

中環新海濱城市設計研究

Urban Design Study for the New Central Harbourfront

研究的背景

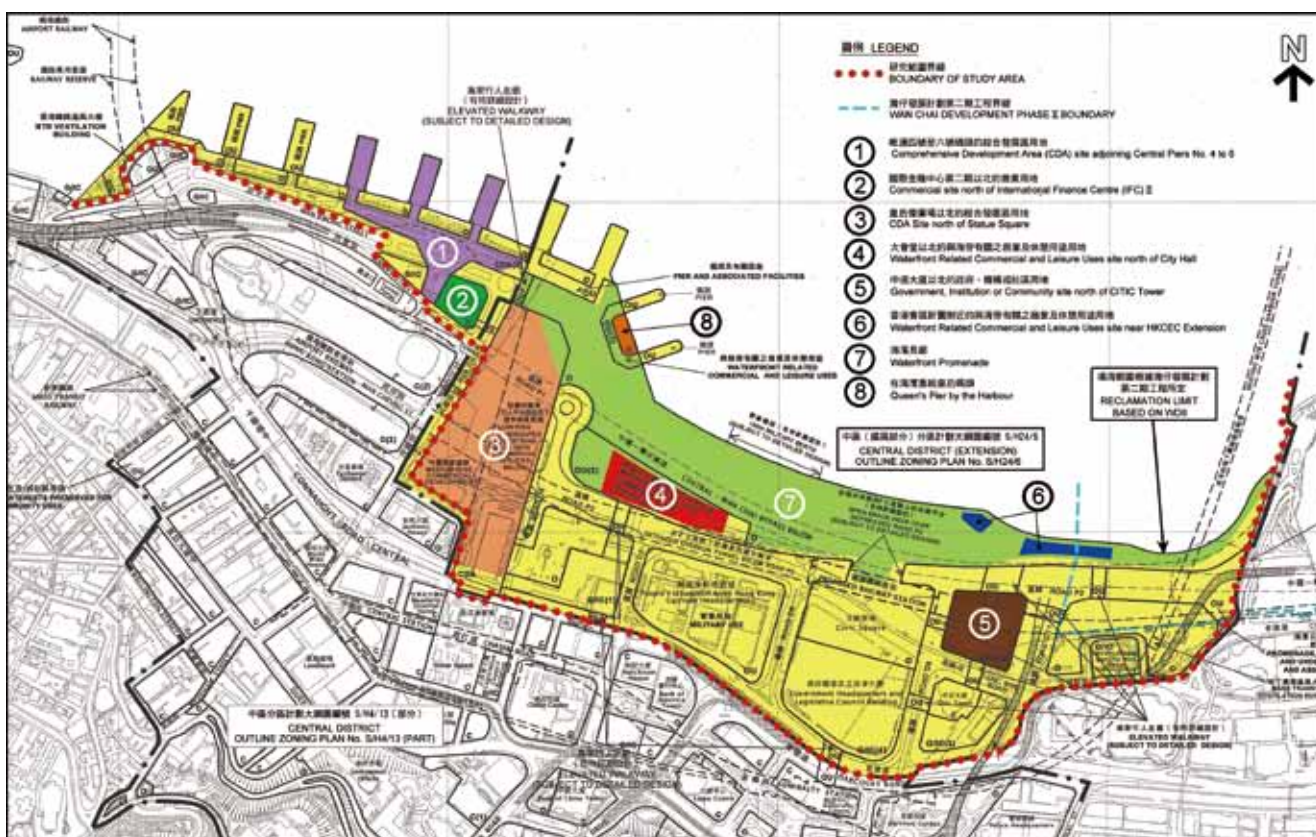
二零零五年八月，城規會在考慮數項改劃用途地帶的要求及重新確認有關分區計劃大綱圖的土地用途大綱後，要求規劃署優化中環新海濱現有的城市設計大綱，並擬備規劃及設計綱領，為主要用地日後的發展提供指引。

規劃署於二零零六年七月提交研究大綱予城規會考慮，並於二零零七年三月展開一項顧問研究，即中環新海濱城市設計研究（下稱「研究」）。

Background of the Study

In August 2005, the Board requested the Planning Department (PlanD) to refine the existing urban design framework for the new Central harbourfront and prepare planning and design briefs to guide the future development of the key sites, after considering several rezoning requests and reaffirming the land use framework of the Outline Zoning Plans (OZPs).

PlanD submitted a study outline to the Board for consideration in July 2006 and commissioned a consultancy study, namely the Urban Design Study for the New Central Harbourfront (the Study) in March 2007.



主要用地圖則 Key Sites Plan

研究範圍及主要用地

中環新海濱位於香港島北岸，由中環碼頭延伸至香港會議展覽中心新翼。研究範圍內選定了八塊主要用地。

Study Area and Key Sites

The new Central harbourfront stretches from the Central Piers to the Hong Kong Convention and Exhibition Centre (HKCEC) Extension on the northern shore of Hong Kong. Eight key sites are identified within the Study area.

城市設計理想

締造朝氣蓬勃、綠化和暢達的中環新海濱，足以象徵香港並且令我們引以為傲。

Urban Design Vision

To create a Vibrant, Green and Accessible New Central Harbourfront that is symbolic of Hong Kong and that we are all proud of.



公眾參與

公眾參與是研究過程中的主要部分。當局以公開、透明及多方共同研究的方式分兩個階段進行公眾參與過程，廣泛徵詢市民的意見。

Public Engagement

Public engagement had been an integral part of the study process. An open, transparent and collaborative public engagement process was adopted in two stages to widely canvass views of the community.

第一階段 (二零零七年五月至九月)

集中於一般原則，包括城市設計目標、城市設計課題及可持續設計評估大綱。

Stage 1 (May to September 2007)

The focus was mainly on the general principles, including the urban design objectives, urban design issues and sustainable design assessment framework.

第二階段 (二零零八年四月至八月)

集中於經優化的城市設計大綱及主要用地不同的設計概念。

Stage 2 (April to August 2008)

The focus was on the refined urban design framework and the alternative design concepts for the key sites.



公眾參與程序 *Public Engagement Process*

該項大型的公眾參與計劃包羅各類活動，計有公開展覽、巡迴展覽、專題工作坊、社區論壇及為公眾和諮詢組織而設的簡報會。有關方面通過意見卡、訪問、電話調查及書面意見蒐集市民的意見，並於二零零七年五月及二零零八年四月在兩個公眾參與階段徵詢城規會的意見。

The extensive public engagement programme comprised a wide range of activities including public exhibitions, roving exhibitions, focus group workshops, community forum, and briefing sessions to public and advisory bodies. Public views were collected via comment cards, interviews, telephone polls and written submissions. Advice was sought from the Board at the two stages of public engagement in May 2007 and April 2008.



公眾參與活動 *Public Engagement Activities*

考慮到在第二階段公眾參與活動中接獲的公眾意見，以及前共建維港委員會轄下的中環新海濱城市設計研究專責小組的建議，中環新海濱的規劃及城市設計建議和總綱發展藍圖於二零零九年十一月作出修訂。二零零九年十一月十三日，當局向城規會簡介第二階段公眾參與活動的結果、主要用地的修訂設計概念和建議，以及經修訂的總綱發展藍圖。城規會大體上確認對中環新海濱建議所作出的改善，並就城市設計原則及經優化的特定用地設計概念，提供進一步意見。

Taken into account the public views received in the Stage 2 Public Engagement and the recommendations of the Task Group on Urban Design Study under the former Harbour-front Enhancement Committee (HEC), the planning and urban design proposals as well as the master layout plan (MLP) for the new Central harbourfront were revised in November 2009. On 13 November 2009, the Board was briefed on the result of the Stage 2 Public Engagement and the revised design concepts and proposals for the key sites as well as the revised MLP. The Board generally acknowledged the improvements made to the proposals for the new Central harbourfront, and provided further views on urban design principles and refined design concepts for specific sites.



總綱發展藍圖 Master Layout Plan



經優化的城市設計大綱

當局擬備城市設計大綱時，已充分顧及城規會的「維多利亞港的理想宣言」、前共建維港委員會所頒布的「海港規劃原則及指引」、《香港規劃標準與準則》的「城市設計指引」及其他相關研究。當局已優化城市設計大綱，以收納在研究過程中所蒐集的公眾訴求和意見。

經優化的城市設計大綱是根據六個城市設計重點而制定，目標是使海濱更具朝氣並改善其連貫性，以吸引更多市民享用。

- 注入多元化用途和朝氣活力
- 與海濱融和的發展密度
- 融合自然環境及周邊發展
- 改善行人通道連貫性
- 尊重文化歷史脈絡
- 提倡可持續設計及綠化

Refined Urban Design Framework

The urban design framework was prepared with due regard to the Vision Statement for Victoria Harbour of the Board, the Harbour Planning Principles and Guidelines promulgated by the former HEC, the Urban Design Guidelines in the Hong Kong Planning Standards and Guidelines (HKPSG) and other relevant studies. It was refined to incorporate the public aspirations and views received during the study process.

The refined urban design framework was developed on the basis of six urban design emphases, with the objectives of enhancing the vibrancy and connectivity of the harbourfront, so as to increase its attractiveness for public enjoyment.

- Creating Diversity and Vibrancy
- Development Intensity in harmony with harbourfront
- Respecting the Natural Context and Existing Urban Fabric
- Improving Pedestrian Connectivity
- Respecting Cultural Heritage
- Promoting Sustainable Design and Greening



景觀廊

在中環新海濱劃定六條景觀廊，通過在建築物之間進行綠化及提供空間令視野更為廣闊，以及加強與海港之間在視覺上的連繫。

Visual Corridors

Six visual corridors are identified in the New Central Harbourfront to give visual permeability through the provision of greening and spaces between buildings, and to reinforce the visual linkages with the harbour.

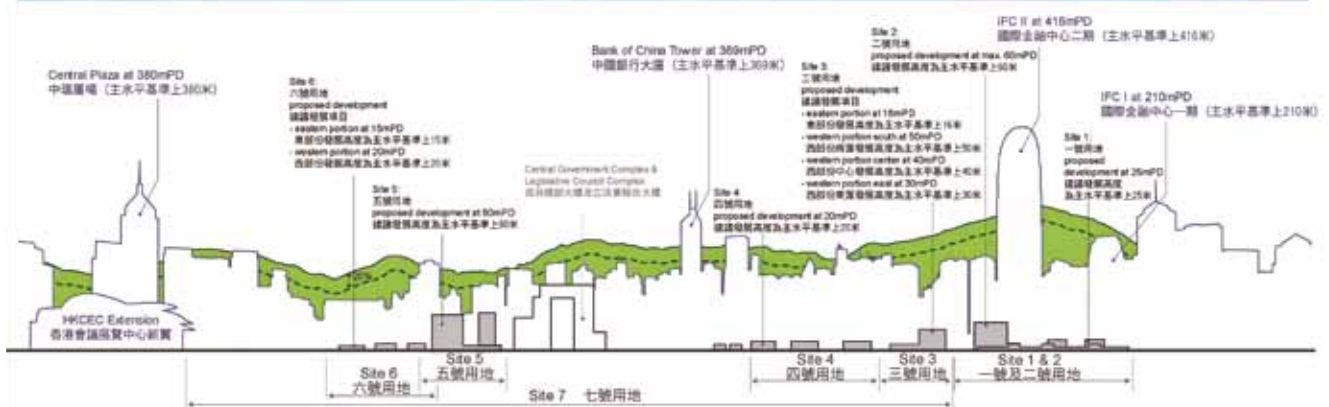
景觀廊 Visual Corridors

高度輪廓

當局採用梯級式高度輪廓，建築物高度向海濱遞減，確保視野更為廣闊，並使建築物與山脊線和海濱景致融合一起。

Height Profile

Stepped height profile with building heights descending towards the harbour to allow better visual permeability and integration with the ridgeline and harbourfront setting.



中環新海濱的高度輪廓 Height Profile of the New Central Harbourfront

行人通道連貫性

當局建議提供一個完善的多層行人道網絡（地下、地面及高架行人通道），讓市民由內陸地區的不同部分前往海濱。

Pedestrian Connectivity

A comprehensive multi level (underground, at grade, elevated) pedestrian network is proposed to bring people to the harbourfront from different parts of the hinterland.



行人道網絡 Pedestrian Network

總綱發展藍圖整合中環新海濱主要用地的設計概念，有關概念以海濱長廊及四條主要設計走廊為骨幹。

The Master Layout Plan (MLP) consolidates the design concepts for the key sites in the new Central harbourfront, which is built upon the waterfront promenade and four principle design corridors.

主要設計走廊

海濱長廊

海濱長廊將提供連綿的海濱公共地方，形成一道與海港融和一體的綠化地帶。海濱長廊將為港島北岸提供貫通東西的主要行人通道，並展示都市綠洲的整體特色。在海濱長廊的選定位置將設有中心景點，為市民提供不同的海濱體驗。

Principal Design Corridors

Waterfront Promenade

Waterfront Promenade will provide a continuous harbourfront public space forming a green unifying edge of the harbour. It will be the major east west pedestrian link along the northern shore of Hong Kong Island and will project an overall identity as the city's green oasis with anchoring nodal attractions at selected locations to provide different harbourfront experiences.

皇后像廣場走廊

皇后像廣場走廊是由皇后像廣場伸延至海濱的主要休憩用地和貫通南北的行人通道，它由歷史走廊及休憩用地走廊組成。當局會闢設地面休憩用地及高架園景平台，以構成一條暢通無阻的通道讓行人前往海濱。

Statue Square Corridor

The Statue Square Corridor is a major open space and north south pedestrian link extending from the Statue Square to the harbourfront. It comprises a Historic Corridor and an Open Space Corridor. Both at grade open space and elevated landscaped deck are provided to form an unimpeded pedestrian access to the harbourfront.

文娛走廊

文娛走廊涵蓋添馬艦政府總部大樓、立法會大樓及以「綠地毯」概念設計的大型公眾園景休憩用地，它將成為連接海濱長廊的獨特文娛核心地帶。

Civic Corridor

The Civic Corridor embraces the Central Government Complex, the Legislative Council Complex, and a large public landscaped open space under the 'Green Carpet' concept at Tamar, which will be a distinctive civic core connecting to the Waterfront Promenade.

藝術及文化區

藝術及文化區是倚海旁而立的文化藝術匯聚地。香港演藝學院、香港藝術中心及其日後的擴建部分將為此區的重點。

碼頭堤岸走廊

碼頭堤岸走廊連接全部十個中環碼頭。四號至六號碼頭與國際金融中心之間會闢設大型的園景平台，提供寬敞的公眾休憩用地，改善行人通道連貫性。

Arts and Cultural Precinct

The Arts and Cultural Precinct will become an arts and cultural destination by the harbour. The HKAPA, the Hong Kong Arts Centre and their future extensions will be the focus of this precinct.

Pierside Corridor

Pierside Corridor connects all ten Central Piers. There will be a large landscaped deck between Piers 4 to 6 and IFC providing spacious public open space and enhancing pedestrian connectivity.



經優化的城市設計大綱 Refined Urban Design Framework

主要用地的規劃及城市設計概念

現將主要用地經修訂的規劃及城市設計建議概述如下：

一號及二號用地 (國際金融中心二期北面)

因應公眾對海港的期望，有關用地的規劃及設計概念已予以修訂。當局不會把有關用地作酒店及辦公室用途，而是把用地打造成獨特的海濱文娛樞紐和「多元化用途」市區休閒區，並發展低層建築作展覽、零售、娛樂、文娛及社區用途，供大眾享用。當局會闢設一個大型的園景平台連接商業中心區與新海濱，提供約 1.7 公頃的公眾休憩用地；並建議在中環四號至六號碼頭之上加建一層半商用樓層作餐廳、零售設施及其他與海濱有關的用途，以增添朝氣活力。

Planning and Urban Design Concepts for the Key Sites

The revised planning and urban design proposals for the key sites are summarized as follows :

Sites 1 and 2 (North of IFC II)

In view of the public aspirations for the harbour, the planning and design concept for the sites have been revised. Instead of hotel and office uses, the sites are to be developed into a distinctive waterfront civic node and a "mixed-use" urban precinct featuring low-rise structures for exhibition, retail, entertainment, civic and community uses for public enjoyment. A large landscaped deck will connect the CBD to the new harbourfront providing about 1.7ha of public open space. One and a half additional commercial floors for dining, retail and other waterfront related uses are proposed above the Central Piers 4 to 6 to add vibrancy.



位於一號及二號用地的新文娛樞紐和大型園景平台

A new civic node and extensive landscaped deck at Sites 1 and 2

三號用地 (皇后像廣場北面)

有關用地將設有一個綜合零售及辦公室發展項目，該項目由數幢高度向海濱遞減的低至中層建築物組成，以回應公眾對降低發展密度及減少建築物體積的期望。當局建議闢設公眾屬意的大型園景平台，在皇后像廣場與海濱之間提供連貫的休憩用地及行人通道，而擬在平台東面闢設的地面休憩用地則旨在劃設一條綠化地面通道。舊天星碼頭鐘樓會在原址重建，並設有一個新展覽廊，以陳列舊天星碼頭清拆時所保存的組件。

Site 3 (North of Statue Square)

The Site will accommodate a comprehensive retail and office development comprising several low to medium-rise building blocks with heights descending towards the harbourfront to meet public aspirations for reduced development intensity and building bulk. A large landscaped deck as preferred by the public is proposed to serve as an uninterrupted open space and pedestrian link from Statue Square to the harbour, while at-grade open space proposed to the east of the deck is to create a green ground level access. The old Star Ferry Clock Tower will be reconstructed at its original location with a new gallery to exhibit the salvaged items of the old Star Ferry Pier.



位於三號用地設有園景平台及地面休憩用地的辦公室及零售發展項目

Office and retail development with landscaped deck and at-grade open space at Site 3



四號用地 (大會堂以北)

當局計劃把四號用地作與海濱有關的商業及休閒用途，例如可作食肆、娛樂場所及店舖等用途。該用地以「海濱廣場」為主題，藉以令海濱增添活力和更多元化。當局建議興建獨立的小型低層建築物，四周是多個庭院式休憩空間，以便為戶外及半戶外活動營造一個怡人的環境。

Site 4 (North of City Hall)

Site 4 is planned for waterfront-related commercial and leisure uses with possible uses such as eating place, place of entertainment, shops, etc. The theme of 'Harbour Place' has been adopted for the Site to add vibrancy and diversity at the waterfront. Small-scale and separated low-rise building blocks surrounded by a series of open courtyard spaces are proposed to create an intimate environment for outdoor and semi-outdoor activities.



位於四號用地設有庭院式空間的低層建築物

Low-rise building blocks with courtyard spaces at Site 4

五號用地 (中信大廈以北)

當局建議把五號用地作辦公室及酒店用途，以便凸顯灣仔北逐漸成為商業中心區延伸部分的特色；改善鄰近發展與海濱長廊之間的連繫；以及增添毗連藝術及文化區的活力。

Site 5 (North of CITIC Tower)

Office and hotel uses are recommended for Site 5 to reinforce the increasing prominence of Wan Chai North as an extension to the CBD, to enhance connectivity between the adjacent developments and the waterfront promenade, and to add vibrancy to the adjoining Arts and Cultural Precinct.



位於五號用地的辦公室及酒店發展項目
Office and hotel development at Site 5

六號用地 (香港會議展覽中心新翼西面)

與四號用地一樣，當局計劃把六號用地作與海濱有關的小規模商業及休閒用途，靠近海濱的地方設有露天餐廳和食肆。當局建議以「海岸廣場」為主題，興建獨立的低層建築物，並提供木板走廊、戶外憩坐處和戶外表演場地，以配合附近的文化藝術場地。

Site 6 (West of HKCEC Extension)

Same as Site 4, Site 6 is planned for small-scale waterfront-related commercial and leisure uses with alfresco dining and restaurants close to the waterfront. Separate low-rise building blocks under the theme of 'Marine Place' are proposed with boardwalks, outdoor seating and outdoor performance to complement the nearby arts and cultural venues.



位於六號用地作與海濱有關的商業及休閒用途的小型建築物

Small building blocks for waterfront-related commercial and leisure uses at Site 6

七號用地 (海濱長廊)

海濱長廊將沿中環新海濱提供約十公頃的海旁公眾休憩用地。海濱長廊應展示都市綠洲的整體特色，並在選定位置設有中心景點，例如渡輪廣場、海濱活動廣場、海岸木板走廊及海濱露天餐飲設施等，以供市民享用。海濱長廊亦會作為港島北岸一條貫通東西的主要行人通道。當局會闢設一條單車徑作消閒及康樂用途。海濱長廊的設計會與解放軍駐香港部隊的軍事碼頭及其他公用設施建築物互相融合。

Site 7 (Waterfront Promenade)

The Waterfront Promenade will provide about 10ha of harbourside public open space along the new Central harbourfront. It should project an overall identity as the city's green oasis with anchoring nodal attractions such as Ferry Plaza, Waterfront Event Plaza, Marine Place Boardwalk, waterfront alfresco dining facilities, etc. at selected locations for public enjoyment. The waterfront promenade will also serve as a major east-west pedestrian link along the northern shore of Hong Kong Island. A cycle track will be provided for leisure and recreational purposes. The waterfront promenade will be designed to integrate with the PLA berth and other utility building structures in a coherent manner.



位於七號用地的海濱長廊
Waterfront Promenade at Site 7

八號用地 (重組皇后碼頭)

皇后碼頭將會於中環九號與十號碼頭之間重組，以恢復其碼頭功能。為令設計一致，中環九號與十號碼頭的外部會進行翻新工程，以配合皇后碼頭的建築風格。

Site 8 (Reassembly of Queen's Pier)

Queen's Pier will be reassembled between Central Piers 9 and 10 to revive its pier function. To achieve a coherent design, the exterior of Central Piers 9 and 10 will be renovated to blend in with the architectural style of Queen's Pier.



在八號用地重組皇后碼頭

Reassembly of Queen's Pier at Site 8



未來路向

研究已於二零一一年三月完成。當局擬備了主要用地的規劃及設計大綱，以便為有關用地的詳細規劃及設計工作提供指引，亦有助擬備提交城規會的綜合發展建議書（如適用的話）。為配合此項研究的總綱發展藍圖所提出的建議，有關的分區計劃大綱圖須作出適當修訂。

Way Forward

The Study was completed in March 2011. Planning and design briefs for the key sites were prepared to guide the detailed planning and design of the sites and to facilitate preparation of submission to the Board for comprehensive development, if applicable. To tally with the recommendations of the MLP as set out in this Study, appropriate amendments to the respective OZPs will be required.