上蓋地盤
An attractive, iconic elevated walkway connecting the waterfront and the EHC portal site



本優化建議摘要列出初步改善港島東海旁的建議及需要考慮的主要事項，我們誠邀閣下積極參與第二階段公眾參與活動，就優化建議建立共識及訂定未來路向。

This digest illustrates the initial enhancement options that have been prepared for the Hong Kong Island East waterfront areas and highlights the key issues for consideration. We sincerely invite you to participate in the activities of the Stage 2 PEP to build consensus and to define our way forward.

有關「港島東海旁研究」的背景資料及第二階段公眾參與活動內容的查詢，請瀏覽規劃署的網頁：

For details of the study background and Stage 2 Public Engagement Programme, please visit the Planning Department's website:

http://www.pland.gov.hk/pland_en/p_study/prog_s/island/index.html

or call
或致電 2231 4616



請填妥有關回應表及活動報名表，利用以下方式交回：
Please return the enclosed feedback form and activity registration form

電郵
Email andywong@cuhk.edu.hk

傳真
Fax 2603 5267



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24 下一步 Next Step



本優化建議摘要由公眾參與活動策劃顧問團製作，而優化方案及有關其設計由「港島東海旁研究」顧問提供。
This digest is prepared by the public engagement consultant team. The enhancement proposals are formulated by the Study Consultant.

Note: 凡個人或團體在「港島東海旁研究」過程中向規劃署提供意見及建議，均會視作已同意規劃署可使用或公開(包括上載於適合的網頁)全部或部分所提供的意見及建議(個人資料除外)。否則，請在提供意見及建議時作出聲明。

A person or an organization providing any comments and views to the "Hong Kong Island East Harbour-front Study" shall be deemed to have given consent to the Planning Department to use or publish, including posting onto an appropriate website, the whole or part of the comments and views (with the exception of personal data). Otherwise, please state so when providing comments and views.

Attention: The plans and photos in this digest are for reference only.
注意：此摘要內刊載的圖則及相片僅供參考。