

灣仔北分區計劃大綱核准圖編號 S/H25/2的修訂項目

Amendments to the Approved Wan Chai North Outline Zoning Plan No. S/H25/2

港島區海濱發展專責小組會議
2013年6月7日

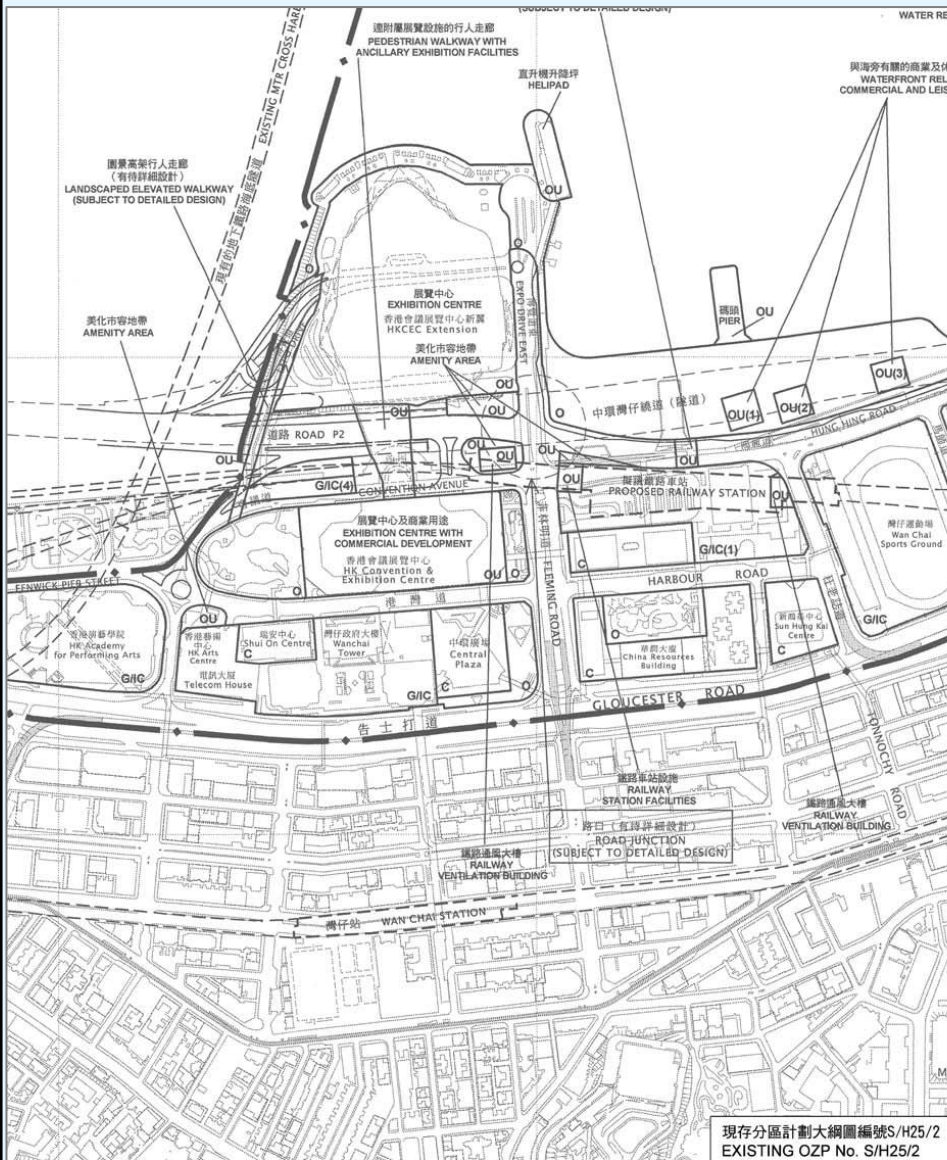
Task Force on Harbourfront Developments on Hong Kong Island
Meeting on 7.6.2013



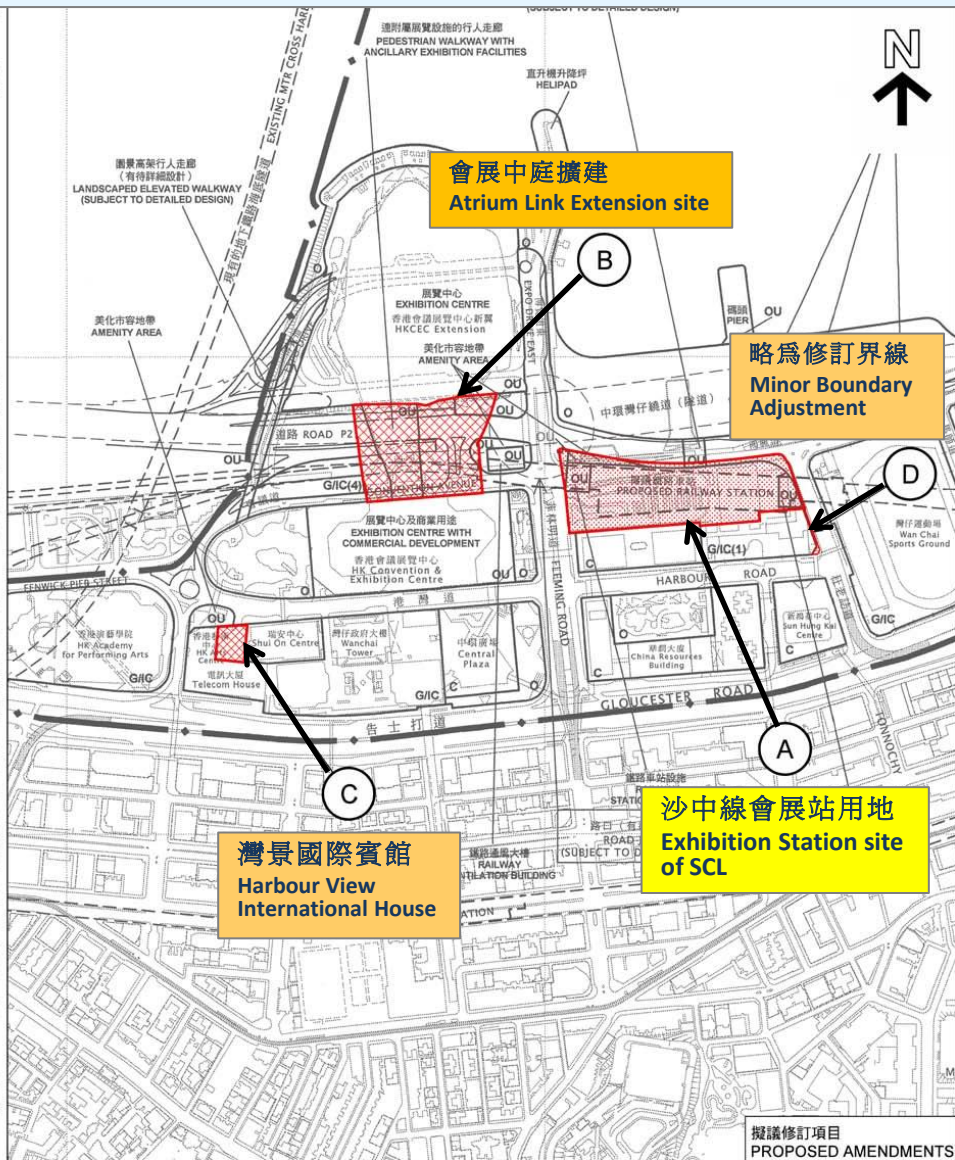
規劃署
Planning Department

圖則的修訂項目

Amendments to the Plan



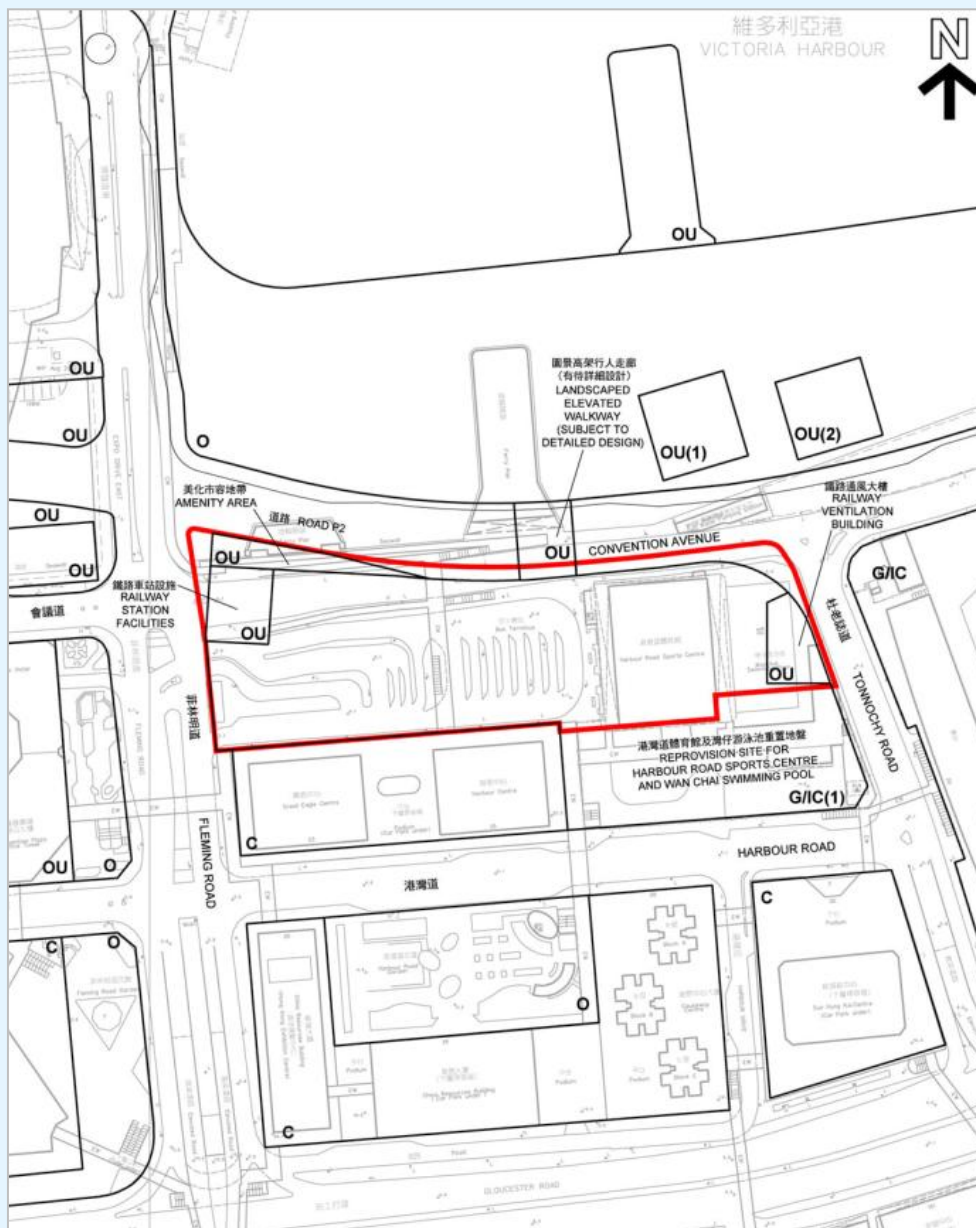
現存分區計劃大綱圖編號S/H25/2
EXISTING OZP No. S/H25/2



擬議修訂項目
PROPOSED AMENDMENTS

項目A 沙中線會展站用地

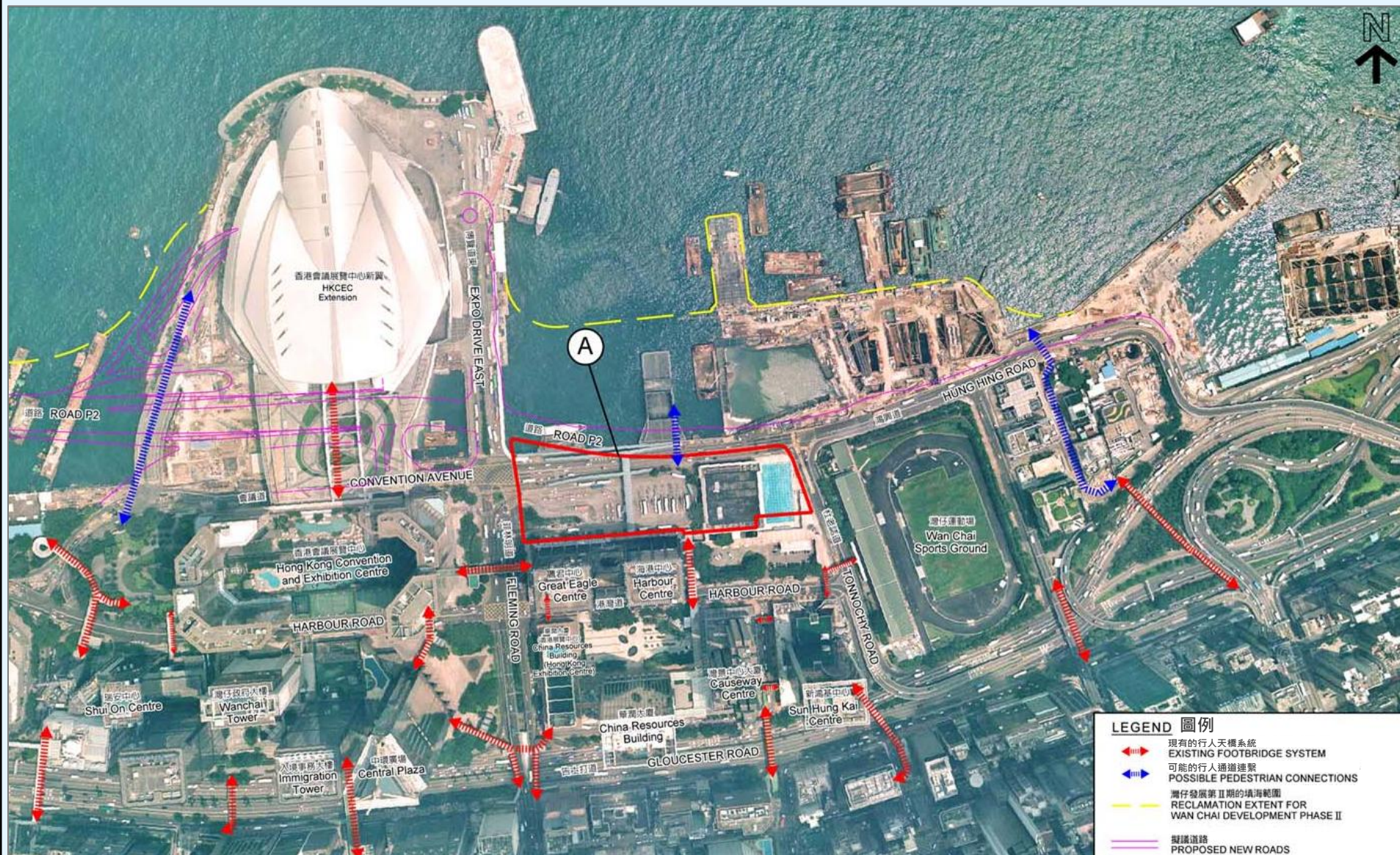
Item A SCL Exhibition Station Site



- ◆ 面積 1.65 公頃 (Area: 1.65 ha)
- ◆ 現主要劃為「政府、機構或社區(1)」地帶，建築物高度限制為主水平基準上 50 米
Mainly zoned “G/IC(1)” with BH restriction of 50mPD
- ◆ 部分劃為「其他指定用途」註明「鐵路車站設施」和「鐵路通風大樓」地帶，建築物高度限制為主水平基準上 25 米
Partly zoned “OU(Railway Station Facilities)” and “OU(Railway Ventilation Building)” with BH restriction of 25mPD
- ◆ 少部分劃為「其他指定用途」註明「美化市容地帶」和「園景高架行人走廊」，以及顯示為「道路」用地
Minor portions zoned “OU(Amenity Area)”, “OU(Landscaped Elevated Walkway)” and areas shown as ‘Road’

有關地點及附近環境

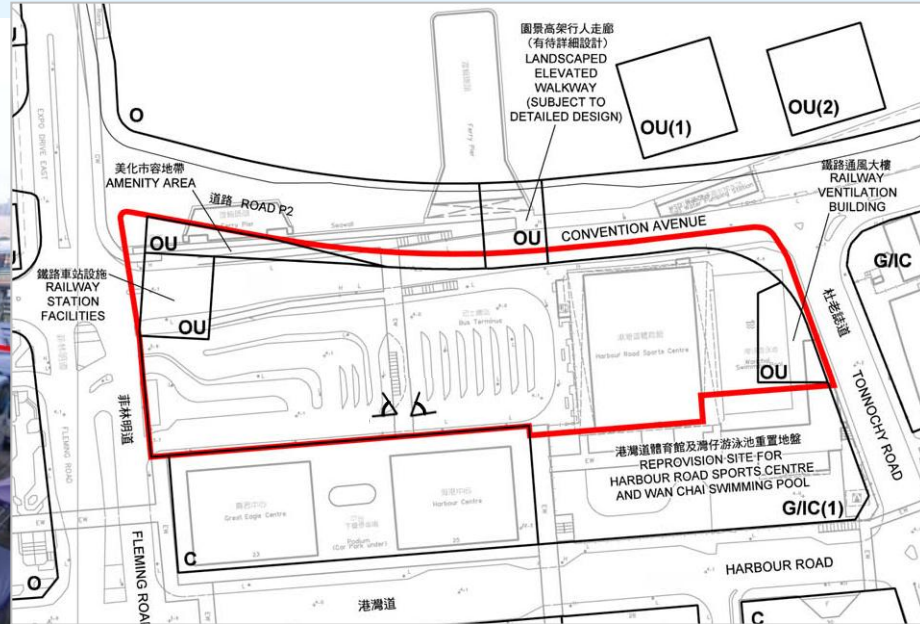
The Site and Its Surroundings



- LEGEND 圖例**
- 現有的行人天橋系統
EXISTING FOOTBRIDGE SYSTEM
 - 可能的行人通橋連繫
POSSIBLE PEDESTRIAN CONNECTIONS
 - 灣仔發展第二期填海範圍
RECLAMATION EXTENT FOR
WAN CHAI DEVELOPMENT PHASE II
 - 擬議道路
PROPOSED NEW ROADS

有關地點及附近環境

The Site and Its Surroundings



沙中線會展站用地

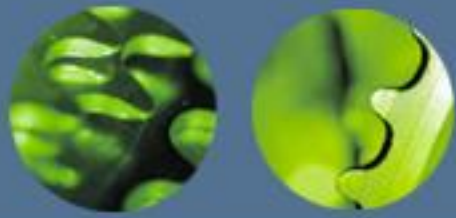
SCL Exhibition Station Site

- ◆ 該用地坐落灣仔策略性臨海地段，將成為一個重要的交通樞紐
EXH Station site is at a strategic location in Wan Chai waterfront and is a potential major transport hub
- ◆ 鄰近香港會議展覽中心及其他商業大廈
Close proximity to HKCEC and other commercial buildings
- ◆ 於2020年會展站落成後，發展上蓋作會議設施及其他相關的商業用途，能充份善用該地點的優勢及珍貴的土地資源，以應付香港未來經濟發展需要

Topside development for convention and meeting facilities and other commercial related uses to be constructed after the completion of EXH Station in 2020 would capture its location advantage, optimize land resources and meet future economic development of HK



Potential to develop our convention industry 會議業的發展潛力

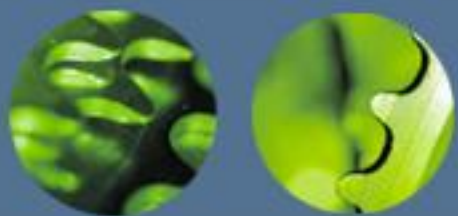


- No. of MICE overnight visitors
MICE 過夜旅客數量



- Continued growth expected due to
the eastward shift of the world's
centre of economic gravity
全球經濟重心東移預期會繼續帶動增長





Positive Market Outlook 市場前景樂觀

- ICCA (International Congress & Convention Association)

- **Asian Convention Market 亞洲會議市場**

	2003	2012	CAGR 年複合增長率
No. of Meetings 會議數目	1,118	2,357	8.6%



- **Hong Kong's Convention Industry 香港會議業**

- 6th 第六位(2011) → 5th 第五位(2012)
(Asia Pacific & Middle East 亞太和中東地區)
- CAGR (2003-2012): **11.5%** > Asia's overall growth 高於亞洲區的整體增長

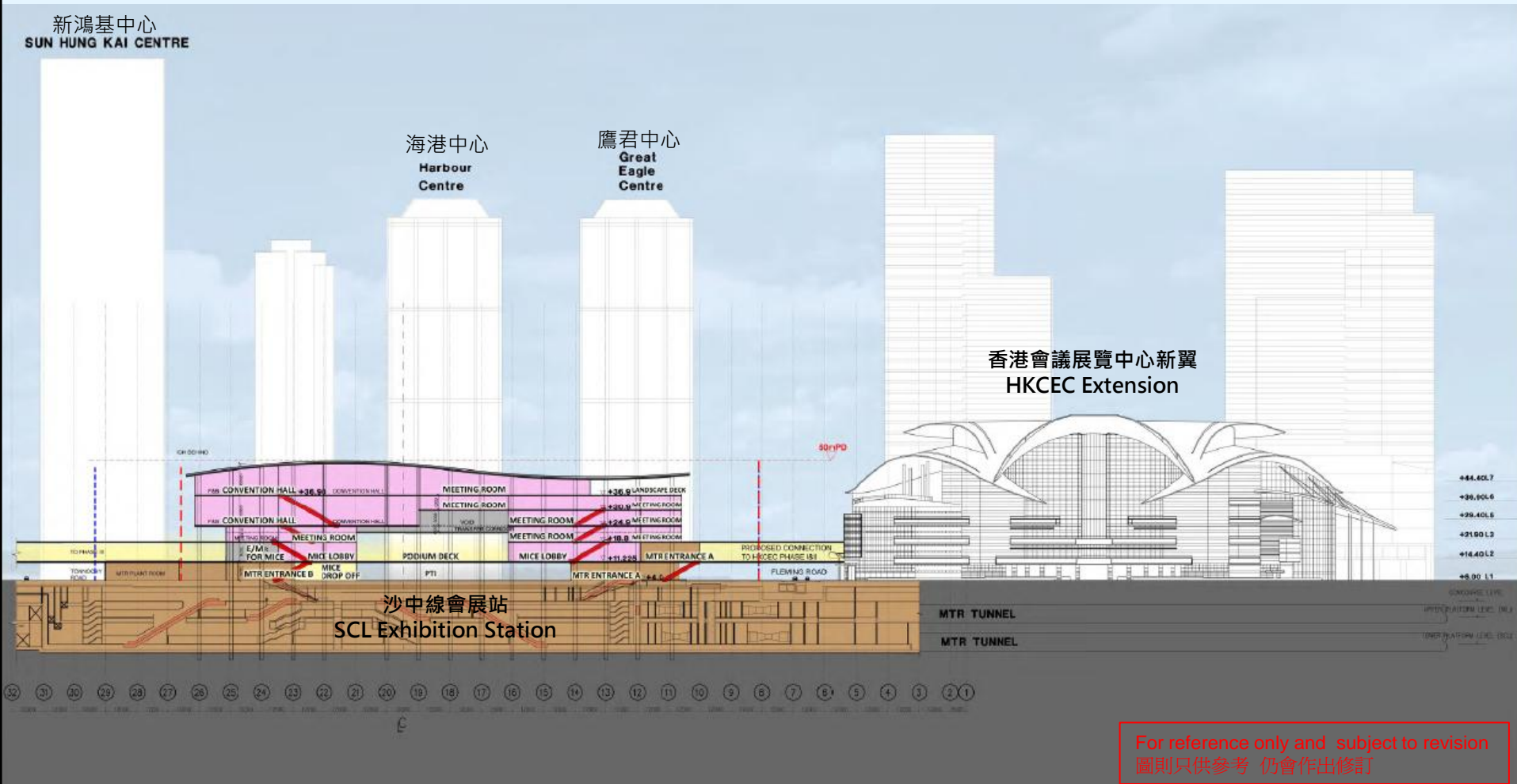
- Successful home-grown signature annual events 香港每年成功舉辦本土發展的大型會議項目
(e.g. *AFF*, *ALMC* and *BIP Asia*)

建築可行性研究

Architectural Feasibility Study

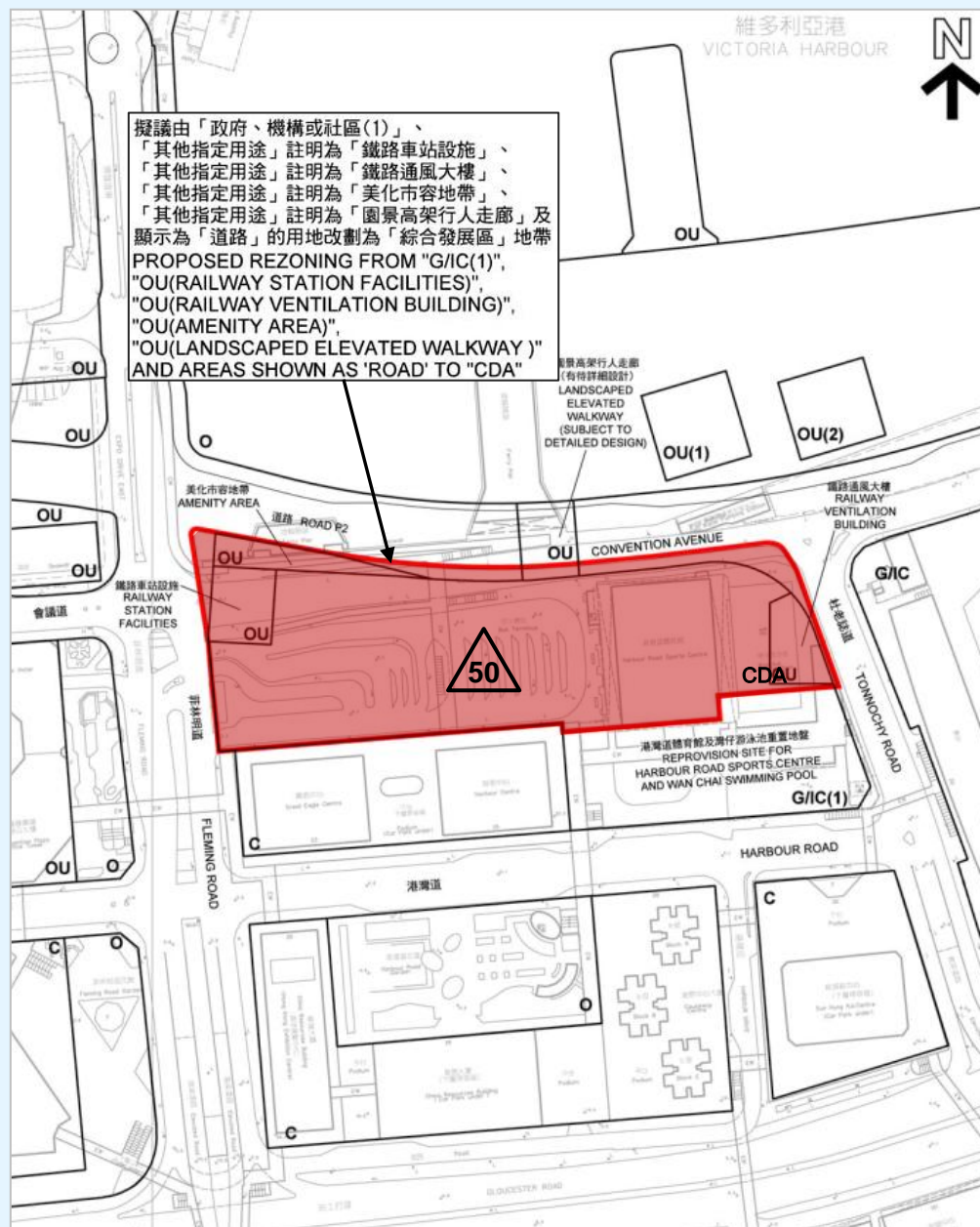
- ◆ 確定可發展不超過主水平基準上 50 米的會議設施

Ascertained the feasibility of a development (not exceeding 50mPD) mainly for convention and meeting facilities



修訂項目

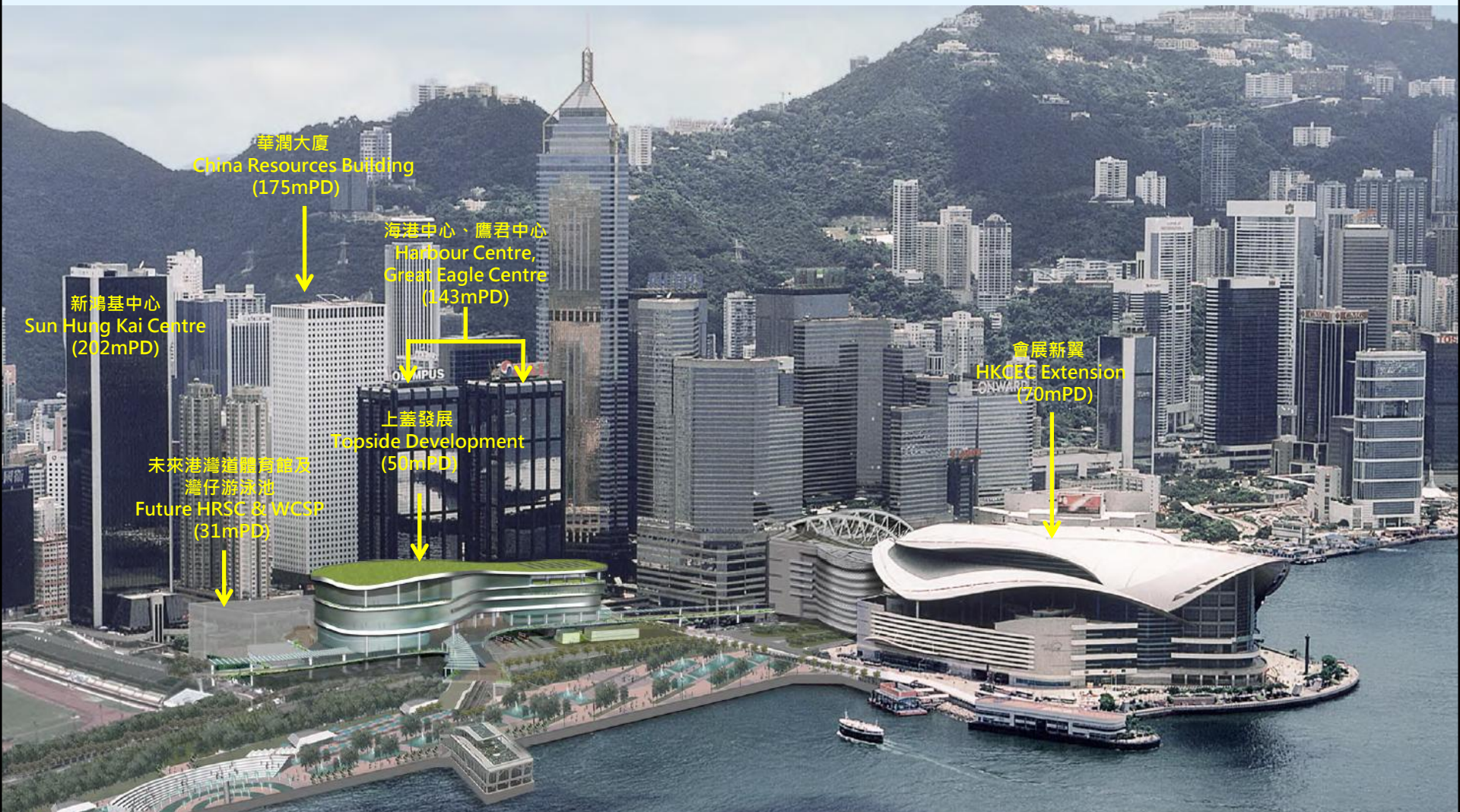
Amendment



- ◆ 改劃用地為「綜合發展區」
Rezone the site to “CDA”
- ◆ 規劃意向 - 以會議設施為主，以及其他相關的商業用途、鐵路車站設施、公共運輸交匯處和其他配套設施的綜合發展
Planning intention - comprehensive development which is primarily for convention and meeting facilities and other commercial related uses, together with railway station facilities, a PTI and other supporting facilities
- ◆ 方便對發展的組合、規模、設計和布局實施適當的規劃管制
To facilitate appropriate planning control over the development mix, scale, design and layout of development
- ◆ 建築物高度限制為主水平基準上 50 米
Max. BH restriction of 50mPD

視覺影響 Visual Impact

- ◆ 維持建築物高度限制為主水平基準上 50 米
Maintain BH restriction of 50mPD



擬議會展站用地上蓋發展的合成照片
Photomontage of the Proposed Topside Development at Exhibition Station Site

For reference only and subject to revision
圖則只供參考 仍會作出修訂

交通影響

Traffic Impact

- ◆ 意向主要作會議設施

Intended primarily for convention and meeting facilities

- ◆ 上蓋發展將於2020年後才展開，屆時沙中線、中環灣仔繞道通車，灣仔發展計劃第二期相關的道路工程完成後，交通情況會有所改善

Topside development would be constructed after 2020. With opening of SCL, CWB and completion of road works of WD II by that time, traffic condition will be improved

- ◆ 預期該發展不會重大影響附近道路網絡

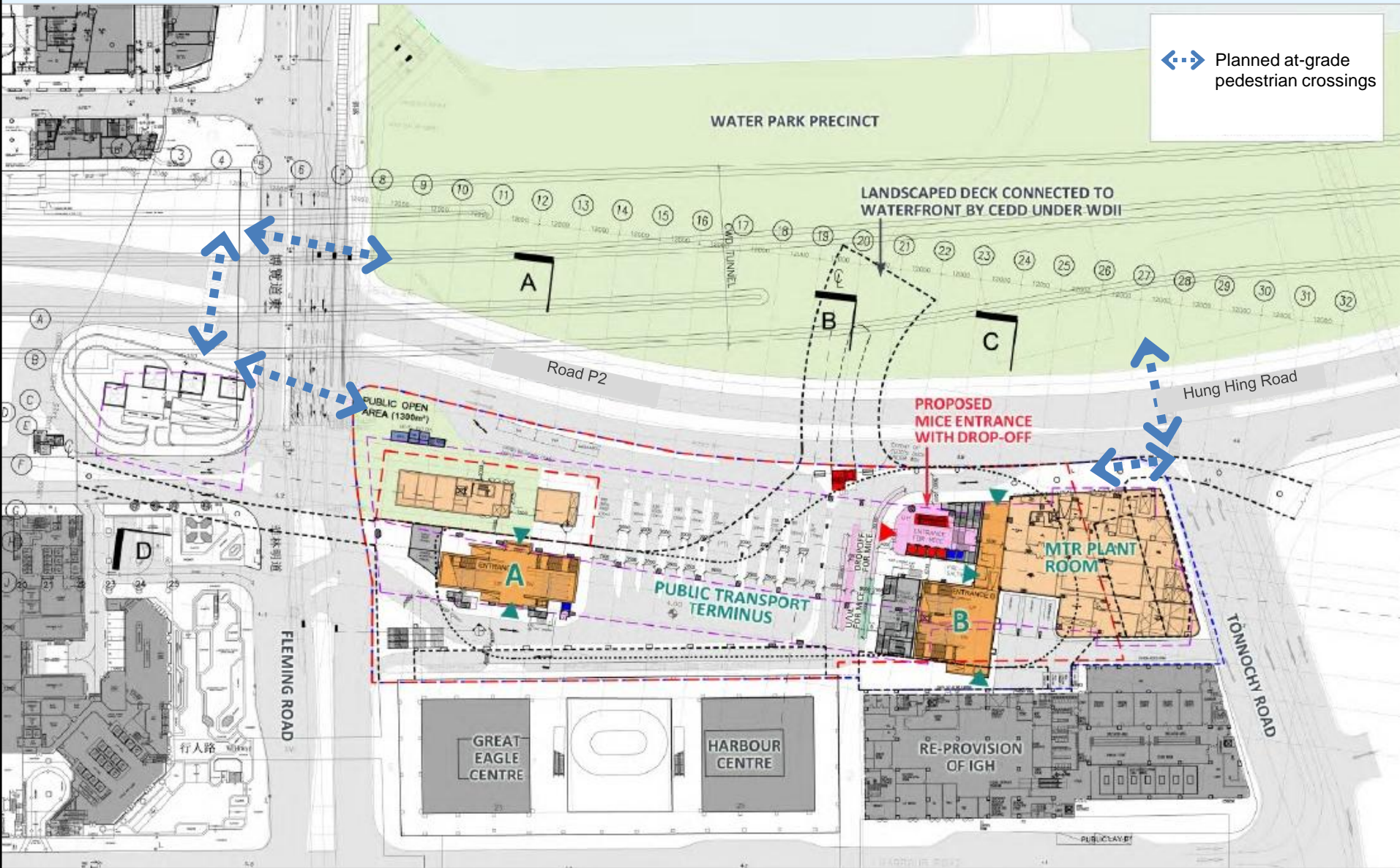
Expected that the development would not generate significant traffic impact on the nearby road network

- ◆ 於上蓋發展的平台層將會預留公共行人通道，連接會展中心新翼、毗鄰的建築物及擬議位於北面通往海旁的園景高架行人走廊，令行人通道網絡更完善

Public passageways will be reserved at podium deck level of the topside development to link up with HKCEC Extension, adjacent buildings and the proposed landscaped elevated walkway to the waterfront in the north for a better pedestrian network

行人連繫

Pedestrian Connections

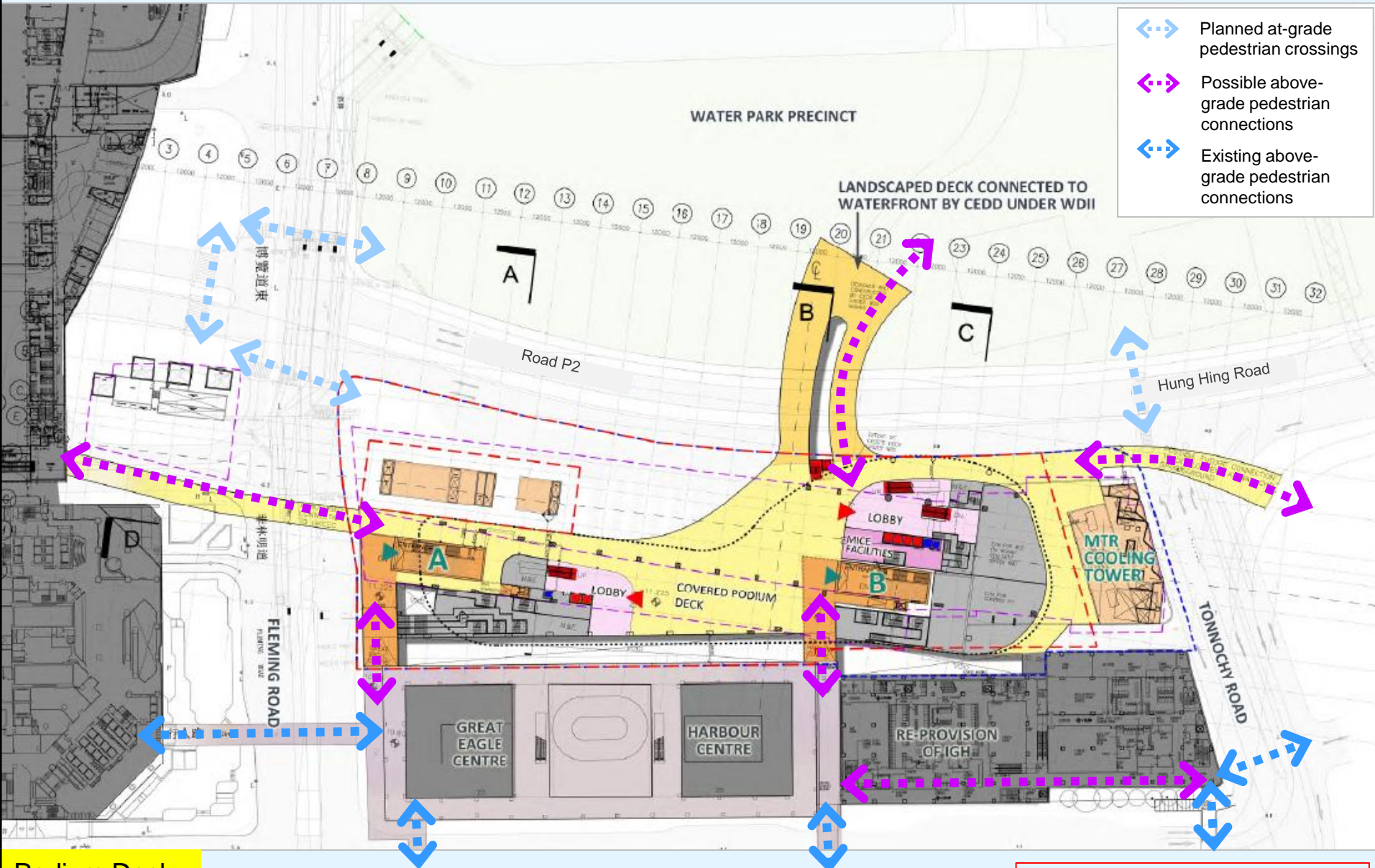


Ground Level
地面

For reference only and subject to revision
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行人連繫

Pedestrian Connections



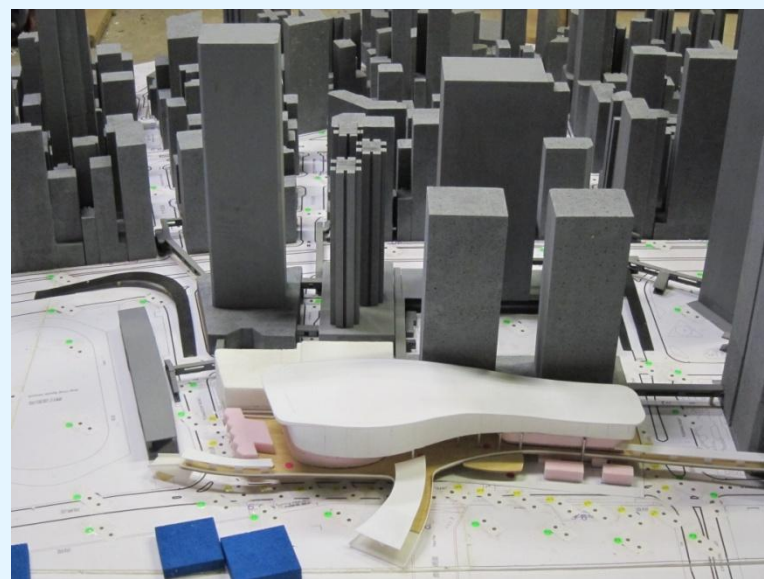
Podium Deck
平台層

For reference only and subject to revision
圖則只供參考 仍會作出修訂

總綱發展藍圖

Master Layout Plan

- ◆ 未來項目倡議人須擬備總綱發展藍圖，提交城規會審批
Future project proponent shall prepare Master Layout Plan for approval of the TPB
- ◆ 包括交通影響評估報告、視覺影響評估報告及空氣流通影響評估報告等
Including traffic, visual and air ventilation impact assessment reports etc.



項目B 會展中庭擴建用地

Item B Atrium Link Extension Site

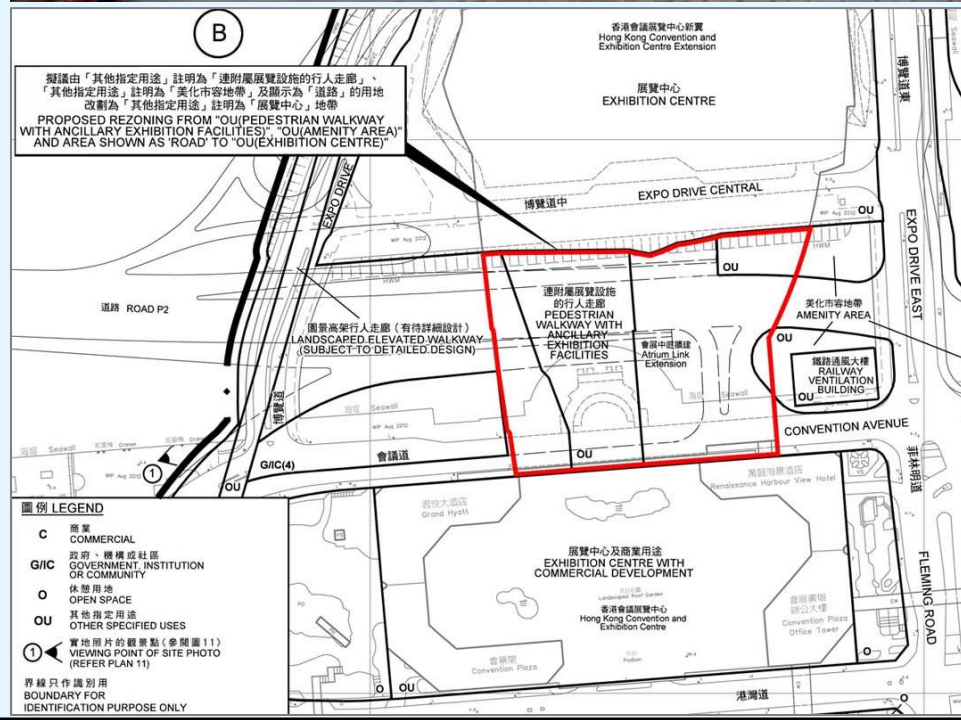
- ◆ 位於會展和會展新翼之間 (面積 1.31公頃)
Between HKCEC and HKCEC Extension (Area : 1.31 ha)

- ◆ 於2005年8月26日取得規劃許可作展覽廳，並已落成

Planning approval for proposed exhibition halls on 26.8.2005. Construction completed.

- ◆ 把用地由「其他指定用途」註明「連附屬展覽設施的行人走廊」和「美化市容地帶」，以及顯示為「道路」用地改劃為「其他指定用途」註明「展覽中心」

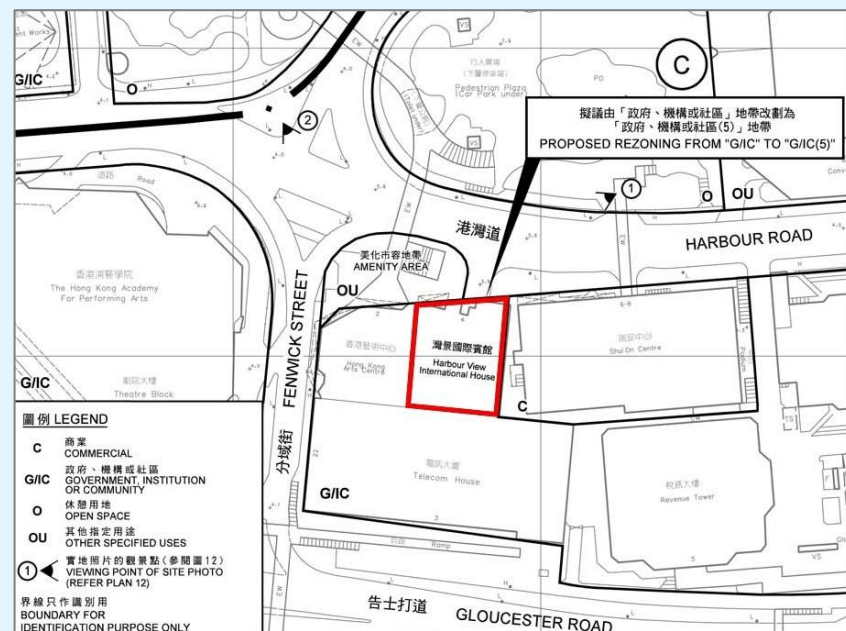
Rezone the site from “OU(Pedestrian Walkway with Ancillary Exhibition Facilities”, “OU(Amenity Area)” and area shown as ‘Road’ to “OU(Exhibition Centre)”



項目C 灣景國際賓館

Item C Harbour View International House

- ◆ 港灣道4號·面積0.11公頃
No. 4 Harbour Road (Area : 0.11 ha)
- ◆ 2010年，土地擁有人曾申請把用地改劃為「政府、機構或社區」地帶支區：
In 2010, the owner submitted a planning application for rezoning the site to a “G/IC” sub-zone:
 1. 把「酒店」及「食肆」用途納入這地帶支區《註釋》的第一欄
To include ‘Hotel’ and ‘Eating Place’ in Column 1
 2. 把「學校（設於特別設計的獨立校舍者除外）」從這支區《註釋》第二欄移往第一欄
To transfer ‘School (other than free-standing purposed-design school building only)’ from Column 2 to Column 1
- ◆ 城規會轄下的都會規劃小組委員會不同意修訂圖則申請，但同意把用地指定為「政府、機構或社區」地帶支區，並把「酒店」及「住宿機構」納入《註釋》的第二欄
The Metro Planning Committee of the TPB rejected the application but agreed to designate the site as a “G/IC” sub-zone with inclusion of ‘Hotel’ and ‘Residential Institution’ under Column 2
- ◆ 把用地由「政府、機構或社區」改劃為支區(5)並在《註釋》第二欄加入「酒店」及「住宿機構」
Rezone the site from “G/IC” to “G/IC(5)” with inclusion of ‘Hotel’ and ‘Residential Institution’ under Column 2

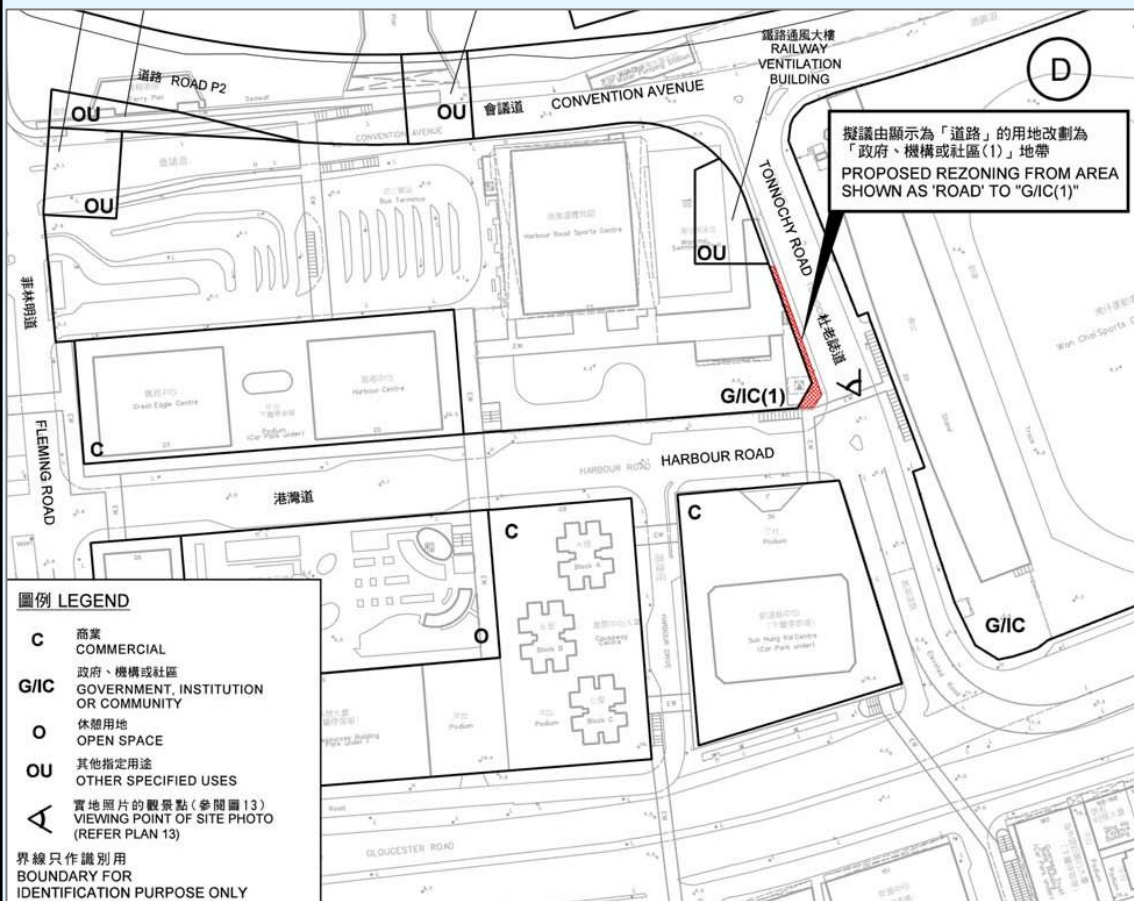


項目D 略為修訂界線

Item D Minor Boundary Adjustment

- ◆ 根據已刊憲的杜老誌道的道路界線，把一幅狹長的用地 (面積 0.11公頃) 由顯示為「道路」用地改劃為「政府、機構或社區(1)」地帶

Rezone a narrow strip of land (Area: 0.11ha) from an area shown as 'Road' to "G/IC(1)" according to the gazetted road alignments of Tonnochy Road



修訂大綱圖的註釋

Amendments to the Notes of the OZP

◆ 新加入「綜合發展區」地帶的註釋

- 加上主水平基準上50米的建築物高度限制
- 加入略為放寬高度限制的備註

To add a new set of Notes for “CDA” zone

- stipulate BH restriction of 50mPD
- minor relaxation clause for BH restriction

◆ 在「政府、機構或社區」地帶註釋的第二欄加入「酒店(只限「政府、機構或社區(5)）」及「住宿機構(只限「政府、機構或社區(5)）」

To add ‘Hotel (for “G/IC(5)” only)’ and ‘Residential Institution (for “G/IC(5)” only)’ under Column 2 of the Notes for “G/IC” zone

◆ 根據法定圖則註釋總表修訂本的技術修訂

Technical Amendments to the Notes according to the revised Master Schedule of Notes to Statutory Plans

修訂大綱圖的說明書

Amendments to the Explanatory Statement (ES) of the OZP

- ◆ 根據分區計劃大綱圖及其《註釋》修訂而作出相應修改
To revise the ES taking into account the amendments to the OZP and Notes
- ◆ 更新一般資料以反映該區最新規劃情況
To update the general information to reflect the latest planning circumstances of the area

公眾諮詢

Public Consultation

- ◆ 城規會轄下的都會規劃小組委員會於2013年5月3日已同意上述修訂項目
The Metro Planning Committee of the TPB had agreed the proposed amendments at its meeting on 3 May 2013
- ◆ 載有修訂項目的《灣仔北分區計劃大綱草圖編號 S/H25/3》於2013年5月24日展示，供公眾查閱，為期兩個月至2013年7月24日
The draft Wan Chai North OZP (No. S/H25/3), incorporating the amendments, is exhibited for public inspection for 2 months from 24 May 2013 to 24 July 2013
- ◆ 任何人士可於展示期間，以書面或透過城規會網站向城規會提交申述
Any person may make representation to the TPB during the plan exhibition period

多謝

Thank You