

中環新海濱三號用地 「綜合發展區」地帶 規劃大綱擬稿

Draft Planning Brief for
the “Comprehensive
Development Area” Zone
at Site 3 of the New
Central Harbourfront



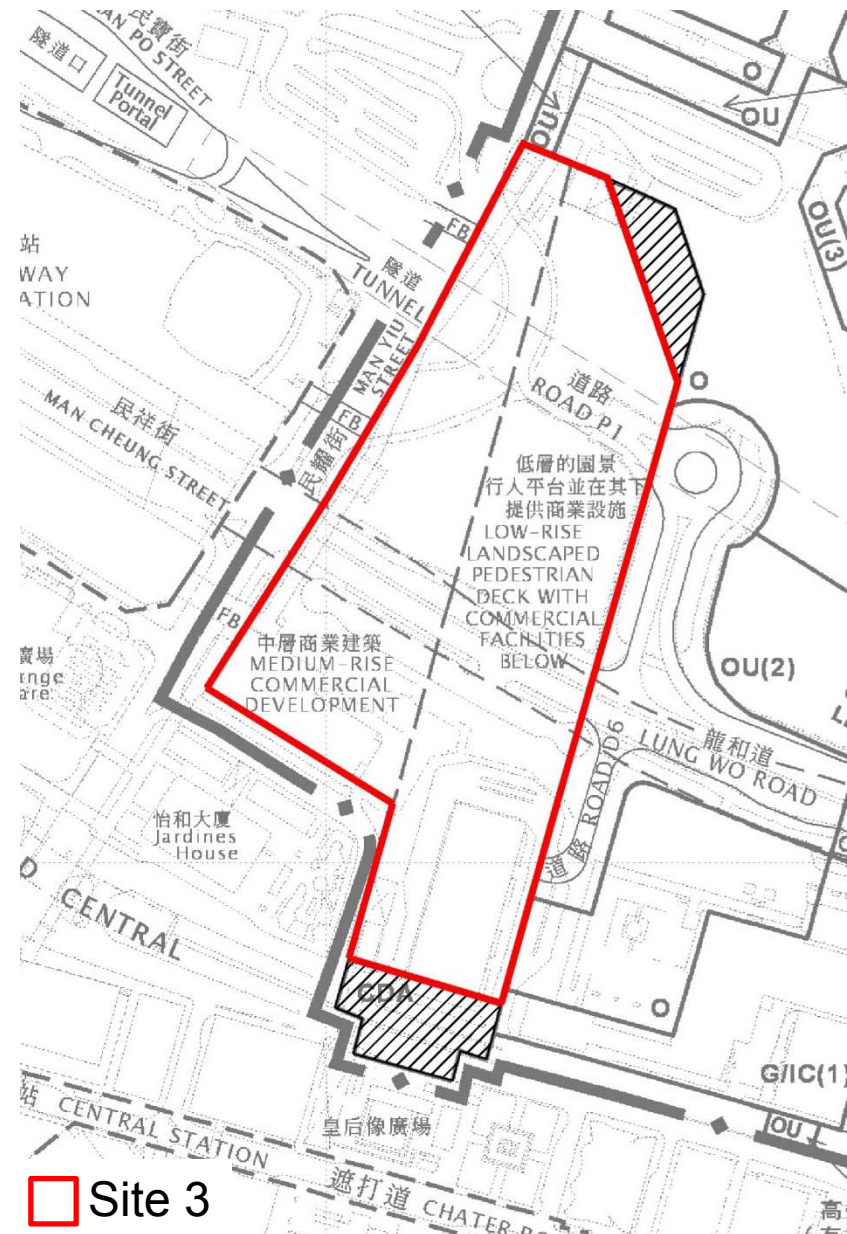
規劃署
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三號用地 – 背景

Site 3 - Background

- 皇后像廣場以北，中環7號和8號碼頭以南
North of Statue Square and south of Central Piers 7 and 8
- 面積約4.76公頃
About 4.76ha in size
- 自2000年起劃為「綜合發展區」地帶
Zoned “Comprehensive Development Area” on OZP since 2000
- 規劃意向：綜合發展/重建以用作辦公室及零售用途為主的商業發展。有關發展內需有園景行人平台，並提供公眾休憩用地和其他配套設施
Planning Intention: Comprehensive development/redevelopment of the area for commercial development, mainly for office and retail uses. The development should provide a landscaped pedestrian deck, with the provision of public open space (POS) and other supporting facilities



地盤現況及周邊環境

The Site and its Surroundings



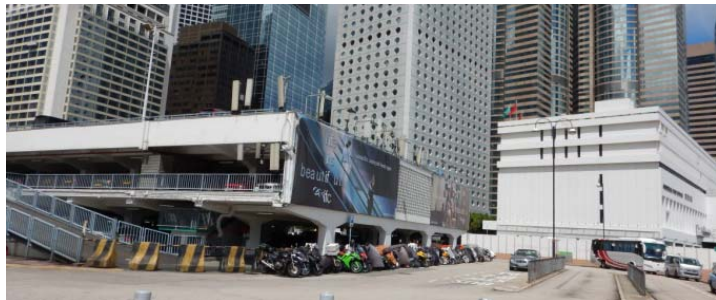
國際金融中心二期
Two International Financial Centre



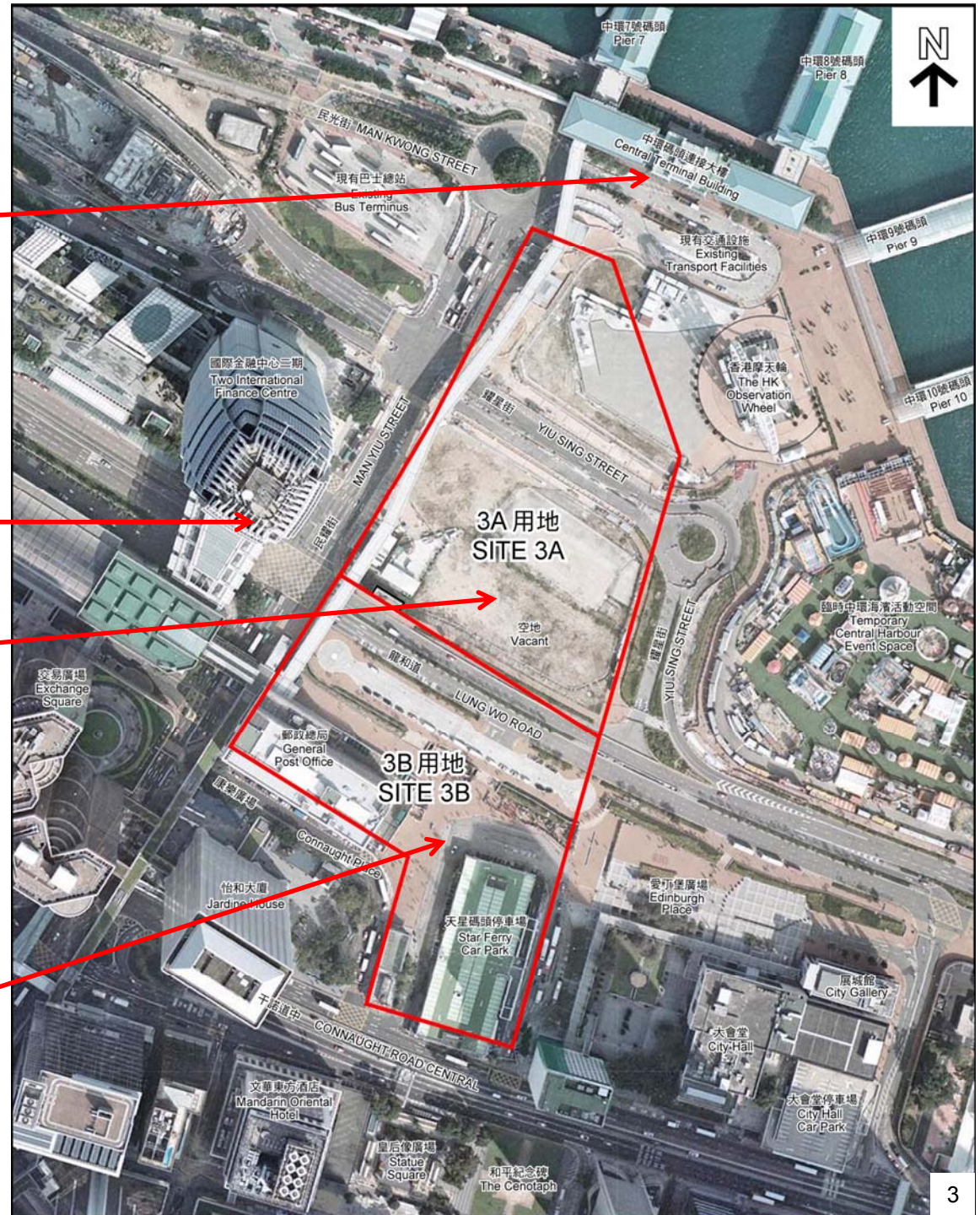
中環7號及8號碼頭
Central Piers 7 and 8



龍和道以北：空地和毗鄰摩天輪
North of Lung Wo Road: vacant land and the adjoining temporary Observation Wheel

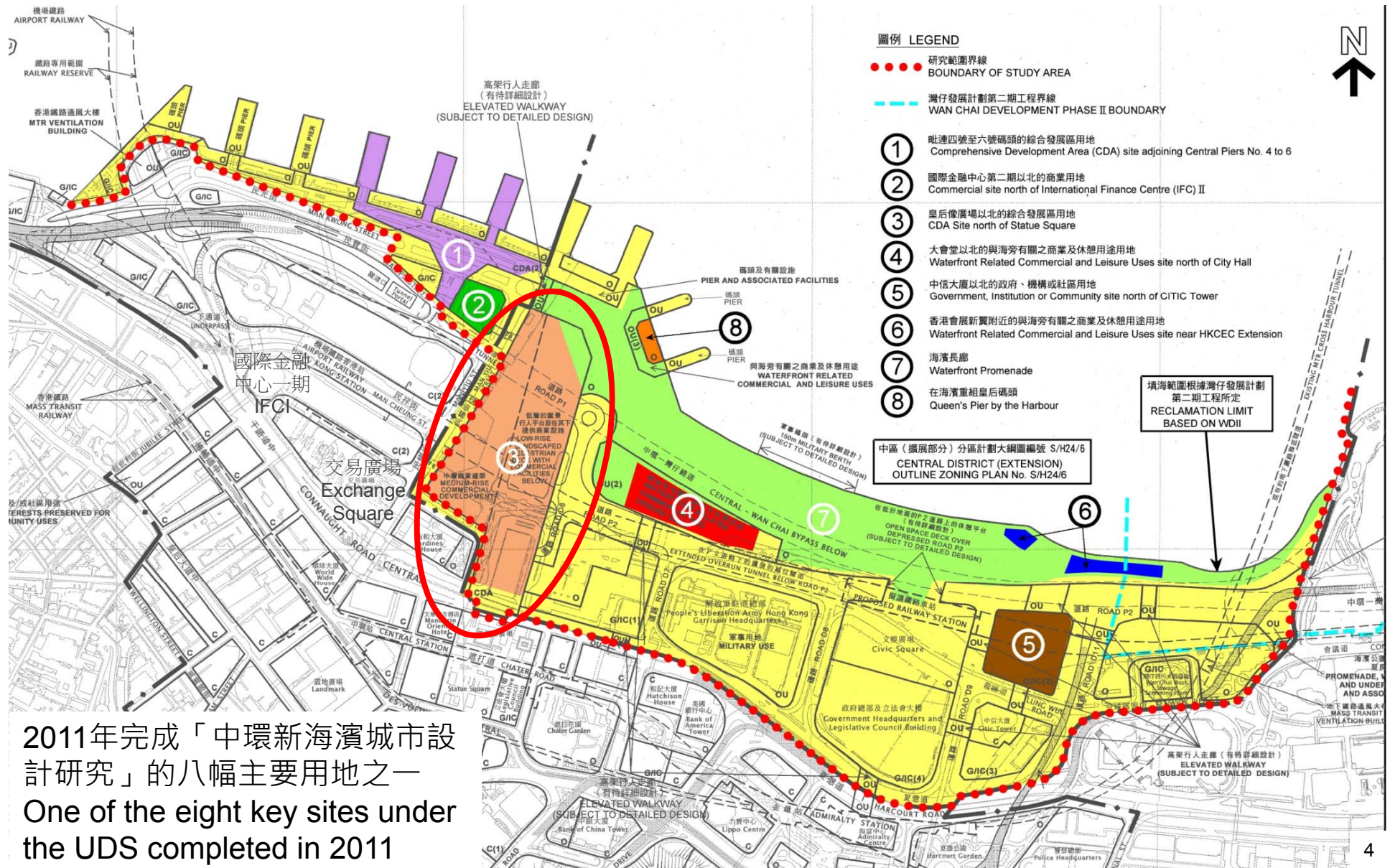


龍和道以南：郵政總局和天星碼頭停車場
South of Lung Wo Road : Existing GPO and the Star Ferry Car Park



中環新海濱城市設計研究 – 主要用地

Urban Design Study for the New Central Harbourfront (UDS) – Key Sites



中環新海濱城市設計研究 – 廣泛公眾參與

UDS – Comprehensive Public Engagement

- 兩階段公眾參與
Two Stage Public Engagement
- 政府宣傳短片/報紙廣告/諮詢摘要/研究網頁
API/Newspaper Advertisements/Digest/Study Webpage
- 第二階段公眾參與主要活動(2008年)
Major Stage 2 public engagement activities(2008)
 - 兩個大型公眾展覽：13,700人次到訪 Large Scale Public Exhibitions:13,700 visitors
 - 7個巡迴展覽：11,340人次到訪 7 Roving Exhibitions: 11,340 visitors
 - 專題小組工作坊 (49人)/公眾參與論壇 (142人) Focus Group Workshop (49 participants)/ Community Engagement Forum (142 participants)
 - 簡介會，當中包括城市規劃委員會、共建維港委員會及其轄下的中環新海濱城市設計研究專責小組、立法會發展事務委員會、立法會民政事務委員會、土地及建設諮詢委員會、古物諮詢委員會、全港十八區區議會以及專業組織及團體
Briefings to 18 District Councils, relevant public and advisory bodies, including Town Planning Board, Harbourfront Enhancement Committee and its Task Group on the Study, Legislative Council (LegCo) Development Panel, LegCo Home Affairs Panel, Land & Building Advisory Committee, Antiquities Advisory Board and all the 18 District Councils (DCs) and professional institutes and organizations
 - 9次導賞活動 9 Guided Tours
- 綜合意見論壇 Consolidation Forum (28.2.2009)



中環新海濱城市設計研究 – 總綱發展藍圖

UDS – Master Layout Plan



中環新海濱城市設計研究 – 三號用地的建議

UDS Recommendations – Site 3

- 用途：以辦公室和零售為主的綜合商業發展
Use: comprehensive commercial development for office and retail uses
- 商業總樓面面積由190,000m²減至150,000m²
Commercial GFA: from 190,000m² reduced to 150,000m²
- 「橫向型樓宇」→ 建築物間有足夠間距
“Groundscaper” → sufficient separation between buildings
- 提供地面公眾休憩用地連接七號用地(海濱長廊)和大會堂
Provision of at-grade public open space (POS) connecting Site 7 (waterfront promenade) and City Hall
- 原址重建天星鐘樓
Reconstruction of Star Ferry Clock Tower at its original location
- 重置天星碼頭停車場150個公眾泊車位
Reprovision of 150 public car parking spaces from Star Ferry Car Park

概念建築方案檢討(2016) – 構想圖

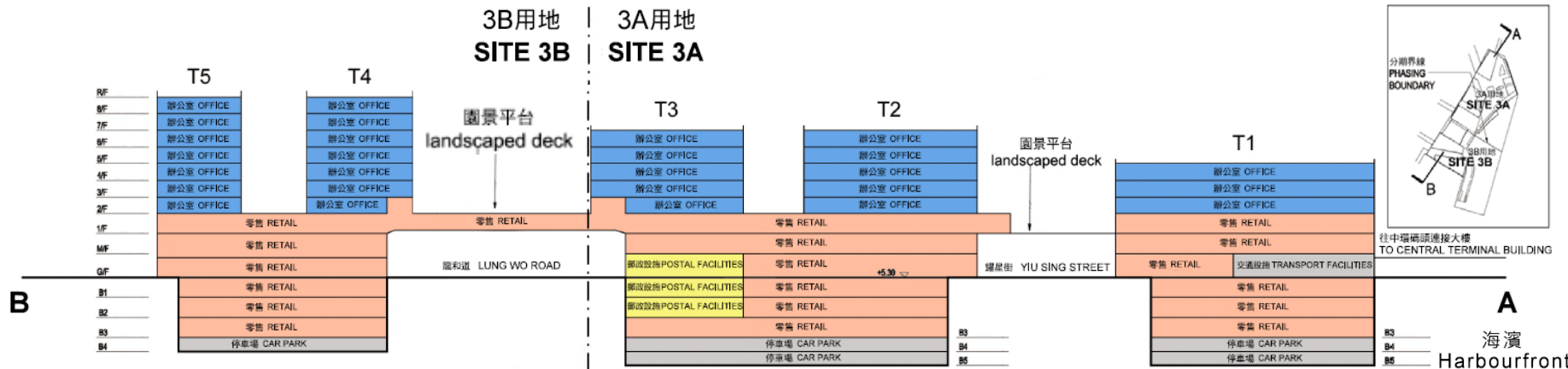
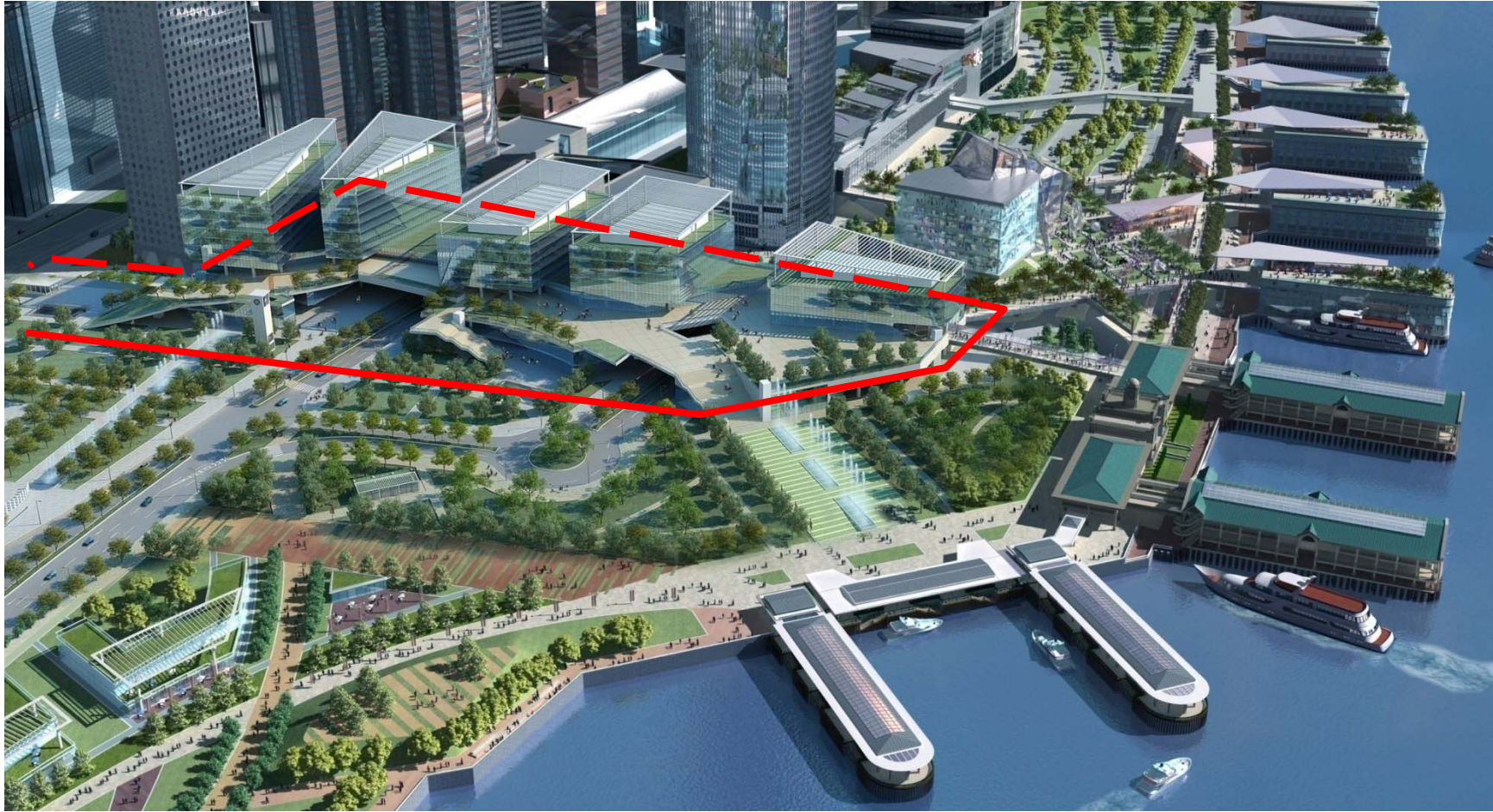
Review of Notional Architectural Scheme (2016) - Perspective



現時圖片(2016)
Current Site Photo (2016)



構想圖(只供參考)
Photomontage (for reference only)



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- 依照《城市規劃條例》第4A(2)條，以及大綱圖的《註釋》，在指定為「綜合發展區」的土地範圍內進行發展計劃，申請人必須擬備一份總綱發展藍圖，並將之呈交城規會核准

Pursuant to section 4A(2) of the TPO and OZP's Notes, an applicant for permission for development on land designated "CDA" shall prepare a MLP for TPB's approval

- 為對「綜合發展區」地帶的日後發展提供全面指引，當局擬備了一份規劃大綱，列明該用地的規劃意向、發展參數及規劃及設計要求，作為日後發展商擬備總綱發展藍圖的指引

To provide comprehensive guidance on the future "CDA" development, a draft PB which sets out the broad development parameters and the planning and design requirements of the Site is prepared to facilitate the developer to prepare for the MLP submission

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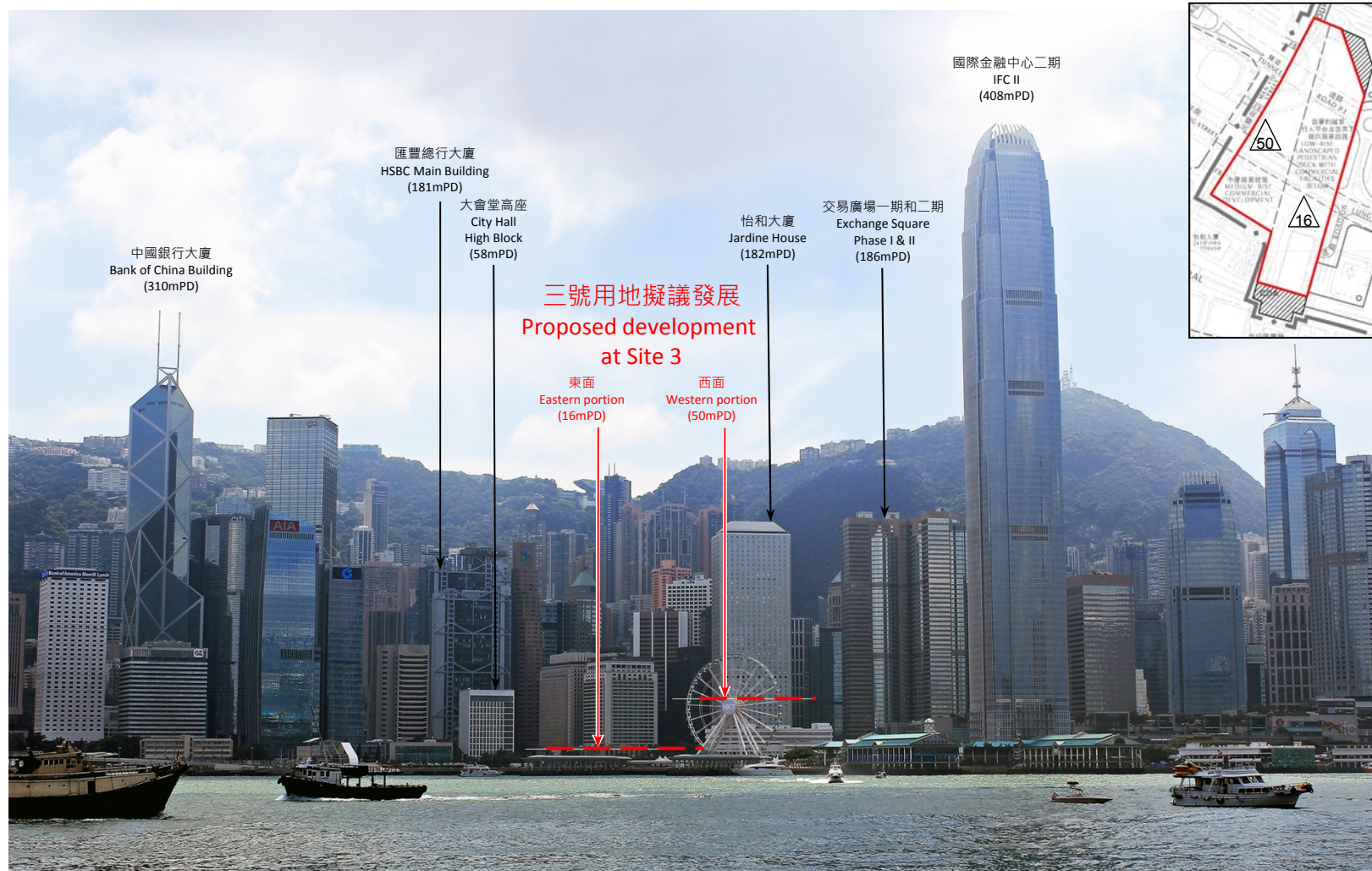
發展參數 Development Parameters

- 最高商業總樓面面積為150,000m²
Maximum commercial GFA: 150,000m²
- 另提供不可少於21,200m²總樓面面積作非商業用途，包括：
In addition, a minimum non-commercial GFA of 21,200m² for:
 - 325個公眾泊車位 325 public car parking spaces
 - 交通設施(包括的士站、旅遊巴士停車處及公眾上落客貨處)
transport facilities (incl. taxi stand, coach bays and public loading/unloading bay)
 - 重置與地區相關的現有郵政總局設施及兩個公共廁所
Reprovisioning of district-tied facilities of the existing General Post Office and two public toilets
 - 重建天星鐘樓 Reconstruction of SFCT

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建築物高度 Building Height

最高建築物高度：主水平基準上50米(西面部份)和主水平基準上16米(東面部份)
Maximum building height: 50mPD (western part) and 16mPD (eastern part)

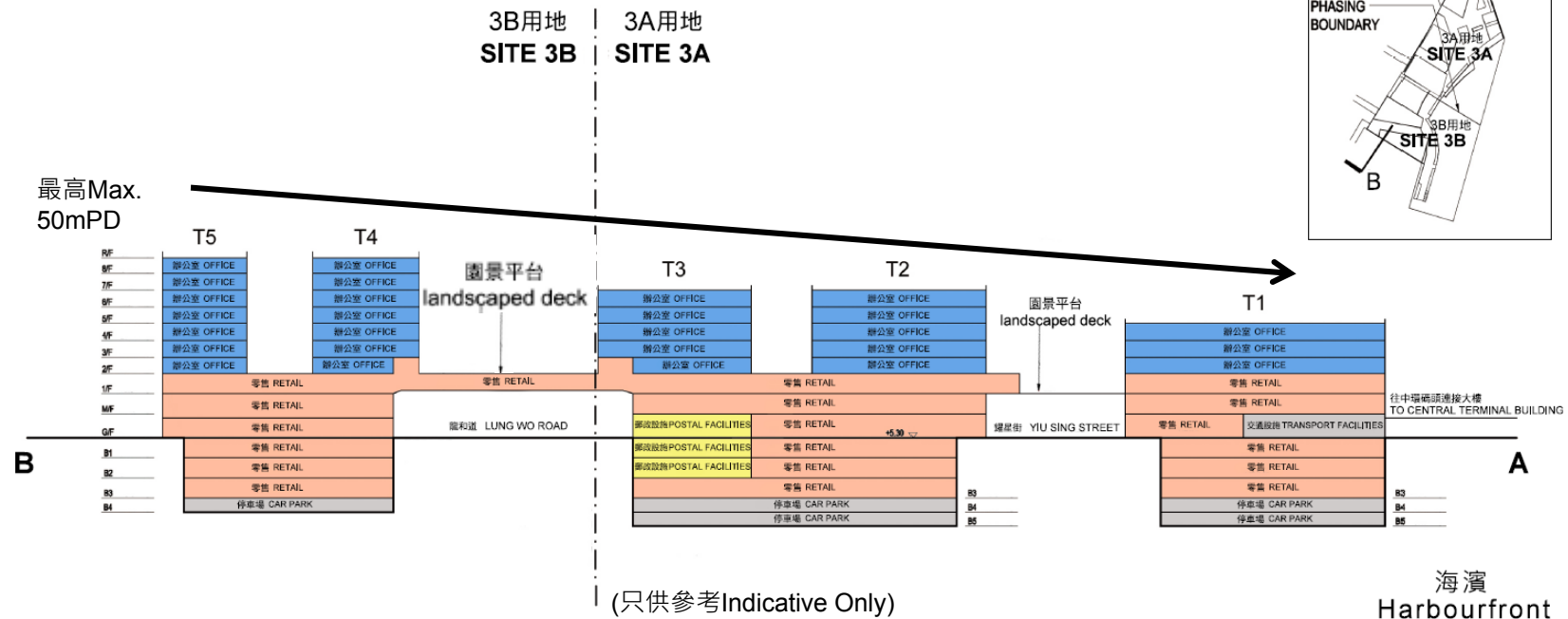


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城市設計要求

Urban Design Requirements

- 變化多樣的建築設計、層次有序的建築物高度及梯級式高度輪廓沿內陸向海濱遞減
Diversity in building form, variation in building height and stepped height profile descending from the hinterland towards the harbourfront
- 建築物間提供足夠間距
Sufficient building separation
- 從皇后像廣場可清楚眺望海港
Clear vista from Statue Square to the harbour



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公眾休憩用地 POS

- 連貫無間的園景平台
A continuous landscaped deck
- 足夠的公眾休憩用地，最少25,000m²
Adequate POS with a minimum 25,000m²
- 不少於12,000m²公眾休憩用地須設於地面
Not less than 12,000m² at the ground level
- 兩幅在用地外額外發展的公眾休憩用地(共8,800m²)可與周邊發展和附近休憩用地有更佳連接
Two additional POS immediately outside Site 3 (8,800m² in total) to improve seamless integration with nearby developments and adjoining open space



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行人連接

Pedestrian Connections

- 橫跨龍和道和耀星街連貫的園景平台
Continuous landscaped deck spanning above Lung Wo Road and Yiu Sing Street
- 沿南北方向提供暢通的行人通道，連接皇后像廣場與海濱
Unobstructed pedestrian access connecting Statue Square to the harbourfront along north-south direction
- 提供24小時暢通多層無障礙行人道網絡
To provide 24-hour unobstructed multi-level barrier-free pedestrian network
- 維持與附近發展的連繫以及在發展內不同樓層的連接
To maintain extensive connections with surrounding developments as well as vertical connections within the development

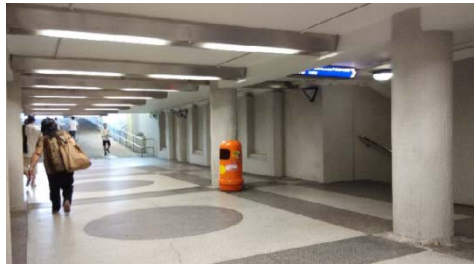


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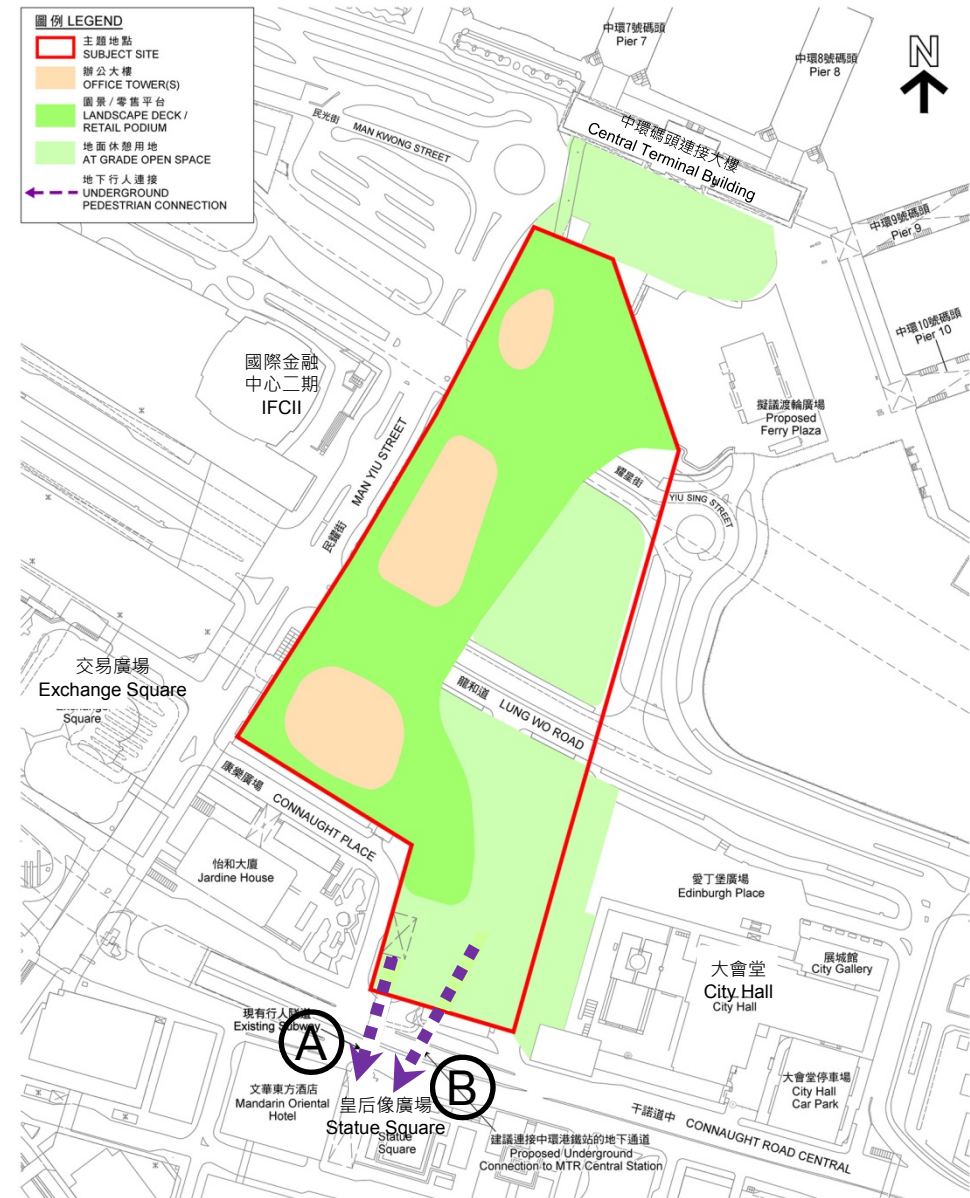
行人連接 (地底)

Pedestrian Connections (Underground)

- A. 保留現有通往皇后像廣場的行人隧道
retaining the existing pedestrian subway to Statue Square



- B. 連接中環港鐵站的新地下通道
a new underground connection to MTR Central Station



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行人連接 (地面)

Pedestrian Connections (At-grade)

- 南北向通道連接海濱(經地面過路設施)

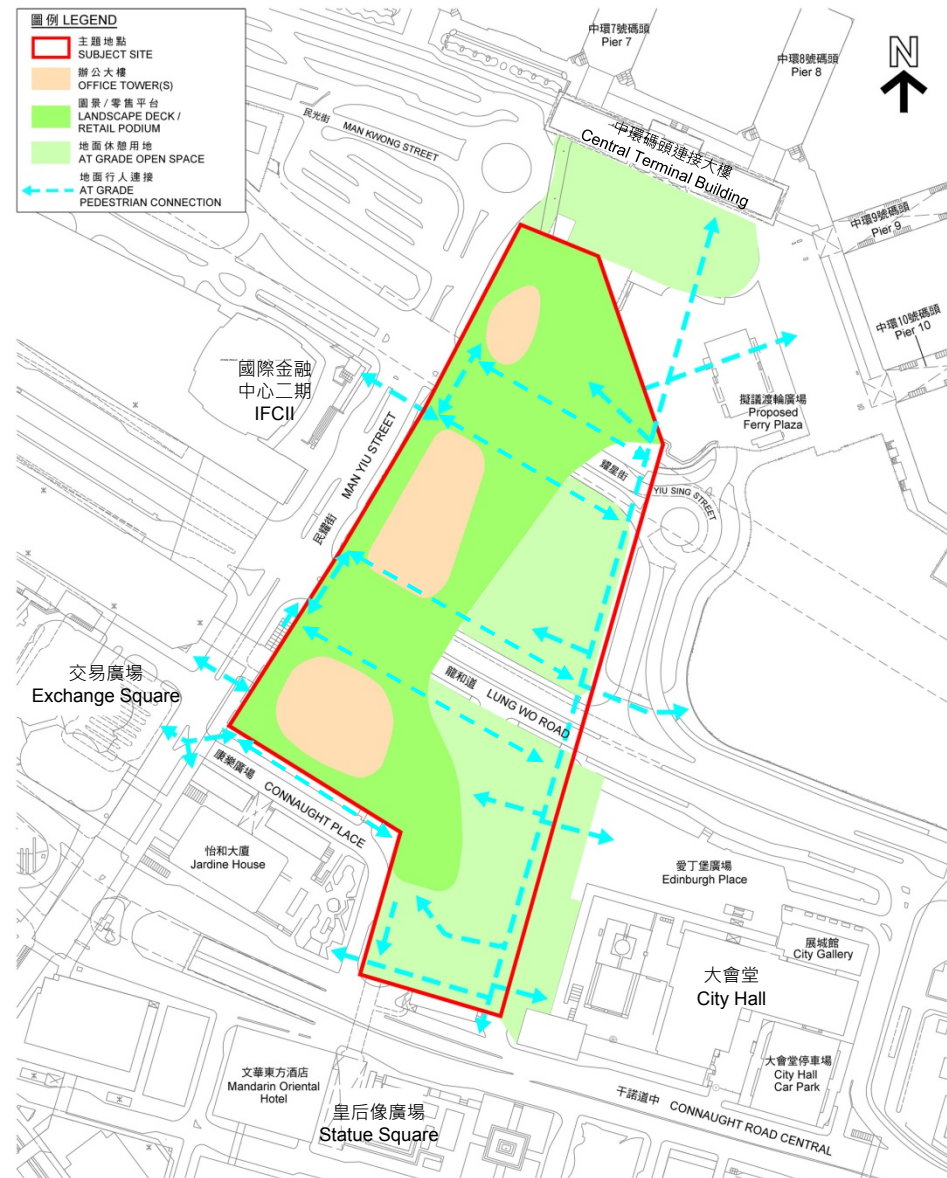
North-south connection towards the harbourfront (via pedestrian crossings)

- 龍和道、民耀街和耀星街的東西向通道

East-west connections along Lung Wo Road, Man Yiu Street and Yiu Sing Street

- 連接大會堂建築群

Connection with City Hall Complex



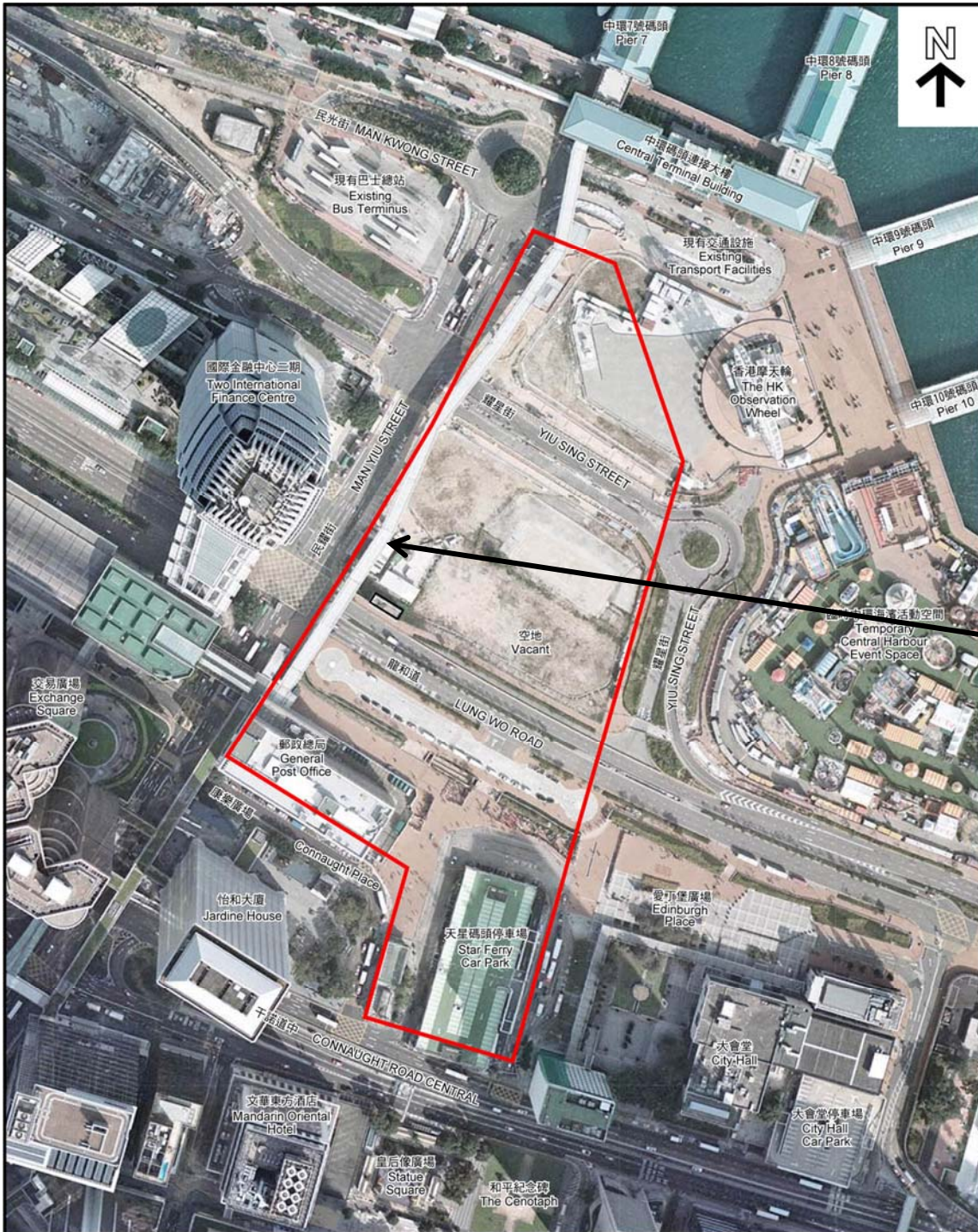
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行人連接 (高架)

Pedestrian Connections (Elevated)

- A. 連接國際金融中心二期和怡和大廈的現有高架行人通道
connections to the existing elevated walkway to IFCII and Jardine House
- B. 連接國際金融中心二期的新高架行人通道
a new elevated connection to IFCII
- C. 預留將來連接一號及二號用地的連接口
provision to facilitate connection from Sites 1 and 2 in future
- D. 替代現有臨時天橋連接中環碼頭的園景平台
landscaped deck to replace the existing temporary footbridge to the Central Piers





現有臨時行人天橋
Existing temporary footbridge

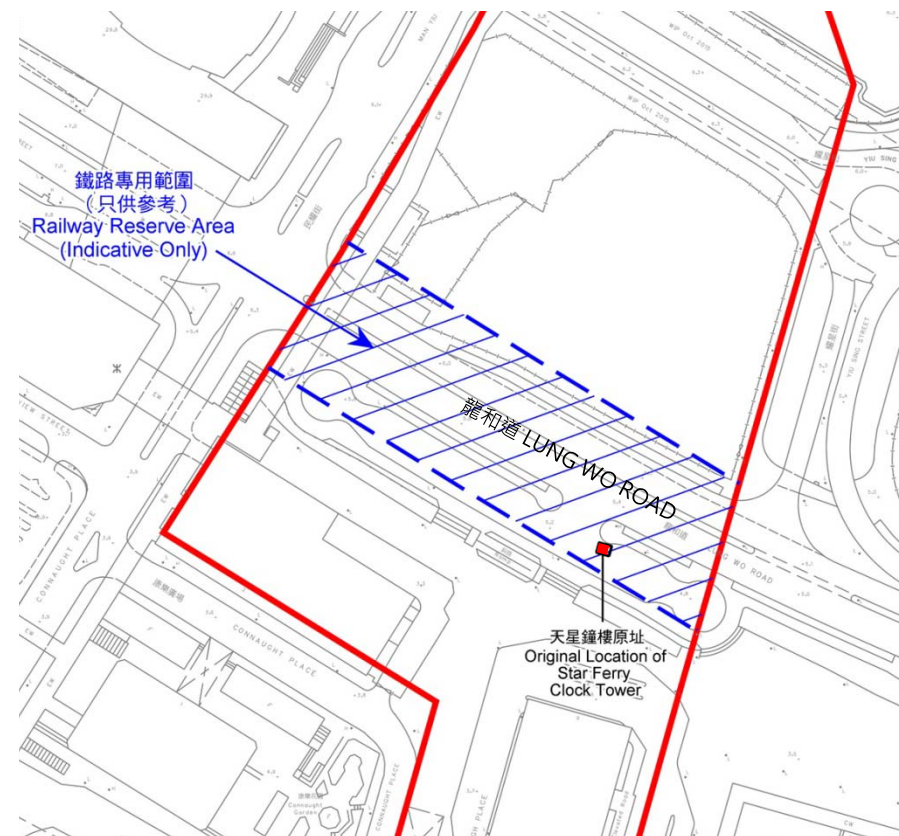


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重建天星鐘樓

Reconstruction of the Star Ferry Clock Tower (SFCT)

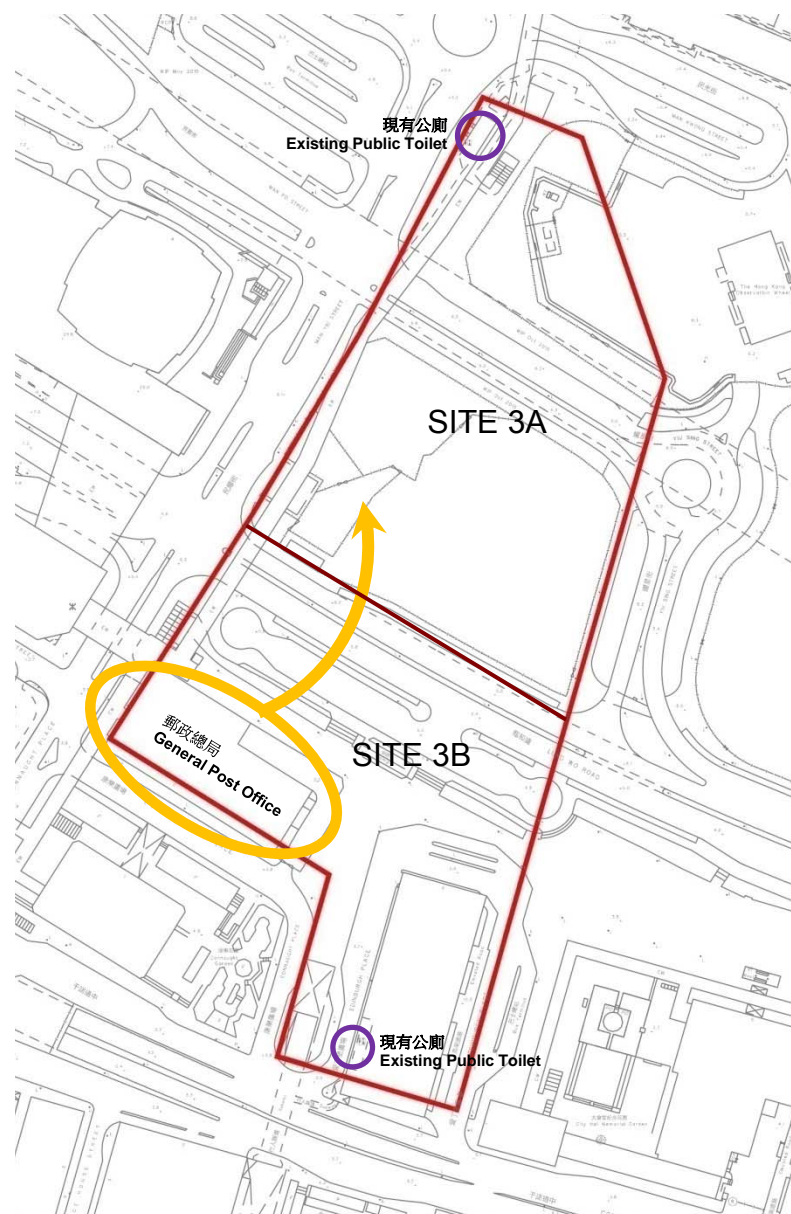
- 根據「研究」建議落實天星鐘樓在原址重建
Reconstruction of the SFCT at its original location as recommended in UDS
- 略為放寬建築物高度限制 (由主水平基準上16米放寬至主水平基準上25米)
Minor relaxation of building height restriction (from 16mPD to 25mPD)
- 位於機場鐵路掉車隧道延展部分 / 擬議北港島線的鐵路專用範圍內
Within the Railway Reserve of Airport Railway Extended Overrun Tunnel (AREOT) / proposed North Island Line (NIL)
- 待鐵路工程完成後，要求未來發展商重建
Future developer would be called upon to reconstruct the SFCT after completion of the railway works



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政府、機構或社區設施 G/IC Facilities

- 部分現有設施在三號用地發展內重置：
Part of the existing facilities to be reprovisioned within the Site 3 development:
 - 在3A用地內重置與地區相關的郵政總局設施 (包括郵政總局派遞局、特快專遞組、郵政總局櫃位和郵政信箱組)
District-tied facilities of the General Post Office (including GPO delivery office, speedpost section, post office counters, and post office box section) would be reprovisioned in Site 3A
 - 兩個公共廁所
Two public toilets
- 郵政總局會在3A用地落成後拆卸
GPO to be demolished after completion of Site 3A



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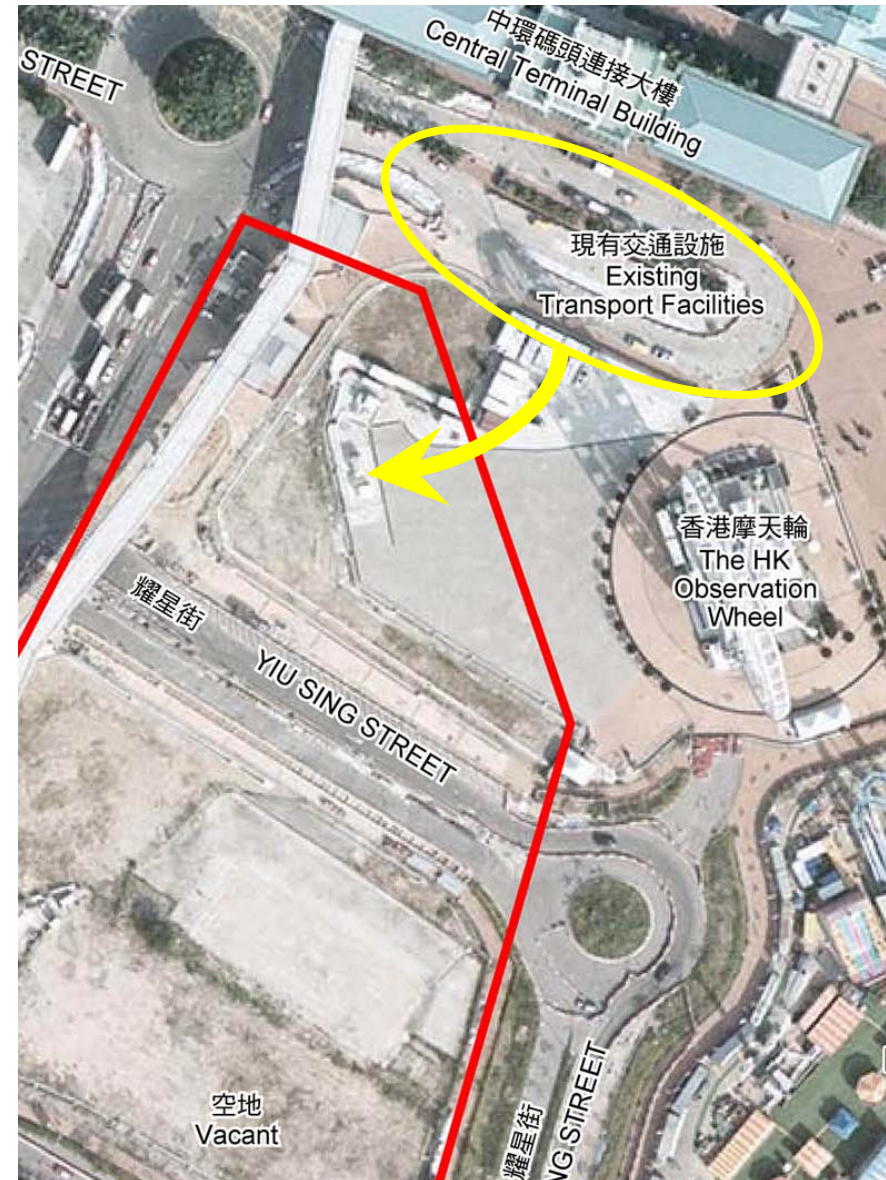
交通及運輸要求

Traffic and Transport Requirements

- 於耀星街以北發展內重置現時民光街的交通設施
Reprovisioning existing transport facilities at Man Kwong Street in the future development to the north of Yiu Sing Street

- 待民光街的交通設施遷入三號用地後，有關土地將發展為公眾休憩用地
Upon relocation of the existing transport facilities to Site 3, the land parcel will be converted into POS

連接中環碼頭的擬議園景區 Proposed Landscaping Area connecting Central Piers



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交通及運輸要求

Traffic and Transport Requirements

- 提供325個公眾停車位(當中250個須在3A用地提供)
To provide 325 public car parking spaces (250 of which in Site 3A)
- 在3A用地重置30個公眾電單車停車位
Reprovisioning 30 public motor cycle parking spaces in Site 3A
- 天星碼頭停車場會在3A用地公眾泊車位啟用後拆卸
The Star Ferry Car Park will be demolished only after the public car parking spaces in Site 3A are in use
- 根據《香港規劃標準與準則》的規定提供發展所須的附屬泊車及上落貨設施 (視乎辦公室和零售的比例，估計會有約520個附屬泊車位，當中零售用途部分可供公眾使用)
To provide required ancillary parking spaces and loading/unloading facilities in accordance with Hong Kong Planning Standards and Guidelines (about 520 ancillary car parking spaces, some of which can be used by the public, subject to the mix of office and retail uses)

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技術評估 Technical Assessments

呈交總綱發展藍圖時須一併提交以下技術評估：

The following technical assessments should be submitted as part of the MLP submission:

- 景觀影響評估 Visual Impact Assessment
- 量化空氣流通影響評估 Quantitative Air Ventilation Assessment
- 交通影響評估 Traffic Impact Assessment
- 環境評估 Environmental Assessment
- 排水及排污影響評估 Drainage and Sewerage Impact Assessments
- 其他 Others

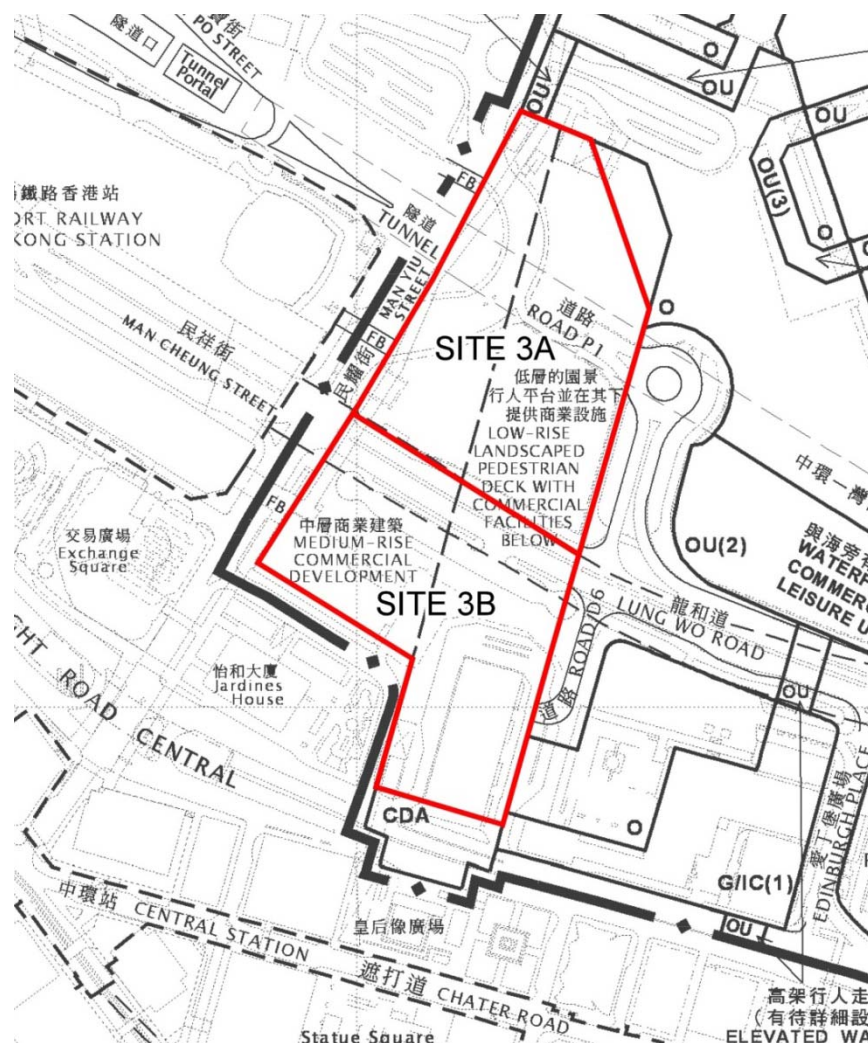
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實施計劃 Implementation

用地分兩期發展:

Implementation in two phases:

- 3A用地先進行發展，以重置現有郵政總局設施及提供250個公眾停車位
Site 3A should be developed first to reprovision the district-tied GPO facilities and provide 250 public car parking spaces
- 待完成發展3A用地後，3B用地發展才會開展
Site 3B will proceed upon completion of the development in Site 3A





謝謝
Thank you