



# 灣仔北及北角海濱

## 城市設計研究

Urban Design Study for the Wan Chai North  
and North Point Harbourfront Areas

Activate  
啟動



Embrace  
親近



Connect  
連繫

# CONTENTS 目錄

## 1 Introduction 引言

## 2 Engaging the Public 公眾參與

## 3 Refined Urban Design Framework 優化後的都市設計大綱

## 4 Urban Design Emphases 城市設計重點

## 5 Recommended Master Layout Plan and Harbourfront Enhancement Proposals 擬議總綱發展藍圖及優化海濱建議

## 6 Way Forward 未來路向

Remarks: Cover illustration is for indicative purpose only  
備註：封面插圖僅供參考

# 1 INTRODUCTION 引言

The Wan Chai North and North Point harbourfront, comprising valuable reclaimed land centrally located along the Victoria Harbour coastline, is an important natural and cultural asset for the people of Hong Kong. It presents a unique opportunity for 're-connecting' people to the waterfront. In January 2015, the Planning Department commissioned the "Urban Design Study for the Wan Chai North and North Point Harbourfront Areas" (the Study) to examine how these areas could be re-defined to promote accessibility, diversity and vibrancy on land and in water, and to re-connect people to the water.

The Study has worked out a sustainable urban design framework and formulated harbourfront enhancement proposals to guide the future development and enhancement of the harbourfront areas for public enjoyment.

灣仔北及北角海濱是位處維多利亞港（維港）海濱中心地帶的一塊珍貴的填海用地，不但是香港的重要天然和文化資產，亦為香港市民提供一個難得的機會，重新拉近與維港之間的距離。規劃署於二零一五年一月展開「灣仔北及北角海濱城市設計研究」（本研究），探討如何塑造這片土地，推動海濱的暢達性和多樣化，提升陸上和水上活力，重新拉近人和水之間的距離。

本研究制定了一套可持續發展的城市設計大綱，並提出優化海濱建議，作為未來發展及提升海濱質素的指引，以締造一個供市民共享的休憩空間。

P.1-2

P.3

P.4

P.5-13

P.14-39

P.40-43



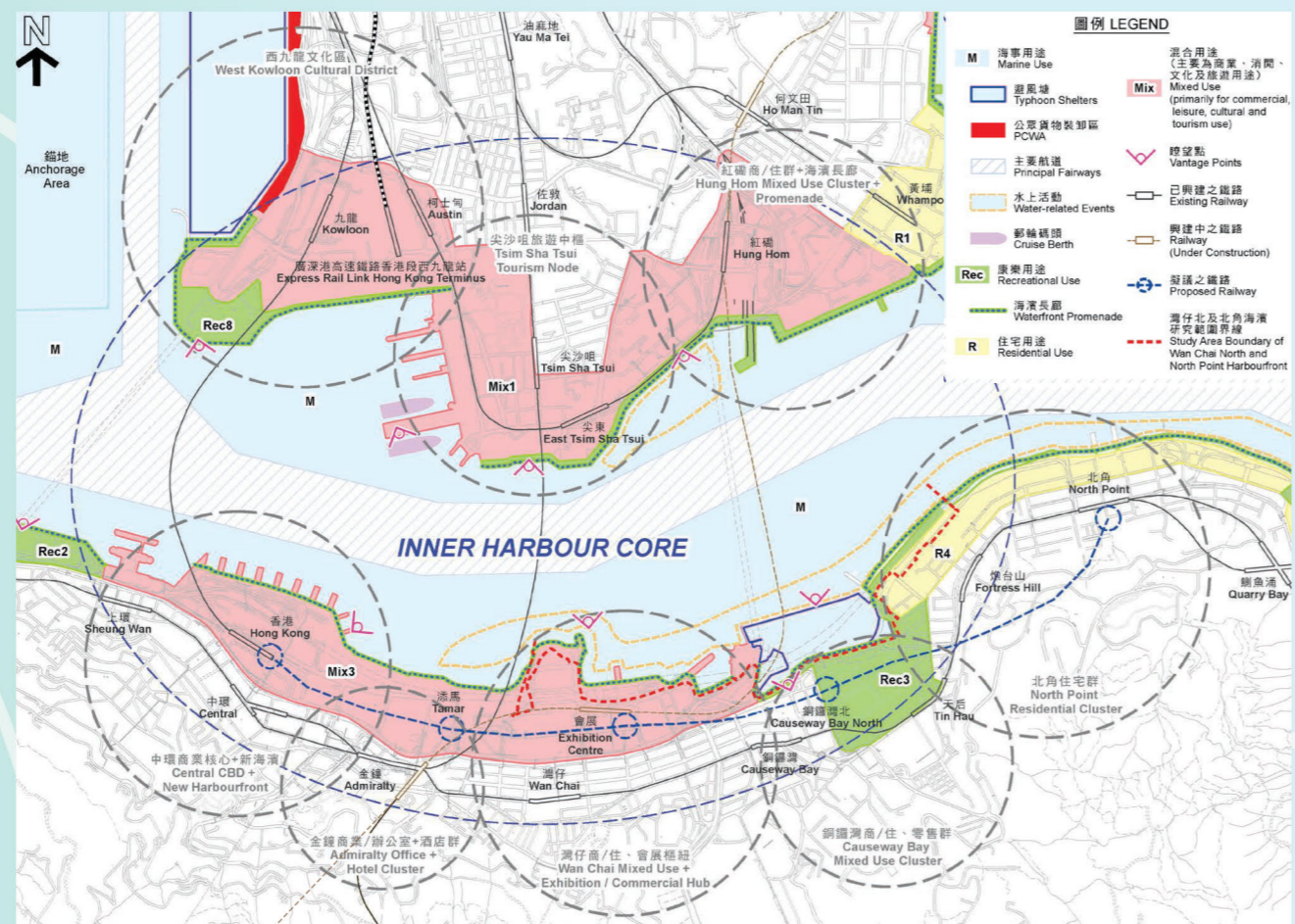
## Study Area and Overall Context 研究範圍及整體發展情況

The Study Area covers a harbourfront area stretching eastward from the west of the Hong Kong Convention and Exhibition Centre (HKCEC) to the proposed harbourfront open space adjacent to City Garden in North Point, encompassing about 19ha of land area and about 22ha of water area.

Wan Chai is a mixed area, where old meets new. Land uses along the harbourfront have evolved over the years to tie in with the changing circumstances of the harbour and the hinterland. While the Central District performs as the core business district and Tsim Sha Tsui functions mainly as a tourism node, the role of Wan Chai as a convention, exhibition and commercial hub will be reinforced by the redevelopment of the sites of the three government towers in Wan Chai North and Kong Wan Fire Station into convention and exhibition facilities, hotel and office. Upon completion of the new rail lines (including the Shatin to Central Link and proposed Causeway Bay North Station by North Island Line, this section of the harbourfront will become more accessible to the public with improvement in rail connectivity and stations accessibility. Besides, the water body in the ex-Public Cargo Working Area (ex-PCWA) in Wan Chai and the Causeway Bay Typhoon Shelter (CWTS) provides opportunities to re-define the role of the water space to promote water-friendly culture and activities. The Wan Chai North and North Point harbourfront will have great potential to become an attractive, well-connected, vibrant and sustainable new waterfront area for public enjoyment.

研究範圍主要涵蓋由香港會議展覽中心（會展）以西起向東延伸至北角城市花園旁的海旁休憩用地，包括約19公頃的陸地和約22公頃的海面。

灣仔是一個新舊交融的多元地區，為配合海濱及內陸區的轉變，臨海一帶的土地用途多年來不斷變遷。相對中環作為香港的核心商業區及尖沙咀作為本港重要的旅遊中樞，灣仔作為會議、展覽及商業樞紐的角色，將會藉重建灣仔北三座政府大樓及港灣消防局用地為會展設施、酒店和寫字樓而得到鞏固。隨著新鐵路線（包括沙田至中環線（沙中線）及擬議北港島線）及其鐵路站落成，如正在興建的會展站和擬議的北港島線銅鑼灣北站，將令這段海濱更加暢通易達。另一方面，透過善用灣仔的前公眾貨物裝卸區及銅鑼灣避風塘的水體，為水域空間重新定位，推動親水文化和近水活動。灣仔北及北角海濱有潛力發展為一個具吸引力、方便暢達、朝氣勃勃及可持續發展的新海濱區，供公眾享用。



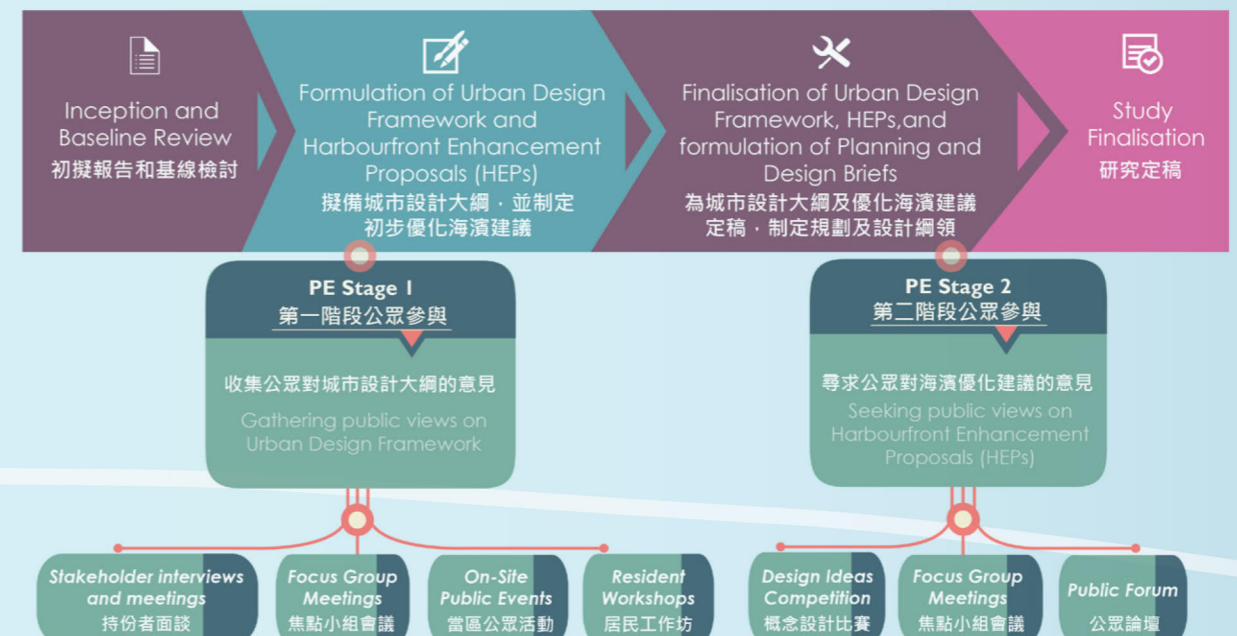
Remark: Based on the Updated Plan of Functional Zones for the Victoria Harbour as noted at the Harbourfront Commission Meeting on 15 June 2015. The alignment of the proposed railway is indicative only.  
備註：以2015年6月15日海濱事務委員會會議備悉的最新維多利亞海港功能地帶圖為基礎。擬議之鐵路的位置只供參考。

Harbour Functional Zone Plan 維港功能地帶圖

## 2 ENGAGING THE PUBLIC 公眾參與

An open, transparent and collaborative approach was adopted in the two stages of public engagement held in 2015 and 2016 respectively. Public views were widely canvassed through public workshops, roving exhibitions, on-street public events, design ideas competition, focus group and stakeholder meetings/interviews, meetings with the Harbourfront Commission, and the Wan Chai and Eastern District Councils, etc. The Harbourfront Commission has been closely engaged throughout the study process. The public views collected have formed the basis for formulation of the urban design framework and harbourfront enhancement proposals.

公眾參與工作先後於二零一五及二零一六年分兩個階段及以公開、透明和多方參與的方式進行。透過舉辦公眾工作坊、巡迴展覽、街頭公眾活動、概念設計比賽、焦點小組和持份者會議/面談，以及與海濱事務委員會、灣仔區議會和東區區議會會面等，廣泛徵詢公眾意見。海濱事務委員會一直緊密參與整項研究工作。收集到的公眾意見是本研究制定城市設計大綱及優化海濱建議的基礎。



# 3 REFINED URBAN DESIGN FRAMEWORK

## 優化後的城市設計大綱

The Urban Design Framework Plan has been finalised to take into consideration the latest design concepts and public aspirations. With public's support, five character precincts with unique design have been designated. The 3.8km long waterfront promenade from Wan Chai to North Point with about 15ha of harbourside parkland cum promenade and 22ha of water space of the Wan Chai ex-PCWA and CWBTS will form distinctive green edges along the harbour.

本研究所制定的城市設計大綱圖已反映最新的設計理念以及回應公眾的期望。我們提出在海濱劃設五個設計獨特的特色主題區並獲得公眾支持。一條長約3.8公里由灣仔延伸至北角的海濱長廊，連同約15公頃的海濱公園，以及約22公頃的水體，包括灣仔前公眾貨物裝卸區及銅鑼灣避風塘，將為維港北岸帶來一片與眾不同的嶄新綠色海濱體驗。

Our Vision for the "New Wan Chai North Point Harbourfront" is to develop :

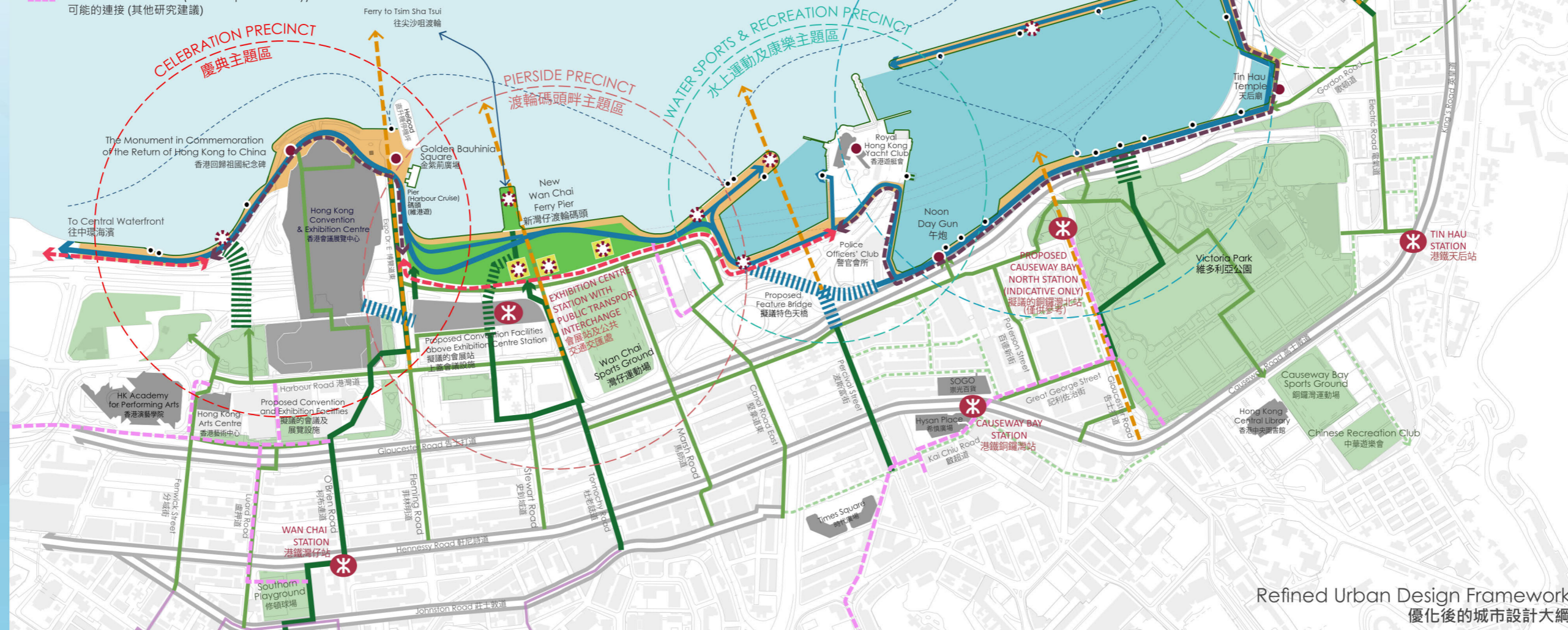
我們就「灣仔北角新海濱」的願景是發展一個：

“an urban harbourfront re-connecting people to the water”

“重新拉近人、水之間距離的一片都市海濱”

### LEGEND 圖例

- Character Precinct 主題區
- Planned Elevated Landscaped Deck 已規劃的高架園景平台
- Planned/Proposed Elevated Pedestrian Connection 已規劃/擬議的高架行人連接
- Potential Continuous Waterfront Linkage 可能的連貫海濱連接
- Primary N-S Pedestrian Connection 主要南北向行人連接
- Secondary Pedestrian Connection 次要行人連接
- Tertiary Pedestrian Connection 輔助行人連接
- Major E-W Vehicular Connection 主要東西向道路連接
- Proposed Bicycle Trail (Low Speed) 擬議的單車徑
- Proposed Shared Use Promenade by All Users including Cyclists 擬議為各使用者包括騎單車人士共享的海傍
- Existing Wan Chai Heritage Trail 現有的灣仔歷史文物徑
- Possible Connection (under separate study) 可能的連接 (其他研究建議)
- Existing Major Open Space/ Recreation Facility 現有主要休憩用地/康樂設施
- Major Landmark Building 現有地標建築
- New Open Space 新的休憩用地
- New Water-related Area and Typhoon Shelter 新「親水互動」區及避風塘
- Promenade Area 海濱長廊
- Proposed Waterfront Commercial Site 擬議海濱商業設施
- Landscaped Roof over Tunnel Portal 隧道口上的園景平台
- Proposed Water Taxi Route 擬議的水上的士連接路線
- Major View Corridor Towards Waterfront 通往海濱的主要景觀廊
- Existing / Committed Major Landmark Element 現有/已規劃的主要地標元素
- Existing / Potential Point of Interest 現有/有潛力的特色景點
- Existing / Proposed Landing Steps and Supporting Facility 現有/擬議的登岸台階和配套設施
- Existing / Proposed MTR Station 現有/擬議的港鐵站



Refined Urban Design Framework  
優化後的城市設計大綱

# 4 URBAN DESIGN EMPHASES

## 城市設計重點

The New Wan Chai North Point Harbourfront will have the following urban design emphases:

灣仔北角新海濱的城市設計將著重以下各方面：

- Waterfront Character, Identity and Sense of Place**  
海濱的特色、個性和地方感
- Waterfront Attraction, Vibrancy and Diversity**  
海濱的吸引力、活力和豐富多樣性
- Waterfront Connectivity, Continuity and Accessibility**  
海濱的連接性、連貫性和暢達性
- Flexible and Shared Use Design**  
靈活共享的海濱設計
- Assemblage of Green and Blue Resources**  
一系列的綠藍資源
- Smart, Green and Sustainable Elements**  
智慧、綠色和可持續發展元素
- Local Character and Heritage**  
地區特色和文化



## WATERFRONT CHARACTER, IDENTITY AND SENSE OF PLACE 海濱的特色、個性和地方感

### Character Precincts 特色主題區

Five character precincts echoing with their own characters and identities have been designated. Within each character precinct, harbourfront enhancement proposals are formulated to strengthen their characters and identities in order to foster a stronger sense of place for the harbourfront.

設立五個配合不同地方特色和個性鮮明的主題區。為各個主題區制定優化海濱建議，提升其特色和個性，加強海濱的地區認同感。



### Local Identity Respected 尊重地區特色

In formulating the harbourfront enhancement proposals, the existing cultural and heritage identity such as the celebration significance of the Golden Bauhinia Square and the history of CWBTS will be respected.

制定優化海濱建議時，會尊重現有的文化及歷史特色，例如金紫荊廣場的慶典意義，以及銅鑼灣避風塘的歷史。



### New Design Elements 嶄新設計元素

New design elements such as new water play concepts, outdoor performance, flexible event space, etc. are introduced to create new character and identities and to attract more people to visit the harbourfront areas.

引入新穎的設計元素，例如嶄新的嬉水概念、戶外表演、多用途活動空間等，為海濱換上新裝，注入新的設計特色，吸引更多市民及遊客前往海濱。



## WATERFRONT ATTRACTION, VIBRANCY AND DIVERSITY 海濱的吸引力、活力和豐富多樣性



### Diverse Harbourfront Experiences 多樣化的海濱體驗

A mix of commercial (e.g. diversified food and beverage (F&B) outlets), recreational (e.g. the water sports centre at the ex-PCWA in Wan Chai) and various active and passive waterfront open space uses (e.g. interactive water features and extreme park) are introduced to provide diverse harbourfront experiences.

揉合商業（如不同的餐飲美食）、康樂活動（如設於灣仔前公眾貨物裝卸區的水上運動及康樂中心）及不同類型的動態和靜態海濱休憩用途（如互動水景和極限公園），提供多姿多采的海濱體驗。



### Flexible Event Space 多用途活動空間

Flexible event spaces are provided to facilitate holding of various performances, art and exhibition uses for public enjoyment.

提供多用途活動空間，以便舉辦不同類型的表演、藝術和展覽活動，供公眾享用。



### Shared by Different Users 全民共享

The waterfront space will be shared by users of different ages and interests, including pedestrians, joggers, cyclists, pets and their owners, and the physically challenged, to promote waterfront vibrancy and inclusivity.

發展一個全民共享的海濱空間，適合不同年齡層及興趣的使用者，包括行人、跑步人士、騎單車人士、寵物及其主人和行動不便人士，提升海濱活力和包容性。



# WATERFRONT CONNECTIVITY, CONTINUITY AND ACCESSIBILITY

## 海濱的連接性、連貫性和暢達性

A continuous and widely accessible waterfront promenade has been reserved for public enjoyment.

為公眾提供一條連貫互通、方便易達的海濱長廊。

### Pedestrian Network

#### 行人連接網絡

The pedestrian connectivity with the waterfront is enhanced with the provision of a multi-level pedestrian network in the form of underground, at-grade and elevated walkways/landscaped decks to allow easy and barrier-free public access.

透過關設多層行人網絡（包括地底、地面及高架行人通道 / 高架園景平台），提供便捷的無障礙通道，方便行人前往海濱。

### Public Transport Arrangement

#### 公共交通安排

The harbourfront areas are well served by different modes of public transport including mass transit railways, buses, mini-buses, ferry services, etc.

海濱地區四通八達，有不同的公共交通工具接駁，包括港鐵、巴士、小巴、渡輪等。

#### LEGEND 圖例

##### AT-GRADE CONNECTIONS 地面連接

- Existing At-Grade Connection 現有的地面連接
- Planned At-Grade Connection 已規劃的地面連接
- Proposed At-Grade Connection 擬議的地面連接
- Proposed At-Grade Crossing 擬議的地面行人過路處
- Existing Wan Chai Heritage Trail 現有的灣仔歷史文物徑

##### ELEVATED CONNECTIONS 高架連接

- Existing Elevated Connection 現有的高架連接
- Planned Elevated Connection 已規劃的高架連接
- Proposed Elevated Connection 擬議的高架連接

##### UNDERGROUND CONNECTION 地下連接

- Existing Underground Connection 現有的地下連接

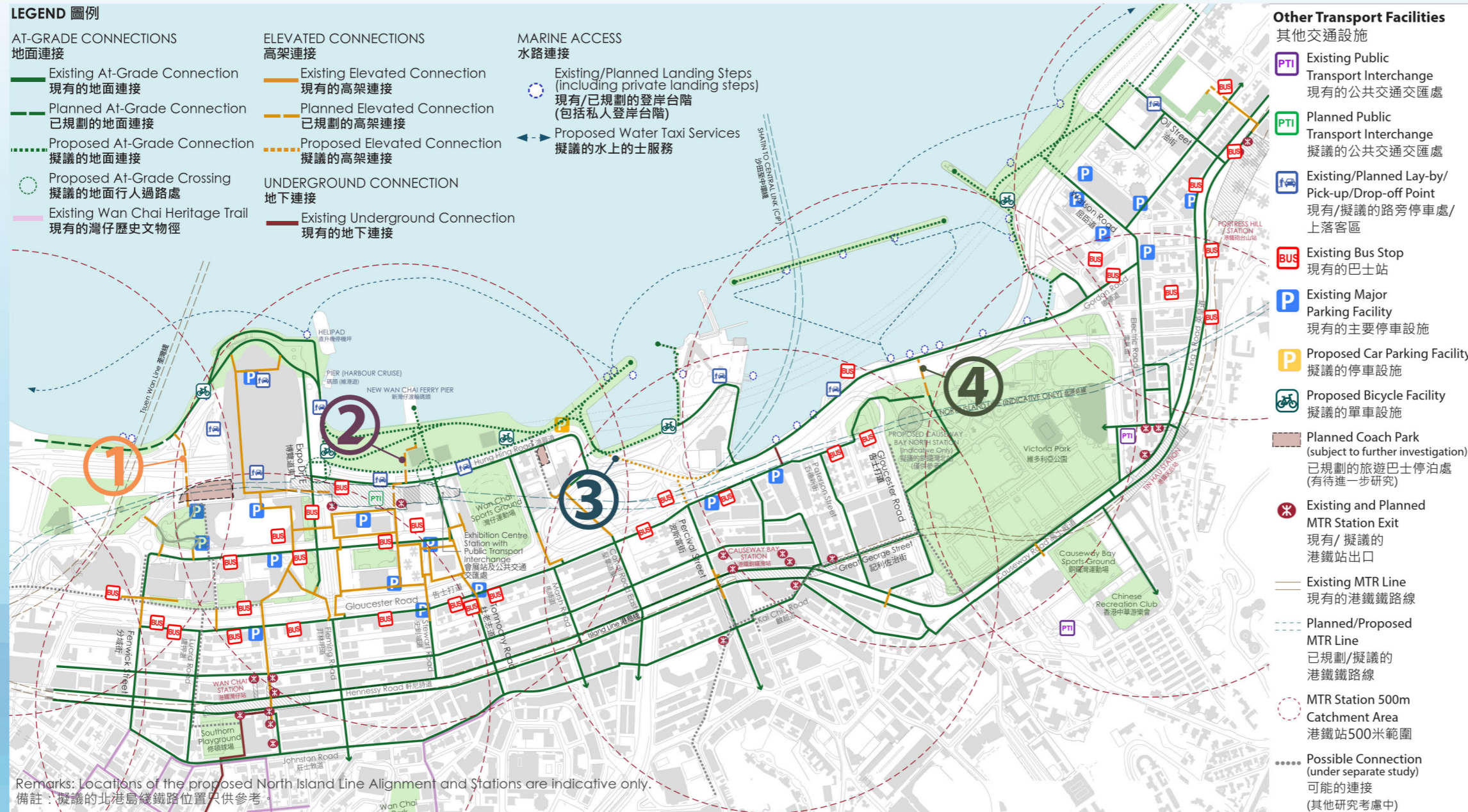
##### MARINE ACCESS 水路連接

- Existing/Planned Landing Steps (including private landing steps) 現有/已規劃的登岸台階 (包括私人登岸台階)
- Proposed Water Taxi Services 擬議的水上的士服務

#### Connectivity Plan 連接網絡

##### Other Transport Facilities 其他交通設施

- PTI Existing Public Transport Interchange 現有的公共交通交匯處
- PTI Planned Public Transport Interchange 擬議的公共交通交匯處
- Existing/Planned Lay-by/Pick-up/Drop-off Point 現有/擬議的路旁停車處/上落客區
- Existing Bus Stop 現有的巴士站
- Existing Major Parking Facility 現有的主要停車設施
- Proposed Car Parking Facility 擬議的停車設施
- Proposed Bicycle Facility 擬議的單車設施
- Planned Coach Park (subject to further investigation) 已規劃的旅遊巴士停泊處 (有待進一步研究)
- Existing and Planned MTR Station Exit 現有/擬議的港鐵站出口
- Existing MTR Line 現有的港鐵鐵路線
- Planned/Proposed MTR Line 已規劃/擬議的港鐵鐵路線
- MTR Station 500m Catchment Area 港鐵站500米範圍
- Possible Connection (under separate study) 可能的連接 (其他研究者慮中)



Three elevated landscaped decks proposed under Wan Chai Development Phase II (WDII) Review and one Feature Bridge proposed under the Study will play a significant role in enhancing the north-south connection between the hinterland and the waterfront. These proposed north-south links are subject to detailed design at the implementation stage.

「灣仔發展計劃第二期檢討」建議關設的三個高架園景平台，以及本研究建議興建的特色天橋，對改善內區與海濱之間的南北連接十分重要。這些擬議的南北通道的詳細設計將會在落實階段確定。

**1 West Landscaped Deck (Art Walk/Corridor)**  
西園景平台 (藝術走廊)

Proposed under WDII Review and located to the west of HKCEC, this deck will enhance the north-south pedestrian connection, linking the proposed Sunset Promenade with the elevated public roof garden to the immediate west of Grand Hyatt Hotel. Taking advantage of the proximity to the Hong Kong Academy for Performing Arts and the Hong Kong Arts Centre, this pedestrian connection could be designed as an art corridor with art and culture exhibits.

此園景平台是「灣仔發展計劃第二期檢討」的建議之一。此平台位於會展以西，將連接擬議的日落大道與香港君悅酒店以西的平台花園，加強南北向的行人連接。考慮到其毗鄰香港演藝學院及香港藝術中心的優勢，本研究建議園景平台可設計成可展覽藝術和文化的藝術走廊。

**2 East Landscaped Deck**  
東園景平台

Proposed under WDII Review, this deck is planned for an improved pedestrian connection from the future Exhibition Centre Station to the waterfront park and would land at the western part of the Pierside Precinct. To facilitate a more direct connection with the covered walkway leading to the New Wan Chai Ferry Pier and integration with the proposed waterfront commercial sites, the landscaped deck is recommended to be shifted further east by about 30m.

此園景平台是「灣仔發展計劃第二期檢討」的建議之一，旨在加強由未來會展站至海濱公園的行人連接。此平台原先計劃設於渡輪碼頭畔主題區的偏西位置，但為了能更直接地連接新灣仔碼頭及其有蓋行人通道，本研究建議將此園景平台向東移約30米，並與擬議的海濱商業發展連繫。

**3 Feature Bridge**  
特色天橋

Proposed under the Study, this bridge is to enhance the north-south connectivity and facilitate pedestrian movement between the Water Sports and Recreation Precinct and the Causeway Bay hinterland. The iconic design of the curvilinear footbridge itself could attract visitors to the harbourfront.

本研究建議增設一條特色天橋，以加強由銅鑼灣內區前往水上運動及康樂主題區的南北向行人連接。這條弧形天橋設計獨特，將可吸引市民及遊客前往海濱。

**4 Victoria Park Landscaped Deck**  
維多利亞公園園景平台

Proposed under the WDII Review, this deck is designed for a convenient connection from Victoria Park and the CWBTS promenade over Victoria Park Road.

此園景平台是「灣仔發展計劃第二期檢討」的建議之一。平台將橫跨維園道上方，方便行人往來維多利亞公園及銅鑼灣避風塘。



## FLEXIBLE AND SHARED USE DESIGN 靈活共享的海濱設計

Design flexibility is highly emphasised in the harbourfront enhancement proposals to meet changing public needs in future.

彈性設計是優化海濱建議中的一大特點，以配合未來公眾不斷轉變的需求。

### Cycling Network 單車網絡

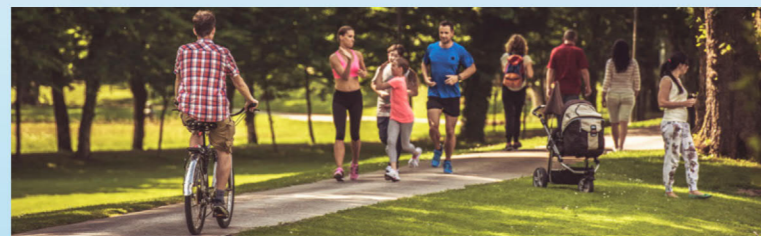
In response to keen public aspiration, it is intended to develop a safe, comfortable and well-designed continuous bicycle trail with relevant supporting facilities along the harbourfront areas. Taking into account the public comments received during the two stages of the public engagement, dedicated low speed bicycle trails for leisure purpose with a total length of about 1.6km will be designated. Along the constrained/bottleneck sections, shared use arrangements will be adopted, under which different users including pedestrians and cyclists will need to co-use the waterfront space. The shared use section is estimated to be around 1.8km long.

為回應公眾的殷切期望，本研究擬沿未來的海濱建造一條安全舒適、設計完善的連貫單車徑，並沿途設置相應的配套設施。經考慮兩階段公眾參與所得到的公眾意見後，本研究建議海濱沿岸將分段設有全長約1.6公里的指定休閒單車徑作慢速騎乘之用。至於相對狹窄的瓶頸路段，則採用共享安排，讓不同的使用者（包括行人和騎單車人士）同時使用該海濱空間。有關的共享空間預計總長約1.8公里。

### Shared Use Concept 共享概念

To enhance the flexibility and hence the vibrancy to accommodate a variety of different harbourfront activities, the waterfront promenade and adjoining new open spaces will need to be shared among different users of different ages and interests, including pedestrians, joggers, cyclists, pets and their owners, the physically challenged, etc. Suitable signage, road markings, distinct surface materials and design features will be provided. Such shared use concept and arrangements will also be adopted in handling the constrained/bottleneck areas where harbourfront space is limited or subject to high pedestrian flow.

為增加海濱區的靈活性及活力，以容納多元化的海濱活動，未來的海濱長廊及沿海的新休憩空間將會開放予各年齡層和不同興趣的使用者，包括行人、跑步人士、騎單車人士、寵物及其主人和行動不便人士等共同享用，並提供合適的指示牌、路面標記及採用具有獨特性的材料及特別設計特徵。由於海濱空間有限，加上人流不斷，共享概念及安排亦適用於海濱一些特別狹窄的瓶頸地方。



Bicycle access 單車連接



Remarks: Proposed cycling network is subject to further consideration at implementation stage

備註：擬議的單車網絡有待實施階段進一步研究

Cycling Network Plan 單車網絡圖



## ASSEMBLAGE OF GREEN AND BLUE RESOURCES 一系列的綠藍資源

Landscape Strategy Zone 園景策略區	Landscape Character 園景特色
A.1 Harbour Viewing Promenade 維港觀景長廊	Linear landscape planting stretching along the promenade to echo with the curvilinear water edge. 沿海濱長廊提供線性種植，以呼應弧形的海濱設計。 Trees suitable for waterfront environment and yet maintaining through views under tree canopy towards the harbour. 種植合適海濱環境的樹木品種，並維持樹冠下的開揚維港景觀。
A.2 Symbolic Plaza 標誌性慶典區	Flowering species with lavender to pink blooms to echo the symbolic celebration theme of the Golden Bauhinia Square and Forever Blooming Bauhinia Sculpture. 種植具淡紫/粉紅色的開花品種，以呼應具標誌性慶典主題的金紫荊廣場及「永遠盛開的紫荊花」雕塑。
B.1 Harbour Activity Space 維港活動空間	Trees in round or oval forms with spreading and open canopy to enrich the overall visual interest in the area. 種植圓形或橢圓形、開放式樹冠樹木品種，以豐富該區整體視覺趣味性。 Trees with conspicuous layered branches to be planted along the water edge and thoroughfares. 沿海濱及主要道路旁種植有明顯分層枝幹的樹木品種。
B.2 Dynamic Urban Park 都市海濱公園	Colourful flowering plants should be used in the vast open lawn of the urban park to reinforce the vibrant atmosphere. 在公園中的大型草坪種植色彩鮮艷的開花品種以增強活力氛圍。 Durable green lawn and planting of varying colours to be adopted to impart vibrant feeling at the flexible event spaces. 青草坪及不同顏色的植物為多用途活動空間賦予活力氣氛。 The entrance features to be framed by trees with yellow/golden yellow flowers / leaves. 種植有黃色/金黃色的花/葉樹木品種，以突顯海濱入口處。
C.1 Water-Play-Area 水上康樂區	Tropical seaside plant species to reinforce the energetic atmosphere around the recreational waterfront area. 種植熱帶品種，為康樂海濱區增添動感。 Planting palette and landscaping language to echo with the active and playful water sports and activities in the area. 園景種植及主題應配合水上運動及康樂區主題。 Screen buffer planting to protect the area from adjacent public roads and as wind break along the promenade. 種植花木，以緩衝海風及相鄰道路對海濱長廊的影響。
D.1 Heritage Walk 歷史長廊	Subtle landscape planting to provide screening from the adjoining Victoria Park Road and as backdrop for the historic typhoon shelter. 種植花木以優化具歷史意義的避風塘景觀及緩衝鄰接維園道的影響。 Plants with seasonal interests should be adopted to add interest to the elongated landscape promenade. 採用具季節特色的植物品種，以加強海濱長廊的趣味性。
E.1 Harbourfront Community Park 海濱社區公園	Extensive planting with varying colour elements to be adopted to symbolise well-being and healthy life styles. 廣泛種植不同顏色元素的植物，以象徵健康的生活方式。 Native species to be widely used to promote biodiversity in the park. 廣泛種植本土品種，以促進海濱長廊的生物多樣性。



Blue and Green Strategy 藍綠設計策略

### Landscape Planning Framework 園景設計大綱

A landscape design framework has been devised with specific recommended landscaping themes and planting species in order to create distinctive landscaping characters in each of the character precinct. An overall greening ratio of about 25% within the whole stretch of New Wan Chai North Point Harbourfront is recommended taking into account the site context.

本研究制定了一套園景設計大綱，為各主題區度身訂做各具特色的園景主題和種植建議。考慮到不同的環境因素，灣仔北角新海濱的建議整體綠化率約為25%。

### Activated Water Body 把活力注入水體

Opportunity will be taken to make use of the existing blue resources including the water areas within the ex-PCWA in Wan Chai and the CWBTS to introduce new water play/sports concepts with different water recreational activities and revitalise the old typhoon shelter culture that will reconnect people with water.

通過善用灣仔前公眾貨物裝卸區及銅鑼灣避風塘水體的現有藍色自然資源，引進嶄新的嬉水及水上運動概念，並舉辦各式水上康樂活動，以及活化避風塘文化，重新連繫人和水。



Landscape Design 園景設計



## SMART, GREEN AND SUSTAINABLE ELEMENTS

### 智慧、綠色和可持續發展元素

Smart, green and sustainable initiatives have been incorporated in the harbourfront enhancement proposals to optimise energy efficiency, environmental friendliness and liveability.

優化海濱建議融入智慧、綠色和可持續發展等元素，以提升能源效益、環保和宜居程度。

### Eco-friendly Initiatives 綠色環保

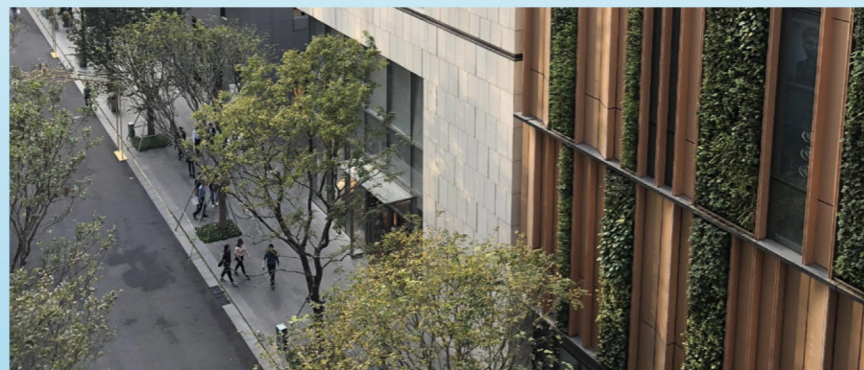
Green building design elements and eco-friendly initiatives (including green façade, roof-top greening, use of natural lighting and ventilation, etc.) will be adopted in the proposed buildings in the Pierside Precinct and the Water Sports and Recreation Precincts.

渡輪碼頭畔主題區和水上運動及康樂主題區的擬議建築將採用綠色建築設計，並實施環保措施，包括綠化外牆、天台種植、自然採光及天然通風等。

### Well-being and Healthy Living 健康生活與福祉

Active design with activities and programmes will be incorporated in the overall design to encourage exercise and facilitate healthy active life style.

整體設計將融入動態設計元素，並提供活動和節目，以鼓勵市民運動，及建立積極健康生活。



Smart, Green and Sustainable Initiatives 智慧、綠色和可持續性設計



## LOCAL IDENTITY AND HERITAGE

### 地區特色和文化

### Respecting Local Identity 尊重地區特色

The coastline of Wan Chai and North Point evolves with the development of Hong Kong. The "Forever Blooming Bauhinia" sculpture at Golden Bauhinia Square, the Royal Hong Kong Yacht Club at Kellett Island, Noonday Gun and Floating Tin Hau Temple (to be relocated on landside) at CWBTS, "Oi!" in North Point, etc. located within or in the vicinity of the harbourfront areas all have their own unique stories. Local identity will be preserved for reconnecting the legacy of Wan Chai and North Point with the waterfront design.

灣仔及北角的海岸線隨著香港的發展而演變。位於金紫荊廣場的「永遠盛開的紫荊花」雕塑、位於奇力島的香港遊艇會、位於銅鑼灣避風塘的午炮及水上天后廟（將會重置於岸上）和位於北角的「油街實現」等，都有其獨特的故事。未來的海濱設計將保留及延續這些地區的歷史文化脈絡。

Compatible waterfront design and streetscape enhancement themes related to these historical and cultural heritages making use of special designed railings, seating, and other street furniture are proposed, subject to detailed design.

進行海濱設計及街景改善工程時，建議透過特別設計的欄杆、座椅及其他街道設施等映襯出地區的歷史文化。詳情有待詳細設計階段確定。



Heritage near the harbourfront 海濱附近的歷史文化資產



Cultural Resources in the Area 地區的文化資源



# 5 RECOMMENDED MASTER LAYOUT PLAN AND HARBOURFRONT ENHANCEMENT PROPOSALS

擬議總綱發展藍圖及優化海濱建議

## Harbourfront Enhancement Proposals: Celebration Precinct 優化海濱建議：慶典主題區

### Design Intention 設計意向

The design intention is to give a facelift to enhance the area's identity, ceremonial significance and public enjoyment, as well as to address the existing coach congestion problems. The design objective is to enhance the area as a place that the locals and visitors can easily access to enjoy the panoramic harbour views and as a solemn venue for official celebration/ceremonial events.

此主題區的主要設計意向，是透過為該區換上全新面貌，從而更彰顯金紫荊廣場的特色、提升慶典的意義和讓公眾能更投入共享歡慶氣氛，以及應對旅遊車擠塞的問題。慶典主題區的設計目標，是將優化該主題區的海濱，吸引及方便市民和遊客前往，以欣賞遼闊的海濱景色，以及為官式慶典活動提供莊嚴的場地。

The Celebration Precinct, with a total area of around 2ha, comprises three feature plazas – namely the “Celebration Plaza”, “City View Plaza”, and “Sunset Plaza”. These pedestrian plaza spaces are designed to facilitate holding of official celebration/ceremonial events, festive gatherings, outdoor events, exhibitions, etc. to activate the public realm and synergise with the symbolic Golden Bauhinia Square, the HKCEC and nearby art and cultural facilities. A landscaped deck to the west of the HKCEC to be completed under the WDII will provide an easy alternative pedestrian access to the waterfront from the hinterland in order to address the pedestrian capacity problem of the O'Brien Road Elevated Walkway (especially during HKCEC event days).

慶典主題區總面積約兩公頃，主要包括三個主題廣場 - 「慶典廣場」、「市景廣場」及「日落廣場」。這三個主題廣場的空間設計，將有助進行官方慶典活動、節慶聚會、戶外節目和展覽等進行，活化公眾空間，並與金紫荊廣場、會展及鄰近文化及藝術設施產生協同效應。「灣仔發展計劃第二期」在會展以西興建的園景平台，將提供另一條由灣仔內陸地帶通往海濱的便捷行人通道，以紓緩柯布連道天橋（特別是會展活動期間）的行人擠擁問題。

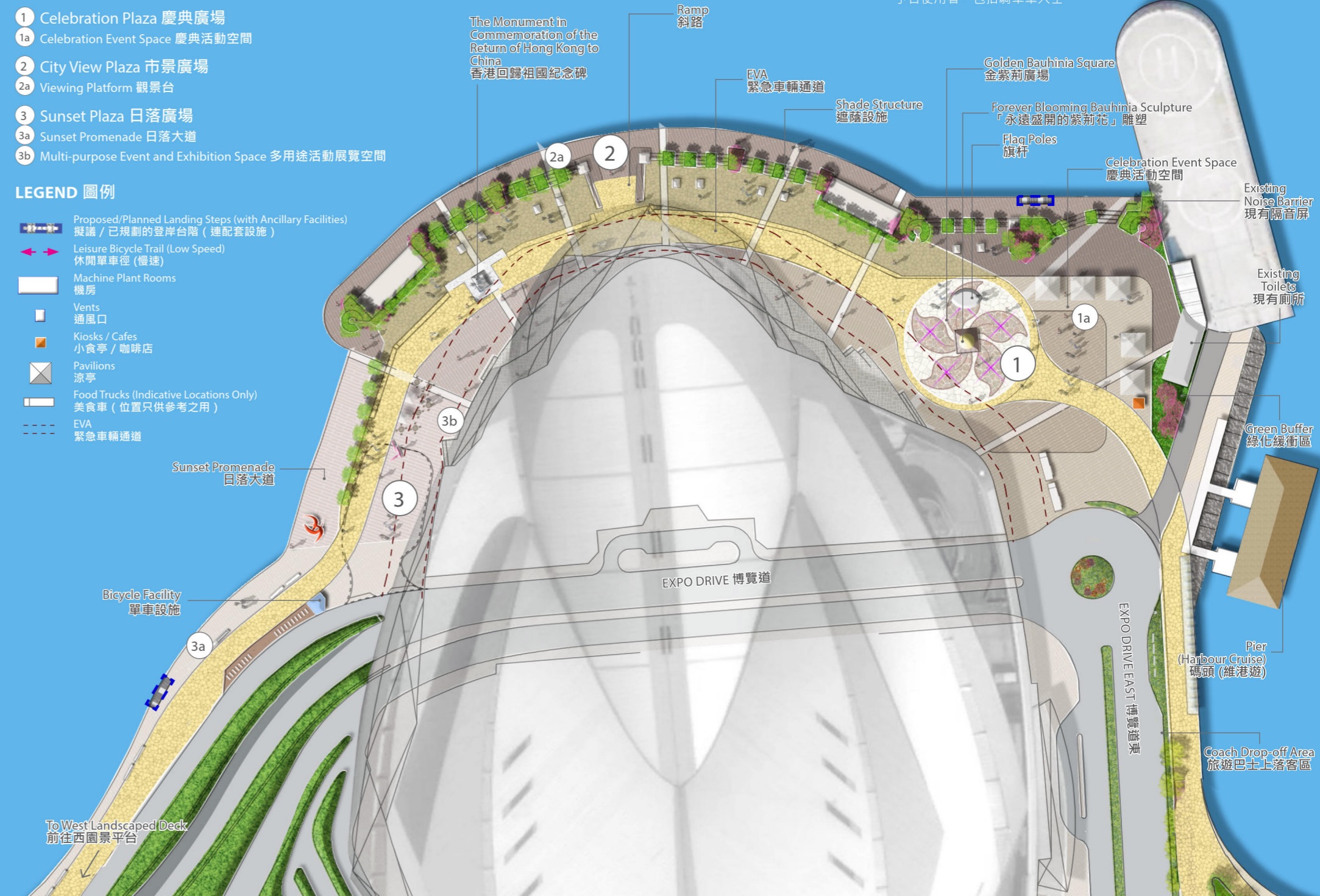


### CELEBRATION PRECINCT 慶典主題區

- 1 Celebration Plaza 慶典廣場
- 1a Celebration Event Space 慶典活動空間
- 2 City View Plaza 市景廣場
- 2a Viewing Platform 觀景台
- 3 Sunset Plaza 日落廣場
- 3a Sunset Promenade 日落大道
- 3b Multi-purpose Event and Exhibition Space 多用途活動展覽空間

### LEGEND 圖例

- Proposed/Planned Landing Steps (with Ancillary Facilities)  
擬議 / 已規劃的登岸台階 (連配套設施)
- Leisure Bicycle Trail (Low Speed)  
休閒單車徑 (慢速)
- Machine Plant Rooms  
機房
- Vents  
通風口
- Kiosks / Cafes  
小食亭 / 咖啡店
- Pavilions  
涼亭
- Food Trucks (Indicative Locations Only)  
美食車 (位置只供參考之用)
- EVA  
緊急車輛通道



No dedicated bicycle trail is designated in area around the Golden Bauhinia Square and the space there will be shared by all users including cyclists  
金紫荊廣場的周邊將不會設有指定的單車徑，該範圍將為共享空間，開放予各使用者，包括騎單車人士

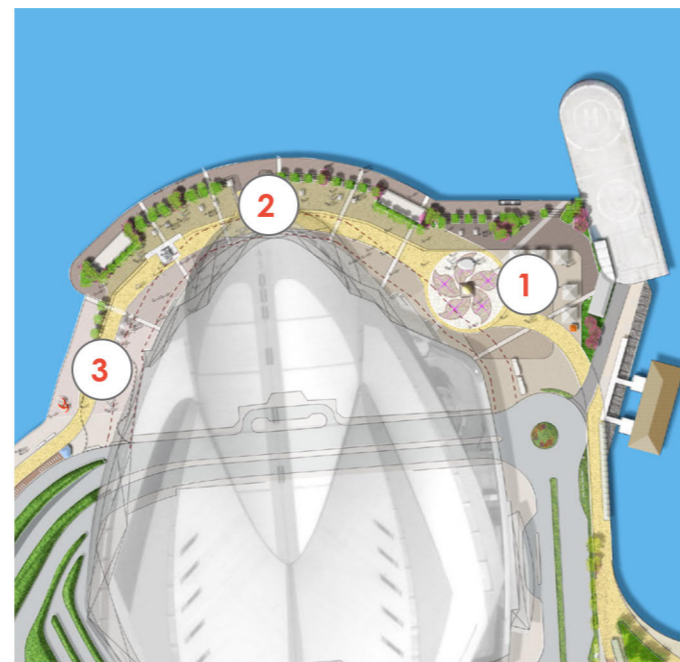
## 1. Celebration Plaza 慶典廣場

The Golden Bauhinia Square and its surrounding area will be expanded and upgraded to become the Celebration Plaza, which will be a symbolic ceremonial plaza with the Bauhinia sculpture and flag poles as the focal points. Bauhinia is adopted as the key design feature to reveal the symbolic and ceremonial significance of the plaza. Taking advantage of the rearrangement of the existing cul-de-sac at Expo Drive East, the Celebration Plaza will become more spacious and flexible for holding important official celebrations and/or other ceremonial events. Being the regional emblem of the Hong Kong Special Administrative Region, bauhinia represents our city with symbolic significance. Special paving around the flag poles and flower sculpture in the form of a bauhinia symbol embedded on ground is therefore proposed. Pavilions and kiosks are planned to provide supplementary services/facilities to visitors. A new coach park will be provided at Convention Avenue, to the south-west of HKCEC, to address the existing coach congestion problems at Expo Drive East.

金紫荊廣場及其附近地方會擴展及優化為一個以紫荊花雕塑及旗桿旗台為中心，而且具重要象徵意義的慶典廣場。慶典廣場將採用紫荊花作為主要設計特色，從而突顯廣場的象徵意義及慶典用途。透過重新設計現有博覽道東的盡頭路，慶典廣場將有更大的空間及設計彈性，以舉行重要的官方慶祝活動及/或其他典禮活動。紫荊花是香港特別行政區的區徽，代表著我們的城市，別具象徵意義。因此，我們建議以紫荊花圖案重鋪圍繞旗桿及紫荊花雕塑位置的地面。此外，我們亦計劃設置涼亭及小食亭等輔助設施，為遊人提供服務。在會展西南面的會議道，將設有一個新的旅遊車停車場，以解決現時於博覽道東的旅遊車擠塞問題。



Celebration Plaza 慶典廣場



This rendering is for illustrative purpose only  
此模擬效果圖只供參考之用

City View Plaza 市景廣場

## 2. City View Plaza 市景廣場

Capturing the panoramic view of the Kowloon shoreline, the City View Plaza abutting the waterfront to the north of the HKCEC is designed to enhance the harbour viewing experience of the locals and visitors. This plaza will continue to be a popular venue for enjoying the fireworks.

座落於會展北面的市景廣場毗鄰海濱，擁有環抱九龍海岸線宜人景致的優勢。因此，廣場將設計為一個供市民及遊客飽覽維港景致的地方。該廣場將繼續成為公眾欣賞煙花表演的熱門地點。



This rendering is for illustrative purpose only  
此模擬效果圖只供參考之用

Sunset Plaza 日落廣場

## 3. Sunset Plaza 日落廣場

The Sunset Plaza, at the western corner of the waterfront promenade, will command the beautiful view of the sunset at the western harbour waters. With the incorporation of public arts and design, the Sunset Plaza could perform as an outdoor event and exhibition venue to complement art, cultural and creative industry events at the nearby HKCEC, Hong Kong Academy for Performing Arts and the Hong Kong Arts Centre. With kiosks, light refreshment facilities and specially designed seating, the plaza is a suitable venue for festive events. The Sunset Plaza will extend to the New Central Harbourfront through the Sunset Promenade, which will be linked up with the West Landscaped Deck to be designed as an art walk/corridor.

日落廣場位於海濱長廊以西的角落，坐擁維港西面港灣的日落美景。廣場可用作公共藝術和設計用途。由於日落廣場與香港演藝學院和香港藝術中心位置相近，可為這些藝術館提供露天展覽場地。日落廣場設有涼亭、小食亭及特別設計的座椅，適合作舉辦節慶活動。廣場的範圍會經日落大道向西伸延至新中環海濱，並連接西園景平台（可作為藝術走廊）。

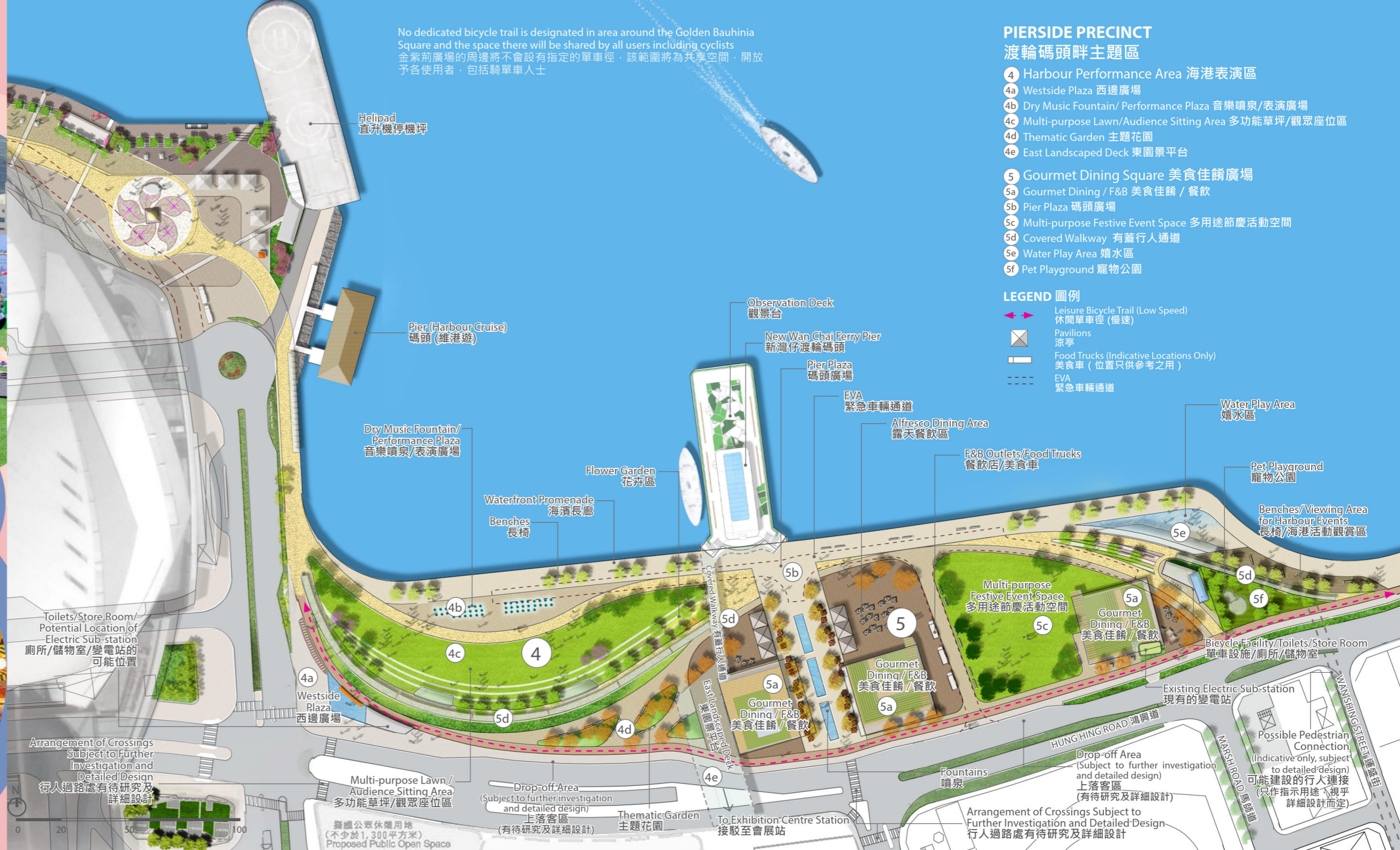


# Harbourfront Enhancement Proposals: Pierside Precinct 優化海濱建議：渡輪碼頭畔主題區

## Design Intention 設計意向

The Pierside Precinct, with a total area of around 4ha, will be one of the largest waterfront parks in Hong Kong. The design intention is to turn this piece of newly reclaimed land into an internationally-renowned harbourfront to showcase the vibrancy and dynamics of Hong Kong, and to offer diverse and round-the-clock experiences including outdoor performance, gourmet dining and other harbourfront events to locals and visitors. The proposed East Landscaped Deck will provide a direct and convenient pedestrian connection from the future Exhibition Centre Station to the Pierside Precinct.

佔地共約四公頃的渡輪碼頭畔主題區將會是全港最大的海濱公園之一。該主題區的設計意向是將這幅新近填海所得的土地，建造為國際知名的海濱，以展現香港的活力動感，並可於全日不同時段舉行各式各樣的戶外表演、美食餐飲和其他海濱活動，讓市民及遊客有不同的體驗。擬議的東園景平台將提供直接方便的行人連接通道，接駁未來的會展站及渡輪碼頭畔主題區。



- ### PIERSIDE PRECINCT 渡輪碼頭畔主題區
- 4 Harbour Performance Area 海港表演區
    - 4a Westside Plaza 西邊廣場
    - 4b Dry Music Fountain/Performance Plaza 音樂噴泉/表演廣場
    - 4c Multi-purpose Lawn/Audience Sitting Area 多功能草坪/觀眾座位區
    - 4d Thematic Garden 主題花園
    - 4e East Landscaped Deck 東園景平台
  - 5 Gourmet Dining Square 美食佳餚廣場
    - 5a Gourmet Dining / F&B 美食佳餚 / 餐飲
    - 5b Pier Plaza 碼頭廣場
    - 5c Multi-purpose Festive Event Space 多用途節慶活動空間
    - 5d Covered Walkway 有蓋行人通道
    - 5e Water Play Area 嬉水區
    - 5f Pet Playground 寵物公園

- ### LEGEND 圖例
- Leisure Bicycle Trail (Low Speed) 休閒單車徑 (慢速)
  - Pavilions 涼亭
  - Food Trucks (Indicative Locations Only) 美食車 (位置只供參考之用)
  - EVA 緊急車輛通道

## Key Proposals for Pierside Precinct 渡輪碼頭畔主題區的主要建議

### 4. Harbour Performance Area 海港表演區

Given the strategic location at the centre of Wan Chai harbourfront, the Harbour Performance Area offers spacious, multi-functional event spaces to cater for local or international events or activities. With the spectacular Victoria Harbour as a scenic backdrop, an "amphitheater design" is introduced with a dry music fountain near the waterfront, which also serves as the performance stage. The Multi-purpose Lawn surrounding the music fountain could accommodate a large audience. The lawn space also provides different park users with maximum flexibility for shared uses and for various events and activities to take place.

海港表演區位於灣仔海濱中心地帶，位置優越，能提供寬廣空間作多用途活動場地，以舉行大型本地及國際盛事。海旁位置採用「露天劇場設計」，以風景宜人的維多利亞港作為背景，當中的音樂噴泉位置可用作表演場地。而音樂噴泉周邊的多用途草坪，既能夠容納大量觀眾，又可以保留最大的彈性進行不同類型的節目及活動。



Performance Plaza 表演廣場



Pier Plaza 碼頭廣場



Pierside Precinct 渡輪碼頭畔主題區



The maximum gross floor area (GFA) and building height stipulated in the Approved Wan Chai North OZP No. S/H25/4 are as follows:

在《灣仔北分區計劃大綱核准圖編號 S/H25/4》中訂明的最大總樓面面積及最高建築物高度如下：

	Max. GFA 最大總樓面面積	Max. Building Height 最高建築物高度
"OU(1)" Site 「其他指定用途 (1)」用地	1,800m <sup>2</sup>	15mPD 主水平基準上15米
"OU(2)" Site 「其他指定用途 (2)」用地	1,100m <sup>2</sup>	10mPD 主水平基準上10米
"OU(3)" Site 「其他指定用途 (3)」用地	1,000m <sup>2</sup>	10mPD 主水平基準上10米

Minor relaxation of the maximum GFA and building height restrictions may be permitted to allow for design flexibility.  
最大樓面面積及最高建築物高度可考慮略為放寬，以提供設計彈性。

Note: During public engagement, there were comments requesting for a review of the development parameters to increase harbourfront vibrancy have been received. This will be followed up during implementation stage.

註：在公眾參與活動中，有意見認為應檢討發展參數，以加強海濱活力。政府會在實施階段跟進。

### 5. Gourmet Dining Square 美食佳餚廣場

Three small commercial sites zoned "Other Specified Uses" annotated "Waterfront Related Commercial and Leisure Uses" have been planned under the Approved Wan Chai North Outline Zoning Plan (OZP) No. S/H25/4. These three commercial sites will be the anchor of the Gourmet Dining Square, providing quality dining facilities to echo with Hong Kong's reputation as a leisure and dining paradise and a premier tourist destination. Apart from indoor dining, alfresco dining area and food trucks will contribute to the diversity of F&B choices. The variety of F&B options will also serve the users of the convention and exhibition, office and hotel facilities in Wan Chai. A spacious lawn space (Multi-Purpose Festive Event Space) is planned around the three commercial sites for hosting festive and celebration banquets or carnival events. The development parameters of the commercial facilities may be further reviewed during implementation to enhance harbourfront vibrancy. A covered walkway leading to the New Wan Chai Ferry Pier will provide all weather shelter for users to and from the hinterland.



《灣仔北分區計劃大綱核准圖編號S/H25/4》已將三幅小型商業用地劃為「其他指定用途」註明「與海旁有關的商業及休憩用途」地帶。這三幅用地將成為美食佳餚廣場的重心，提供優質的美食及餐飲設施，以呼應香港作為休閒美食天堂和旅遊勝地的美譽。除了室內餐廳，廣場內亦設有露天用餐區及美食車，讓遊客有更多元化的餐飲選擇。這些多姿多采的餐飲服務，亦可服務灣仔區內會展、辦公室及酒店設施使用者。圍繞三幅商業用地將鋪設大面積草坪（多用途節慶活動空間），可用作舉辦慶祝節日或慶典的宴會或嘉年華。這些商業設施的發展參數可於實施階段作檢討，以加強海濱活力。此外，我們建議設置一條全天候的有蓋行人通道，方便使用者從內陸通往新灣仔碼頭。

# Harbourfront Enhancement Proposals: Water Sports and Recreation Precinct 優化海濱建議：水上運動及康樂主題區

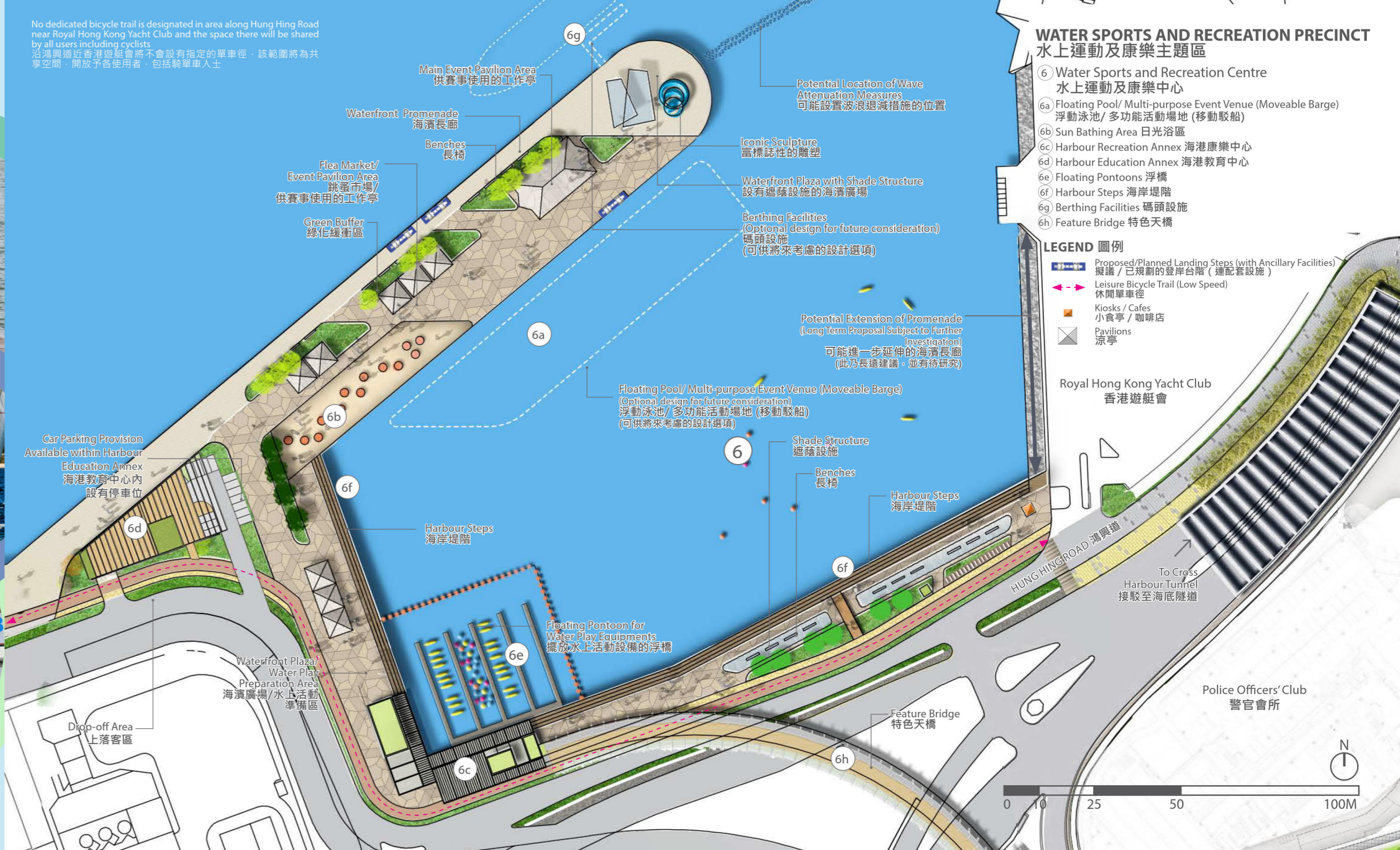
## Design Intention 設計意向

The design intention is to make full use of the water space offered by the ex-PCWA to introduce water sports and recreational activities for public enjoyment near the harbour. The precinct, comprising a total land area of about 1.3ha and water space of about 2.5ha, will showcase the new water play concepts and shared use of various water-related activities. The whole precinct will adopt a flexible design to facilitate the hosting of local and international water sports events. Acceptable water quality is a pre-requisite to the success of the Water Sports and Recreation Precinct. Proper water quality assessment and relevant water quality improvement measures should be implemented. In addition, wave attenuation would be needed to mitigate the wave impact within the sheltered water space to ensure water safety.

該主題區的設計意向，是充分利用灣仔前公眾貨物裝卸區的水體，讓公眾可在維港附近享受及參與水上運動和康樂活動。該主題區陸上佔地約1.3公頃，而水上所佔空間則約為2.5公頃，將用以展示嶄新的嬉水概念，並供市民共享作各項水上活動。整個主題區會採用靈活設計，以便舉辦本地和國際水上運動賽事。水上運動及康樂主題區如要取得成功，先決條件是水質必須達致可以接受的水平。因此須進行適當的水質評估及推行相應的水質改善措施。另外，建議亦包括實施海浪衰减措施以減輕海浪對遮蔽水域的影響，從而確保水上安全。



No dedicated bicycle trail is designated in area along Hung Hing Road near Royal Hong Kong Yacht Club and the space there will be shared by all users including cyclists  
沿鴻興道近香港遊艇會將不會設有指定的單車徑，該範圍將為共享空間，開放予各使用者，包括騎單車人士



## WATER SPORTS AND RECREATION PRECINCT 水上運動及康樂主題區

- ⑥ Water Sports and Recreation Centre 水上運動及康樂中心
- ⑥a Floating Pool/ Multi-purpose Event Venue (Moveable Barge) 浮動泳池/ 多功能活動場地 (移動駁船)
- ⑥b Sun Bathing Area 日光浴區
- ⑥c Harbour Recreation Annex 海港康樂中心
- ⑥d Harbour Education Annex 海港教育中心
- ⑥e Floating Pontoons 浮橋
- ⑥f Harbour Steps 海岸堤階
- ⑥g Berthing Facilities 碼頭設施
- ⑥h Feature Bridge 特色天橋

## 6. Water Sports and Recreation Centre 水上運動及康樂中心

A public leisure ground setting around the water basin is the key element for this precinct. Responding to public views, a Sun Bathing Area is proposed. This area will allow visitors to take a break from the hectic urban life. To allow the public to get closer to the sea water, harbour steps (adopting "without railings" design) are proposed at suitable locations to create stepped down water edges. To support various water sports and recreational activities within the water basin, floating pontoons and landing steps will be provided to facilitate land-water access. The Harbour Recreation Annex and Harbour Education Annex are the back-of-house of this centre, providing administration, registration, training, exhibition, toilet, changing facilities, storage, F&B, car parking, and other necessary facilities. In order to enhance the vista of the precinct, the existing large advertisement billboards near the Cross Harbour Tunnel entrance are recommended to be removed. In the long run, a Feature Bridge is proposed to provide a direct and convenient connection between the Causeway Bay hinterland and the waterfront via the Harbour Recreation Annex.

該主題區的主要元素之一，是為公眾設立一個圍繞海灣的公共康樂場地。為回應公眾意見，我們建議在主題區內設日光浴區，讓遊人可在繁忙的城市生活中偷閒。為使市民有多些機會親近海水，我們建議在合適的堤岸位置設置海岸堤階（採用沒有圍欄的設計），營造逐步走向水邊的感覺。此外，為配合在海灣內進行的各項水上運動及康樂活動，我們會設置浮橋及登岸台階等設施，以方便市民下水和上岸。我們亦會興建海港康樂中心及海港教育中心，作為水上運動及康樂中心的後勤設施，用作行政、註冊登記、培訓、展覽等用途，並提供洗手間、更衣設施、儲物、餐飲、泊車及其他所需的設施。另外，為提升主題區的景觀，我們建議移除海底隧道出口的巨型廣告牌。長遠而言，我們亦建議為這個主題區興建特色天橋，經海港康樂中心直接及更便捷地連接銅鑼灣中心地帶及海濱。

The maximum gross floor area (GFA) and building height are stipulated in the Approved Wan Chai North Outline Zoning Plan (OZP) No. S/H25/4 are as follows:

在《灣仔北分區計劃大綱核准圖編號S/H25/4》中訂明的最大總樓面面積及最高建築物高度如下：

Zoning 地帶	Proposed Use 擬議用途	Max. GFA 最大總樓面面積	Max. Building Height 最高建築物高度	Remarks 備註
"Other Specified Uses" annotated "Public Waterfront Promenade and Water Recreation Related Uses" 「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」	Harbour Recreation Annex 海港康樂中心	1,650m <sup>2</sup>	20mPD 主水平基準上20米	<ul style="list-style-type: none"> <li>'Water Recreation Centre' is always permitted.</li> <li>「水上康樂中心」是經常准許的用途。</li> <li>Minor relaxation of the maximum GFA and building height restrictions may be permitted to allow for design flexibility.</li> <li>最大樓面面積及最高建築物高度可考慮略為放寬，以提供設計彈性。</li> </ul>
"Open Space" 「休憩用途」	Harbour Education Annex 海港教育中心	Nil 無訂明	Nil 無訂明	<ul style="list-style-type: none"> <li>'Education Use' is always permitted.</li> <li>「教育用途」是經常准許的用途。</li> </ul>



Water Sports and Recreation Centre 水上運動及康樂中心



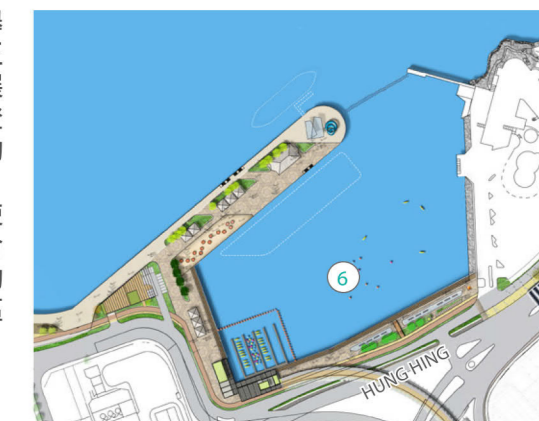
Harbour Recreation and Education Annexes 海港康樂中心及海港教育中心

The facilities within the precinct could also support large scale water sports events for sailing, dragon boating, triathlon, etc., that may extend outside the basin area onto the Victoria Harbour. The northern side of the breakwater will be designed to facilitate land-water access with landing steps. This wide promenade space will be the spectator area of the water sports events. An event pavilion area is proposed at the eastern tip of the promenade to serve as the focal point of mega sports events. An iconic sculpture could be introduced to signify the water sports and recreation theme of this precinct.

水上運動及康樂主題區的設施，亦可用作舉辦大型水上運動盛事，例如帆船、龍舟和三項鐵人賽等，這些活動的範圍亦有可能伸展至海灣以外的維港水域。防波堤北面設有登岸台階，方便下水和上岸。同時，該寬闊的海濱長廊將成為水上運動賽事的觀眾看台。此外，海濱長廊的東端則建議設置供賽事使用的工作亭，同時作為大型體育盛事的集合點。除此之外，亦可考慮引入可視作地標的雕塑或標誌，以突顯水上運動及康樂主題區的主題。



Harbour Steps 海岸堤階



# Harbourfront Enhancement Proposals: Revitalised Typhoon Shelter Precinct

## 優化海濱建議：活力避風塘主題區

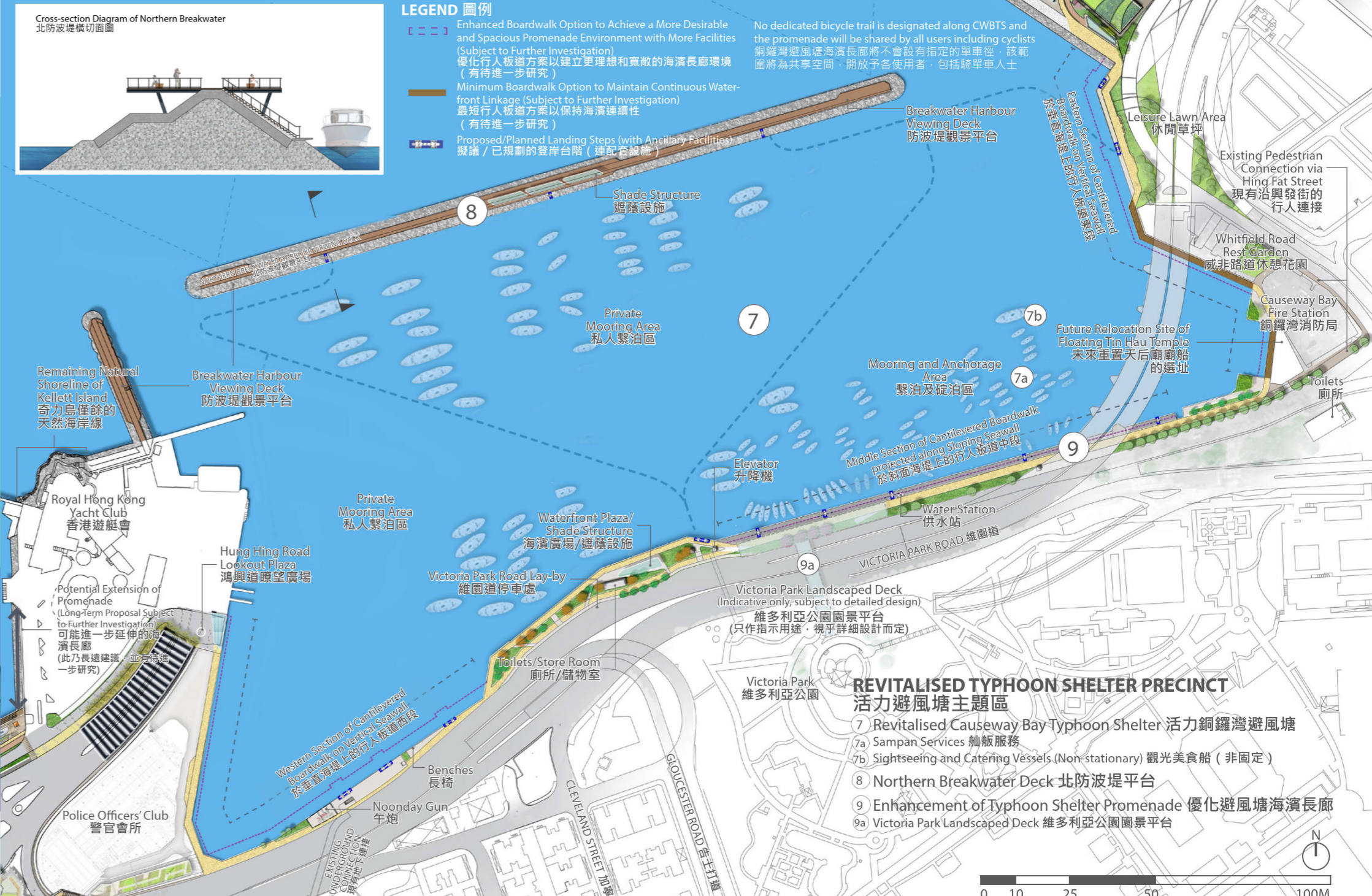
### Design Intention 設計意向

The design intention is to revitalise the CWBTS and its promenade to echo with the presence of various cultural and historic elements (e.g. the typhoon shelter, Kellett Island, Noonday Gun, relocated Floating Tin Hau Temple, etc.), to optimise the use of the CWBTS promenade for public enjoyment, and to make full use of the water space. This precinct also aims to create a viewing deck to enhance the amenity value of the existing Northern Breakwater. The whole precinct will include a land area of about 3ha and water space of about 20ha.

活力避風塘主題區的設計意向，是活化銅鑼灣避風塘及其海濱長廊，以呼應區內不同的歷史文化（包括避風塘、奇力島、午炮及重置的天后廟等），以及善用銅鑼灣避風塘的水體及堤岸，以供公眾享用。此外，主題區亦希望透過於北防波堤上增設觀景平台，以加強其休閒價值。整個主題區土地面積約為3公頃，而水上所佔空間面積則約為20公頃。

A number of key features have been proposed including the enhanced promenade, Northern Breakwater Deck, water transportation, streetscape enhancement, floating dining experience, optional boardwalk, etc. to enhance vibrancy of the area. This precinct also plays a significant role to reinforce East-West connectivity between Wan Chai ex-PCWA and North Point harbourfront through Hung Hing Road (Royal Hong Kong Yacht Club Section) landscape and streetscape enhancement works, and North-South connectivity bringing visitors from the hinterland (Victoria Park) to the waterfront via a landscaped deck proposed under the WDII Review, hence extending the public open space network. The harbourfront enhancement proposals will not affect the operation of CWBTS.

我們建議為此主題區增添多項特色，主要包括優化海濱長廊、北防波堤平台、水上交通、街景改善、水上餐飲體驗，及視乎情況興建的行人板道等，使該區更有活力。另通過鴻興道（近香港遊艇會路段）的園景及街景改善措施，該主題區可為加強前灣仔公眾貨物裝卸區與北角海濱之間的東西連接，扮演重要角色，而「灣仔發展計劃二期檢討」建議的園景平台，則方便遊人來往內陸地帶（維多利亞公園）與海濱之間的南北連接，並使公共休憩空間的網絡得以擴展。有關建議將不會影響銅鑼灣避風塘的運作。



## Key Proposals for Revitalised Typhoon Shelter Precinct 活力避風塘主題區的主要建議

### 7. & 9. Typhoon Shelter and the Promenade 活力銅鑼灣避風塘

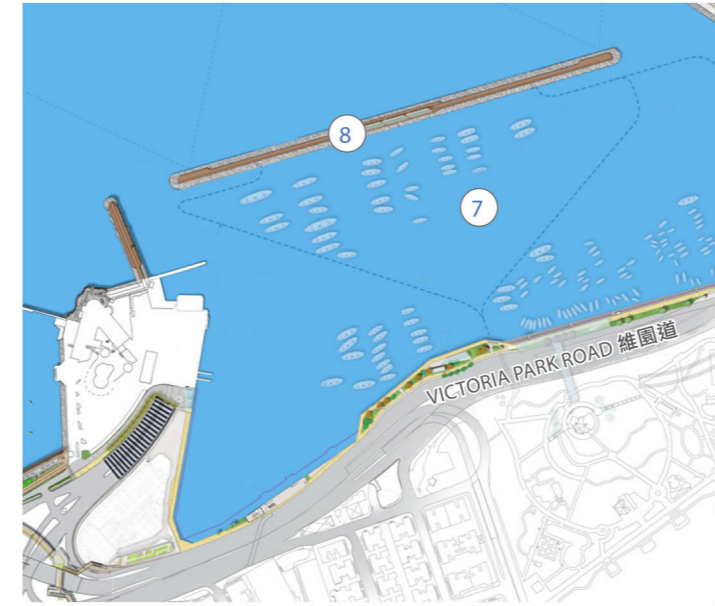
The existing promenade along Victoria Park Road is proposed to be enhanced through various landscaping and streetscape enhancement works, thereby providing a pleasant walking environment for public enjoyment. During the public engagement, the public clearly expressed their aspirations for an enjoyable continuous promenade. Various boardwalk options have therefore been considered to enable a wider and more comfortable promenade environment. However, given the Protection of Harbour Ordinance (PHO) implications, the boardwalk proposal is subject to further deliberation with a view to building public consensus and making sure that the proposal would meet the requirements of PHO.



我們建議透過多項園景及街景改善措施，改善現時沿維園道的海濱長廊，從而讓公眾享有宜人的步行環境。在公眾參與舉行期間，市民清楚表示希望能興建一條連貫的海濱長廊，讓他們舒展身心。因此，我們已考慮多項不同的行人板道選項，以擴闊海濱長廊的空間，使環境更為寬敞舒適。不過，由於行人板道方案會觸及《保護海港條例》，有關方案須再進一步討論，以凝聚市民的共識，確保方案能符合《保護海港條例》的要求。

Non-stationary and commercially-operated sight-seeing and catering vessels providing cruising and catering services are proposed to be introduced, offering a unique/exclusive and charismatic dining experience within the typhoon shelter and reminding us of old-time memories of the typhoon shelter. Sampan services or water taxis to allow easy access to different attraction points along the waterfront are also recommended. However, it should be noted that both the “floating restaurant” and water taxis are subject to market interest and responses.

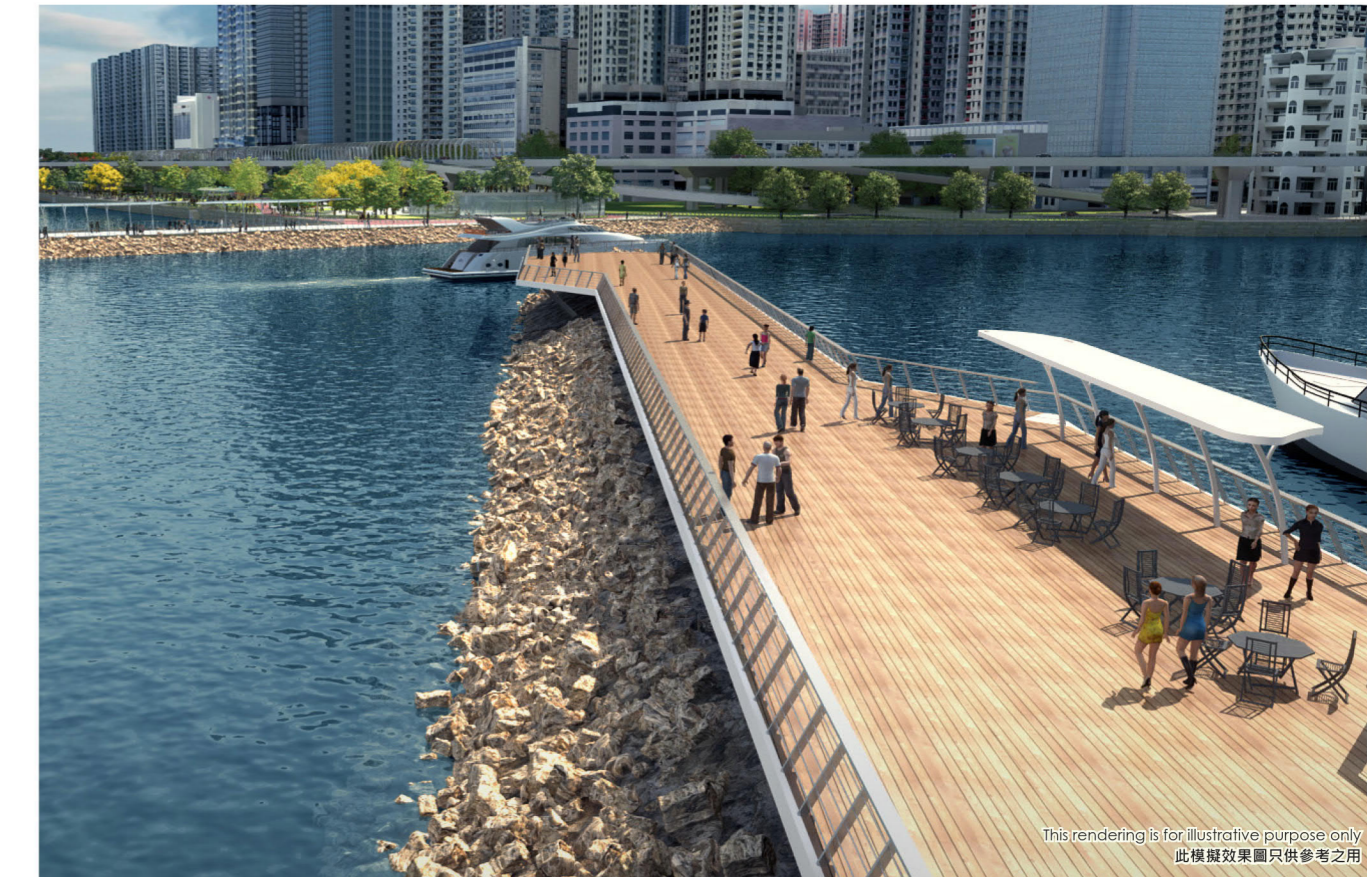
我們建議以商業經營和非固定船隻提供觀光及美食服務，為遊人於避風塘提供獨特且與別不同的水上餐飲體驗，重現昔日避風塘的風味。我們亦建議提供舢舨或水上的士服務，方便遊人前往海濱沿岸不同景點。不過，以上兩項建議均須考慮市場的意向及反應。



### 8. Northern Breakwater Deck 北防波堤平台

The Northern Breakwater is proposed to be enhanced by adding cantilevered viewing deck (about 215m in length and 5m to 7.5m in width) for public enjoyment of the panoramic view of the harbour from the CWBTS. Proper landing steps will be provided. Visitors could get access to the viewing deck using sampan services.

為改善北防波堤以供公眾消閒並於銅鑼灣避風塘一覽維港全景，我們建議在防波堤上增設懸臂式觀景台（共長約215米及闊約5至7.5米），並設有妥善的登岸台階。遊人可使用舢舨來往觀景台。



Northern Breakwater 北防波堤平台

This rendering is for illustrative purpose only  
此模擬效果圖只供參考之用



# Harbourfront Enhancement Proposals : East Coast Park Precinct

## 優化海濱建議：東岸公園主題區

### Design Intention 設計意向

The East Coast Park Precinct, with an area of about 5ha, will offer a diverse range of activities for citizens of all ages and interests to engage with their harbourfront public space to promote concepts of "well-being" and "healthy-living". This precinct comprises two major zones. The south-western portion on ground level will be developed into a community park, known as the "Community Park Zone". The north-eastern portion, which is located on the roof of the Central-Wan Chai Bypass (CWB) Tunnel Portal, will be known as the "Roof-top Landscaped Park Zone" and will be developed into a landscaped park for public enjoyment. Continuous pedestrian walkway and leisure bicycle trail will be provided along the waterfront, which will extend eastward to integrate with the proposed boardwalk underneath Island Eastern Corridor.

東岸公園主題區佔地約五公頃，將為不同年齡及興趣的市民提供多元化的活動，讓全民共享，以推廣「健康生活」與「福祉」的概念。這主題區由兩大部分組成。西南面部分為「社區公園區」，是一個位於地面的社區公園；東北面部分為「空中花園區」，位於中環灣仔繞道隧道口上蓋，是一個供公眾享用的園景公園。沿主題區的海濱將設有連貫的行人道及休閒單車徑，一直向東延伸，與東區走廊下擬議的行人板道連接。



### EAST COAST PARK PRECINCT 東岸公園主題區

- 10 Community Park Zone 社區公園區
- 10a Extreme Park 極限公園
- 10b Multi-purpose Lawn Space 多用途草坪
- 10c Pet Playground 寵物公園
- 10d Eastern Breakwater Deck 東防波堤平台
- 11 Roof-top Landscaped Park Zone 空中花園區

#### LEGEND 圖例

- Proposed/Planned Landing Steps (with Ancillary Facilities) 擬議/已規劃的登岸台階 (連配套設施)
- Leisure Bicycle Trail (Low Speed) 休閒單車徑 (慢速)
- Kiosks 小食亭
- EVA 緊急車輛通道



## 10. Community Park Zone 社區公園區

The Community Park Zone is intended to offer opportunities for both active and passive leisure and recreation activities. Proposed active facilities include an Extreme Park with skateboarding and BMX facilities, outdoor gym facilities and children's play areas. As regards passive facilities, interactive water features will be introduced, while a spacious multi-purpose lawn space will allow flexibility for various activities such as Tai Chi and Yoga to take place, encouraging formal and informal gatherings and events. A pet playground is also proposed within the Community Park Zone. The Eastern Breakwater, on which public access is allowed, presents an opportunity for the public to get closer to the harbour. Angling and viewing decks will be provided on the breakwater. Visitors could arrive at this zone from Watson Road and Oil Street. Streetscape enhancements are proposed to be carried out there to lead visitors to the precinct.

社區公園區提供動態及靜態的消閒康樂活動場地。建議的動態活動設施包括可玩滑板及騎乘BMX單車的極限公園、戶外健身區及兒童遊樂場。靜態活動設施方面，公園內會設有互動水景，而且有廣闊的多用途草坪供靈活使用，進行各類型活動（例如耍太極拳和做瑜伽），是舉行正式與非正式聚會和活動的好地方。社區公園區內亦計劃闢設寵物公園。為了讓市民能更加接近海港，市民將可進入東防波堤，使用堤上將會增設的垂釣及觀景台設施。遊人將可由屈臣道及油街進入社區公園區。這兩條街道將會優化，以吸引遊人進入該主題區。

## 11. Roof-top Landscaped Park Zone 空中花園區

The roof of the CWB Tunnel Portal will be converted into a roof-top landscaped park. Barrier-free access facilities will be provided for public access to the urban park. Gardening activities could also be introduced to allow the public to experience farming within the dense urban area.

中環灣仔繞道隧道口上蓋將發展為空中花園，當中設有無障礙通道設施讓市民可以輕鬆進出。花園內會提供可進行園藝活動的地方，讓市民可在高密度的都市空間體驗都市耕作。



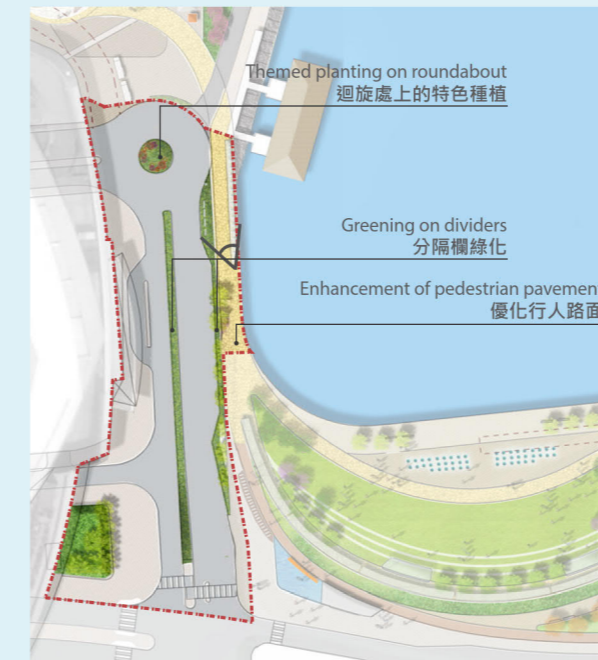
Community Park Zone 社區公園區

## Streetscape Enhancement Proposals 街景優化建議

In order to foster a more attractive walking environment to guide visitors to the waterfront, streetscape enhancement works are proposed to be undertaken along five major entrance corridors, namely Expo Drive East, Tonnochy Road, Hung Hing Road (section near the Royal Hong Kong Yacht Club), Watson Road and Oil Street.

### Expo Drive East 博覽道東

Expo Drive East is the major entrance corridor leading the visitors to the Celebration Precinct and Pierside Precinct. The cancellation of existing cul-de-sac and provision of a new coach park at Convention Avenue under WDI Review will also provide solution space to address the present coach congestion problems. This will also provide an opportunity to maintain sufficient space for undertaking a variety of streetscape enhancements there, including new paving of the footpaths, planting and landscaping, informative and smart signage, stylish street furniture, etc. The streetscape enhancement works should not only aim to improve the streetscape environment, but also enhance the identity and celebratory ambience of the area.



Preliminary Streetscape Enhancement Plan 初步街景改善建議圖

博覽道東是通往慶典主題區及渡輪碼頭畔主題區的主要入口門廊。「灣仔發展計劃第二期檢討」將取消現有的盡頭路，並在會議道設立新的旅遊車停車場，以解決現時旅遊車擠塞問題。有關建議將營造契機，讓博覽道東將來有足夠的空間進行各項優化街景的工程，包括在行人路鋪上新的路面、種植樹木和美化環境、豎立資訊性的智能指示牌和設置別具風格的街道設施等。優化街景的工程除改善街道環境外，還應致力加強該區的特色和慶典氣氛。

為了創造更宜人的行人環境，以吸引遊人前往海濱，建議優化五個主要入口門廊的街景。這五個入口門廊分別是博覽道東、杜老誌道、鴻興道（近香港遊艇會的路段）、屈臣道及油街。



Expo Drive East (before) 博覽道東 (優化前)



Expo Drive East (after) 博覽道東 (優化後)

## Tonnochy Road 杜老誌道

Tonnochy Road, being situated in close proximity to the future Exhibition Centre Station, will perform as a major gateway to the Pierside Precinct. It is also the major view corridor towards the New Wan Chai Ferry Pier and the waterfront from the hinterland. However, the existing limited space along both sides of Tonnochy Road poses severe constraints to the proposed streetscape enhancement works. As such, the works will now mainly include new paving for the pedestrian footpaths, roadside landscaping and signages, etc. The improvement works will aim to provide a pleasant street environment to lead visitors to the Harbour Performance Area and Gourmet Dining Square in the Pierside Precinct.

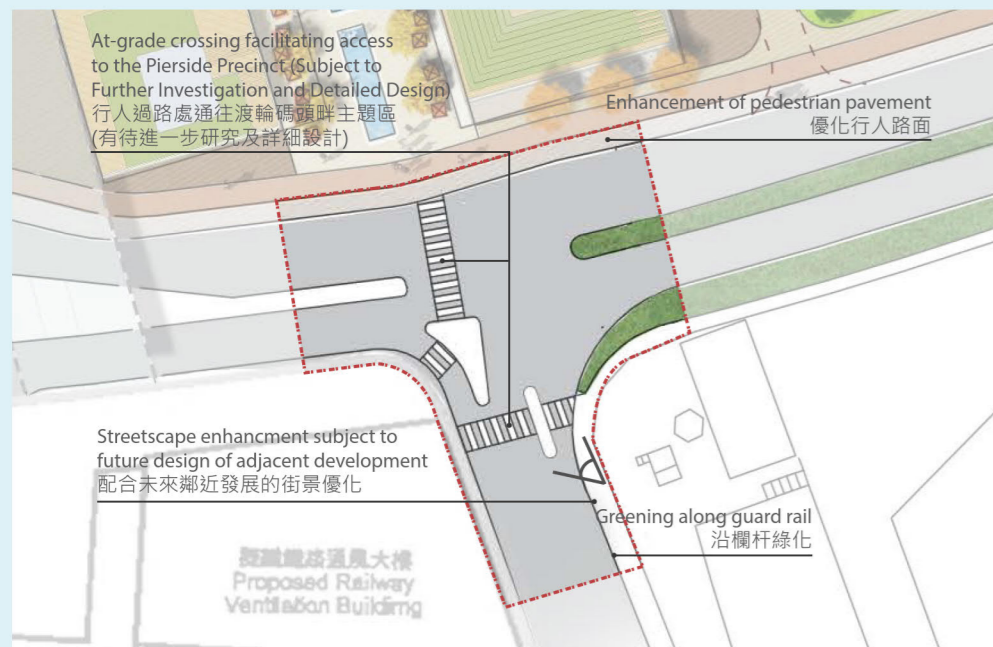
杜老誌道毗鄰未來的會展站，將會是通往渡輪碼頭畔主題區的主要門廊，亦是由內區望向新灣仔碼頭及海濱的主要觀景廊。然而，由於現時杜老誌道兩旁的行人路狹窄，對建議的優化街景工程構成嚴重的環境限制。目前建議的優化街景工程主要包括鋪築新的行人路路面、在路旁美化環境及豎設指示牌等。有關工程旨在締造宜人的街道環境，吸引遊人前往渡輪碼頭畔主題區內的海港表演區及美食佳餚廣場。



Tonnochy Road (before) 杜老誌道 (優化前)



Tonnochy Road (after) 杜老誌道 (優化後)



Preliminary Streetscape Enhancement Plan 初步街景改善建議圖

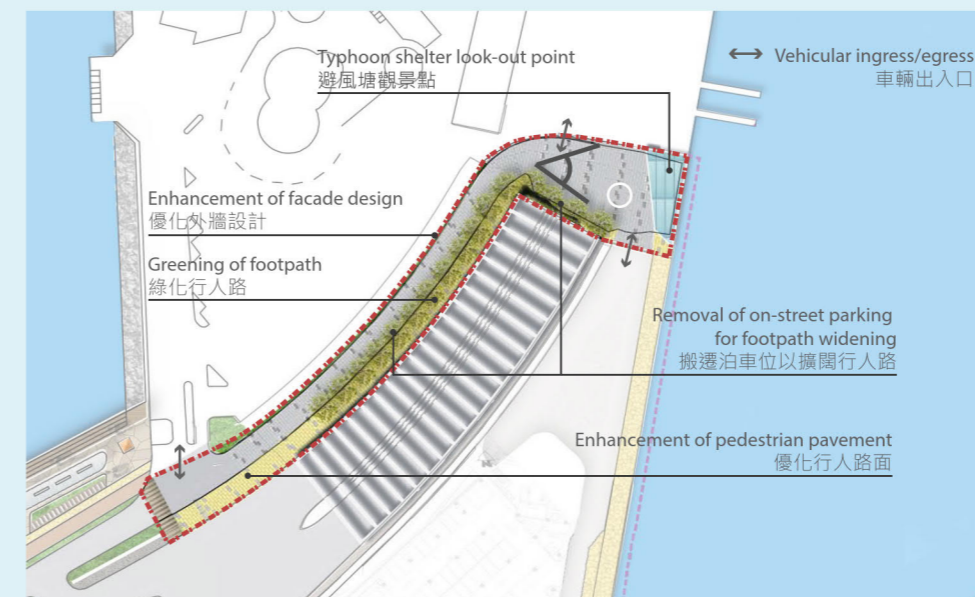
## Hung Hing Road 鴻興道

This section of Hung Hing Road near the Royal Hong Kong Yacht Club is the critical connection between the Water Sports and Recreation Precinct and the Revitalised Typhoon Shelter Precinct. To give room for a more spacious and pleasant shared use corridor for both pedestrians and cyclists, the existing metered car parking spaces along this section of Hung Hing Road are proposed to be removed in support of streetscape enhancements measures. The cul-de-sac area at the end of Hung Hing Road is proposed to be enhanced to become a viewing area with various pedestrian furniture such as shading facilities, benches for public enjoyment of the typhoon shelter seaview.

在香港遊艇會附近的一段鴻興道是水上運動及康樂主題區與活力避風塘主題區之間的重要連接。為了讓行人和騎單車人士均可享有更多空間及更舒適地共用這條走廊，建議取消這段鴻興道現時設有收費錶的路旁停車位，以配合優化街景的措施。鴻興道的盡頭處建議優化為觀景區，在該處設置遮蔭設施和長椅等行人設施，方便市民欣賞避風塘的景色。



Hung Hing Road (before) 鴻興道 (優化前)



Preliminary Streetscape Enhancement Plan 初步街景改善建議圖



Hung Hing Road (after) 鴻興道 (優化後)

## Watson Road 屈臣道

Watson Road is the major gateway to the East Coast Park Precinct. An entrance plaza will be provided in the northern end of Watson Road to welcome visitors into the East Coast Park. The streetscape enhancement works will focus on the western side of the street because the eastern side of the street is being used for vehicular ingress/egress by an existing industrial building. Given sufficient road space along its western side at Watson Road, consideration could be given to widen the existing pedestrian walkway (without affecting the number of metered parking spaces) for landscaping and roadside beautification works including tree planting and landscaping design, installation of informative and smart signage, street furniture of distinctive styles, etc. to strengthen the sense of place and identity. The footpath on the eastern side of the street will be repaved.

屈臣道是通往東岸公園主題區的主要門廊。屈臣道的北端將設有主題區入口廣場，歡迎遊人前往公園。由於東面的一段屈臣道現時用作一幢工業大廈的車輛出入口，因此，優化街景的工程將集中在屈臣道西面。此段路面空間充足，可考慮在不影響現時設有收費錶的路旁停車位數目的情形下，擴闊現有行人路，以便進行環境及路旁美化工程，包括種植樹木和園藝設計、豎立資訊性的智能指示牌、設置別具風格的街道設施等，以加強地區氣氛和營造特色。東面的行人路將會重鋪路面。



Watson Road (before) 屈臣道 (優化前)



Watson Road (after) 屈臣道 (優化後)

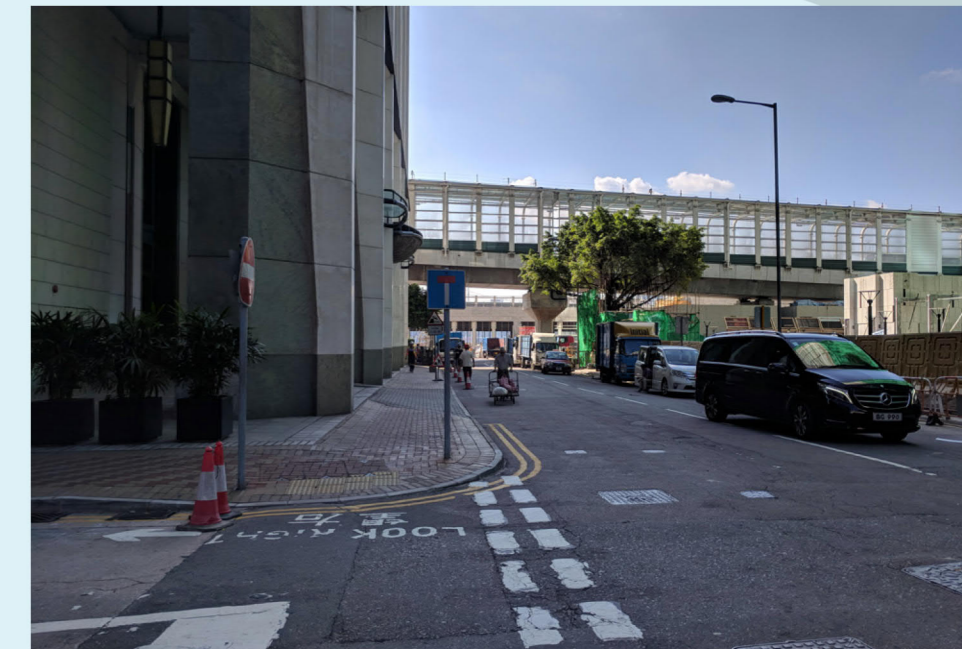


Preliminary Streetscape Enhancement Plan 初步街景改善建議圖

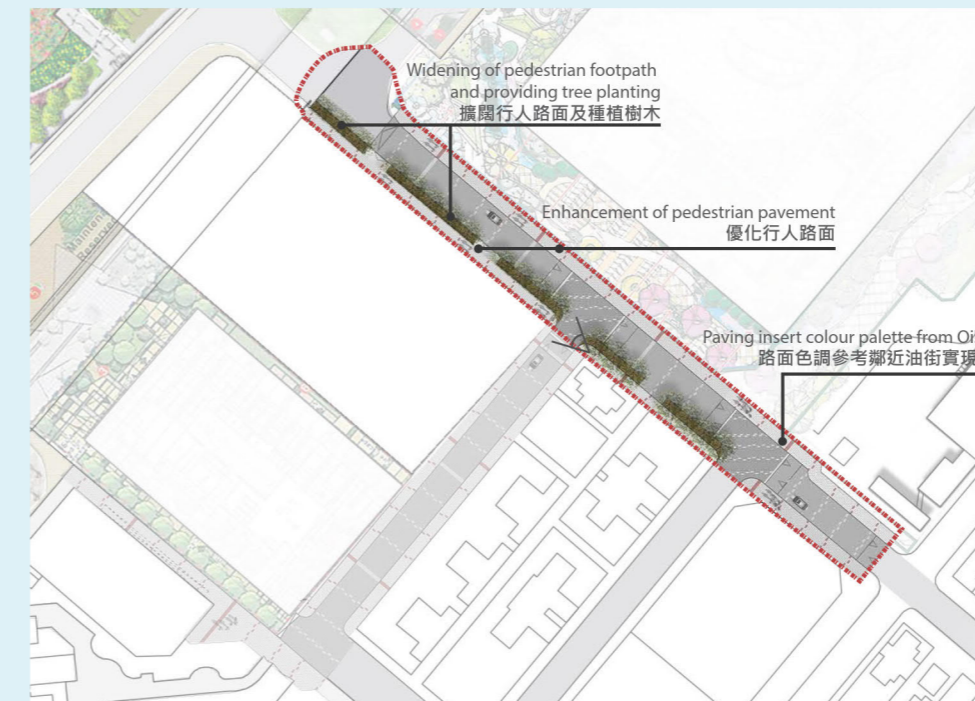
## Oil Street 油街

Oil Street provides another public access to the East Coast Park Precinct. Streetscape enhancements are proposed to be undertaken on both sides of Oil Street. Notwithstanding the constraints posted by the existing car repairing workshops and on-street parking activities along the western side of Oil Street, the streetscape enhancement works will mainly focus on widening of pavement where possible, tree planting and landscaping design, installation of informative and smart signage, street furniture of distinctive styles, etc. to strengthen the sense of place and identity.

作為前往東岸公園主題區的另一條公眾通道，我們建議優化油街兩旁的街景。道路西面部份現時有車輛修理工場，而且有車輛停泊在路旁，構成了一些限制。因此，優化街景的工程主要包括盡可能擴闊行人路面、種植樹木和園藝設計、豎立資訊性的智能指示牌和設置具獨特風格的街道設施等，以加強地區氣氛和營造特色。



Oil Street (before) 油街 (優化前)



Preliminary Streetscape Enhancement Plan 初步街景改善建議圖



Oil Street (after) 油街 (優化後)

# Summary of Recommended Harbourfront Enhancement Proposals 優化海濱建議摘要

## Celebration Precinct 慶典主題區

Land Area 陸地面積\*: 2 ha  
Water Area 水體面積: 0 ha  
Promenade Length 海濱長廊長度: 450m

**設計概念:**  
加強金紫荊廣場的慶典的意義及營造地區認同感，以吸引市民及遊客。

**主要建議:**

- 三個主題廣場 - 慶典廣場、市景廣場及日落廣場，為舉行官方慶祝及其他文化和創意產業活動提供靈活使用的場地；以及
- 一條由中環至灣仔北連貫的海濱長廊。

**新發展的規劃及發展參數:**  
除了休憩用地、海濱長廊及小型設施如小食亭外，沒有建議新的主要發展或構築物。

**Design Concept:**  
Reinforce the ceremonial significance of the Golden Bauhinia Square, and enhance the sense of place to attract both locals and visitors.

**Key Proposals:**

- Three feature plazas: Celebration Plaza, City View Plaza and Sunset Plaza providing flexible venues for official celebration and ceremonial events, and other art, cultural and creative industry functions; and
- A continuous promenade connecting Central and Wan Chai North.

**Planning and Development Parameters for New Developments:**  
No new major development or structure is proposed, except open space, waterfront promenade and small scale facilities such as kiosks.

## Pierside Precinct 渡輪碼頭畔主題區

Land Area 陸地面積\*: 4 ha  
Water Area 水體面積: 0 ha  
Promenade Length 海濱長廊長度: 520m

**設計概念:**  
將這段海旁的黃金地段發展為國際知名的海濱公園，提供多元化的設施，讓市民及遊客可以於全日不同時段享受到海濱玩樂的不同體驗。

**主要建議:**

- 海港表演區 - 提供舉辦各類節目及活動、可作靈活運用的場地；
- 美食佳餚廣場 - 設有多元化的餐飲設施，以建設一個充滿現代氣息的都市海濱公園；以及
- 多用途活動空間及海濱休憩用地，包括音樂噴泉、嬉水區、主題花園和寵物公園等

**新發展的規劃及發展參數:**  
《灣仔北分區計劃大綱核准圖編號S/H25/4》中三幅分別劃為「其他指定用途」註明「與海旁有關的商業及休憩用途」地帶的用地（即「其他指定用途（1）」、「其他指定用途（2）」及「其他指定用途（3）」）的小型商業用地將會納入渡輪碼頭畔主題區發展，成為美食佳餚廣場。根據該大綱圖，三幅用地的總樓面面積及建築物高度限制如下附表。（發展參數可作檢討，以加強海濱活力）

三幅「其他指定用途」用地	最大總樓面面積 <sup>@</sup>	最高建築物高度 <sup>@</sup>
「其他指定用途（1）」	1,800平方米	主水平基準上15米
「其他指定用途（2）」	1,100平方米	主水平基準上10米
「其他指定用途（3）」	1,000平方米	主水平基準上10米

**Design Concept:**  
Develop the prime waterfront area as an internationally-renowned harbourfront park offering diverse and round the clock enjoyment/experiences for both locals and visitors.

**Key Proposals:**

- Harbour Performance Area providing flexibility for shared uses and for various events and activities to take place;
- Gourmet Dining Square as a modern urban waterfront park with diverse dining experiences; and
- Multi-purpose event spaces and various waterfront open space uses such as dry music fountain, water play area, thematic garden, pet playground, etc.

**Planning and Development Parameters for New Developments:**  
Three small commercial sites zoned "Other Specified Uses" annotated "Waterfront Related Commercial and Leisure Uses", i.e. "OU(1)", "OU(2)" and "OU(3)" respectively under the Approved Wan Chai North Outline Zoning Plan No. S/H25/4 (the OZP) will be developed within the Pierside Precinct. These three commercial developments will form the anchor of the proposed Gourmet Dining Square. The gross floor area (GFA) and building height restrictions under the OZP are appended. (Development parameters to be reviewed to enhance harbourfront vibrancy.)

Three "OU" Zones	Max. GFA <sup>@</sup>	Max. Building Height <sup>@</sup>
"OU(1)"	1,800m <sup>2</sup>	15mPD
"OU(2)"	1,100m <sup>2</sup>	10mPD
"OU(3)"	1,000m <sup>2</sup>	10mPD

## Water Sports and Recreation Precinct 水上運動及康樂主題區

Land Area 陸地面積\*: 1.3 ha  
Water Area 水體面積: 2.5 ha  
Promenade Length 海濱長廊長度: 770m

**設計概念:**  
將灣仔前公眾貨物裝卸區活化為水上運動及康樂中心，展示嶄新的嬉水概念，舉辦各類水上活動，包括國際及本地水上運動賽事。

**主要建議:**

- 設立海港康樂中心及海港教育中心，提供所需的後勤設施；
- 興建登岸台階、浮橋和其他設施，以支援水上運動及康樂活動；
- 興建海岸堤階，讓市民親近海港；
- 設立日光浴區；以及
- 興建特色天橋，將水上運動及康樂主題區與銅鑼灣內區連接起來。

**新發展的規劃及發展參數:**

- 擬議的海港康樂中心<sup>@</sup>坐落在上述大綱圖中的「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」地帶內，其最大總樓面面積限為1,650平方米，最高建築物高度限為主水平基準上20米。
- 擬議的海港教育中心坐落在上述大綱圖中的「休憩用地」地帶內，「教育中心」用途屬經常准許的用途。當中沒有總樓面面積及建築物高度限制。

**Design Concept:**  
Activate the Wan Chai ex-Public Cargo Working Area into a water sports and recreational centre to showcase the new water play concepts and shared use of various water-related activities including hosting of local and international water sports events.

**Key Proposals:**

- Two annex buildings (i.e. Harbour Recreation Annex and Harbour Education Annex) providing necessary back-of-house facilities;
- Landing steps, floating pontoons and other facilities to support water sports and recreation activities;
- Harbour Steps to bring people closer to the water;
- Sun Bathing Area; and
- A Feature Bridge linking up the Water Sports and Recreation Precinct and the Causeway Bay hinterland.

**Planning and Development Parameters for New Developments:**

- The proposed Harbour Recreation Annex<sup>@</sup> falls within the site zoned "OU" annotated "Public Waterfront Promenade and Water Recreation Related Uses" under the OZP, and is subject to the maximum GFA and building height restrictions of 1,650m<sup>2</sup> and 20mPD respectively.
- The proposed Harbour Education Annex lies within an area zoned "Open Space" on the OZP, where 'Education Centre' Use is Column 1 use, and there is no maximum GFA and building height restriction.

## Revitalised Typhoon Shelter Precinct 活力避風塘主題區

Land Area 陸地面積\*: 3 ha  
Water Area 水體面積: 20 ha  
Promenade Length 海濱長廊長度: 1,220m

**設計概念:**  
活化銅鑼灣避風塘及其海濱長廊供公眾享用，以呼應該處不同的文化歷史元素。

**主要建議:**

- 優化舒適宜人的銅鑼灣避風塘海濱長廊，在該處進行美化環境工程及增闊完善的行人設施；以及
- 公眾可乘坐舢舨往返新北防波堤平台（長215米）。

**新發展的規劃及發展參數:**  
除了休憩用地、海濱長廊、北防波堤平台及小型設施外，沒有建議新的主要發展或構築物。

**Design Concept:**  
Revitalise the Causeway Bay Typhoon Shelter to echo its cultural and historic elements, and to optimise the use of the promenade for public enjoyment.

**Key Proposals:**

- Pleasant and comfortable typhoon shelter promenade enhanced by various landscaping and pedestrian facilities; and
- New Northern Breakwater Deck (215m long) to be accessed by the public via sampans.

**Planning and Development Parameters for New Developments:**  
No new major development or structure is proposed, except open space, waterfront promenade, Northern Breakwater Deck and small scale facilities.

## East Coast Park Precinct 東岸公園主題區

Land Area 陸地面積\*: 5 ha  
Water Area 水體面積: 0 ha  
Promenade Length 海濱長廊長度: 890m

**設計概念:**  
發展海濱社區公園，向男女老幼推廣「健康生活」與「福祉」的概念。

**主要建議:**

- 建設社區公園提供不同類型的動態及靜態活動；以及
- 於中環灣仔繞道隧道東面出入口上蓋建設空中花園，當中有一部分地方預留作都市耕作之用。

**新發展的規劃及發展參數:**  
除了動態及靜態休憩設施、海濱長廊及小型設施如小食亭外，沒有建議新的主要發展或構築物。

**Design Concept:**  
Create a waterfront community park and promote the concepts of "well-being" and "healthy-living" for all ages.

**Key Proposals:**

- Community Park Zone with a variety of active and passive activities; and
- Roof-top Landscaped Park Zone above the Central-Wan Chai Bypass Eastern Portal with reservation of an area for urban farming.

**Planning and Development Parameters for New Developments:**  
No new major development or structure is proposed, except active and passive open space facilities, waterfront promenade and small scale facilities such as kiosks.

\* 主題區的面積及界線將在實施階段再作詳細測量。

@ 為提供設計彈性，最大樓面面積及建築物高度的限制可經規劃申請，由城市規劃委員會考慮略為放寬。

\* The precinct area and boundary will be subject to detailed survey at implementation stage.

@ To allow for design flexibility, minor relaxation of the maximum GFA and building height restrictions may be permitted upon application to the Town Planning Board.

# 6 WAY FORWARD: KEY ISSUES TO BE RESOLVED

## 未來路向：尚待解決的重要議題

### 📍 Protection of Harbour Ordinance 《保護海港條例》

While most of the proposed harbourfront enhancement proposals have avoided reclamation as defined under the PHO (Cap. 531), the proposed floating pontoon at the Water Sports and Recreation Precinct may have PHO implications. Besides, cantilevered boardwalk along the CWBTS promenade as advocated by many public members may have implications for the PHO. Further study will be required in the detailed design and implementation stages to ensure compliance with the statutory requirements.

大部份優化海濱建議不涉及《保護海港條例》所界定的填海，但有關水上運動及康樂主題區設置浮橋的建議有可能會觸及《保護海港條例》。此外，不少公眾人士倡議沿銅鑼灣避風塘海濱長廊設置懸臂式行人板道，但這建議亦可能觸及《保護海港條例》。日後的執行機構亦需在詳細設計及實施階段進行進一步研究，以確保符合有關法例規定。



### 🌊 Water Quality 水質

The degree of human contact with water, whether primary or secondary, will depend on the water quality. The Government has ongoing initiatives, including the “Enhancing the Quality of the Coastal Waters of Victoria Harbour” of the Environmental Protection Department, to explore practical options to effectively reduce nearshore pollution and enhance the quality of coastal water of the Victoria Harbour. Meanwhile, the future implementation agents should carry out separate water quality assessments during the detailed design and implementation stages to protect public health.

公眾是否能直接或間接親水，將取決於水質。政府現正進行多項工作，包括環境保護署的「提升維多利亞港沿岸的水質」的工作，探討有效減少近岸污染並提升維港沿岸水質的可行方案。日後的執行機構亦需在詳細設計及實施階段另行進行水質評估，以保障公眾健康。



## WAY FORWARD: IMPLEMENTATION CONSIDERATIONS

### 未來路向：在實施方面的考慮

#### Technical Feasibility 技術可行性

Broad technical assessments have been conducted for the recommended harbourfront enhancement proposals, which demonstrates that implementation of the enhancement proposals is prima-facie technically feasible. However, it should be emphasised that detailed design and engineering feasibility studies including environmental reviews will have to be undertaken for individual harbourfront enhancement projects taking into account the latest circumstances before implementation.

本研究已就建議的優化海濱措施進行概括技術評估，結果顯示，實施優化海濱建議在初步證實是技術可行的。然而，在實施建議前必須就個別優化海濱項目進行詳細設計及工程可行性研究，包括環境評審，並考慮當時的最新情況。



#### Implementation Programme 實施時間表

The implementation programme of the harbourfront enhancement proposals will hinge on the release of the various works sites or works areas after the completion of the ongoing and planned/proposed major infrastructural projects/developments, including the ongoing WDI Review, Shatin to Central Link, proposed convention facilities above Exhibition Centre Station, proposed North Island Line and Wan Chai Government Towers Redevelopment.

優化海濱建議的實施將受進行中/擬議的大型基建項目完成後交回的施工用地時間所影響。有關項目包括灣仔發展計劃二期、沙中線、擬議的會展站上蓋會議中心、擬議的北港島線及灣仔政府大樓重建。



Notwithstanding the above, noting that the public is looking forward to early implementation of the harbourfront enhancement proposals, two quick-win projects comprising two sections of waterfront promenades, i.e. one at the west of the HKCEC and the other fronting the New Wan Chai Ferry Pier, commenced in 2019.

雖然如此，有見公眾期望早日落實優化海濱建議，兩個可迅速達成的項目已於二零一九年展開（包括會展以西的一段海濱長廊，以及新灣仔碼頭前的一段海濱長廊）。



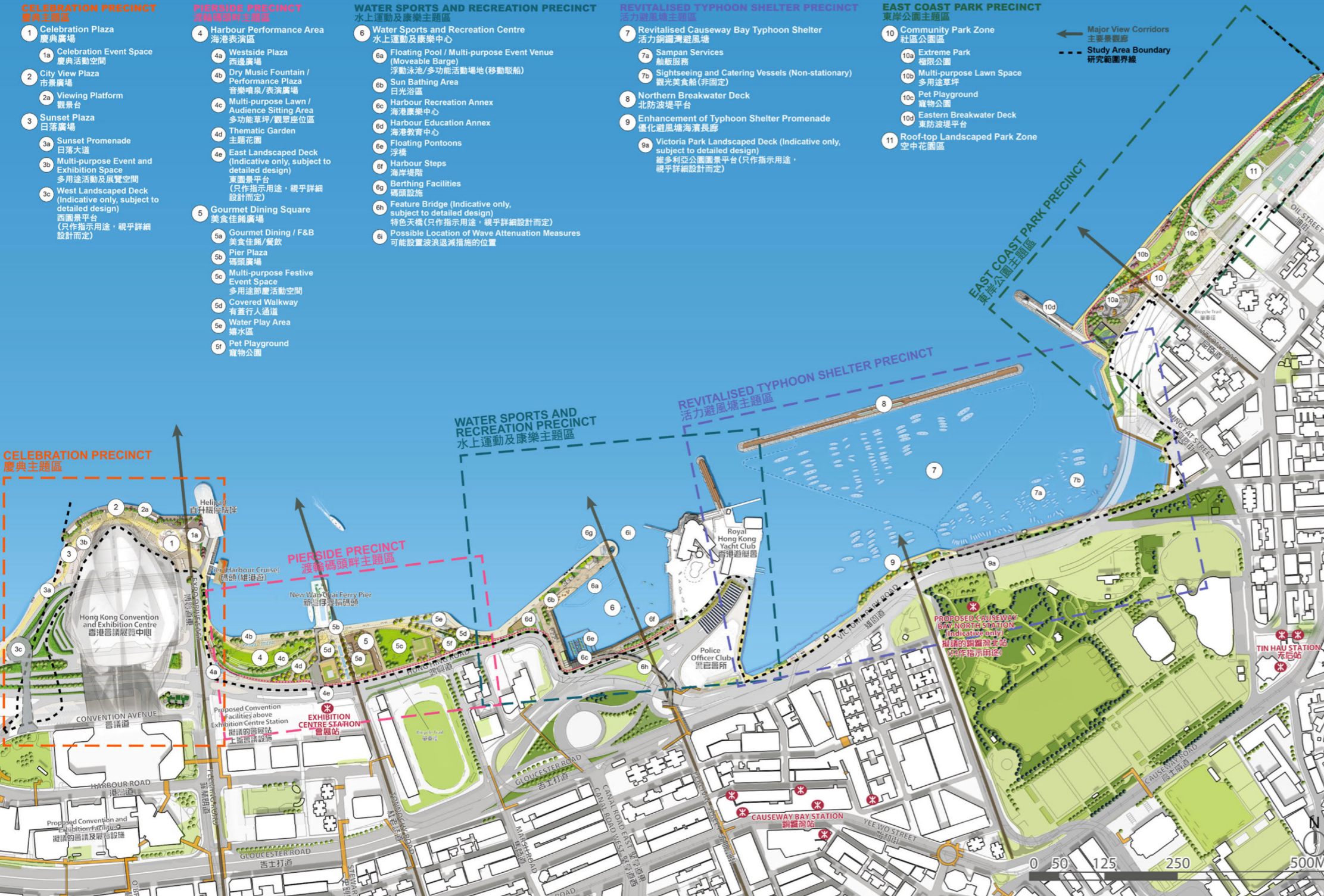
#### Alternative Implementation Modes and Long-term Management of Harbourfront Area 替代實施模式及海濱的長遠管理

As revealed in the public comments received in the two-stage public engagement, the conventional implementation modes and long-term management mechanisms for the harbourfront areas by the public sector are conservative, subject to different limitations (e.g. resources and regulations) and may not be adaptive to changes nor meeting public aspirations. Considerations should therefore be given to explore alternative and innovative implementation modes and long-term management mechanisms such as public-private partnership, participation by non-governmental organisations, etc. to leverage on the creativity and expertise of external parties. In order to attract their participation, an important consideration is whether there is a viable business case for the projects. In other words, an implementation mode/mechanism to make the implementation and long-term management of the harbourfront areas financially self-sustainable would be pivotal. To realise such intention, increase in financial incentives such as relaxation of GFA and building height restrictions, as well as increase in commercial elements, etc. would need to be explored at the implementation stage as appropriate.

在兩個階段的公眾參與活動中收到的公眾意見顯示，由公營機構負責執行的傳統實施模式及長遠海濱管理機制過於保守，受到種種限制（例如資源及規例方面的限制），或不能靈活地回應轉變及公眾的期望。因此，應考慮為新海濱探討其他創新的實施模式及長遠管理機制，例如實行公私營合作或讓非政府機構參與等，以善用外間機構的創意及專長。要吸引他們參與，其中重要考慮是有否合理的商業效益。換言之，有關的實施模式/機制能否確保實施建議的工作和海濱的長遠管理可以做到財政自給是關鍵。為此，有關的執行機構須按需要在實施階段研究如何增加財務誘因，例如放寬總樓面面積及建築物高度限制和增加商業元素等。



# WAN CHAI NORTH AND NORTH POINT HARBOURFRONT AREAS MASTER LAYOUT PLAN 灣仔北及北角海濱總綱發展藍圖



“灣仔北角新海濱：  
重新拉近人、水之間距離  
的一片都市海濱...”

“New Wan Chai North Point Harbourfront :  
an urban harbourfront  
re-connecting people  
to the water...”



