

DEVELOPMENT PARAMETERS

	Proposal in First s16 Planning Application	Current Refined Proposal	Change
Gross site area	3,204m ²	3,286m ²	+82m ²
Net site area	3,121m ²	3,121m ²	-
Net site area (private lot)	2,504m ²	2,504m ²	-
Construction footprint on land (within HWM)	1,594m ²	1,594m ²	-
Plot Ratio on Net Site Area	9.8	8	-1.8
Proposed PR on private lot	12.2	10	-2.2
GFA	30,550m ²	25,038m ²	-5,512m ²
Hotel	20,460m ²	13,463m ²	-6,997m ²
Retail & dining	7,150m ²	8,635m ²	+1,485m ²
Arts and cultural Facilities	2,900m ²	2,900m ²	-
Public convenience	40m ²	40m ²	-
Maximum building height	128.9mPD	99.75mPD	-29.15m
Public open space / Covered public space	4,991.9m ²	4,627.1m ²	-364.8m ² (including the deletion of pontoon)
Ground level	1,276.2m ²	1,131.6m ²	-114.6m ² (including the deletion of pontoon)
First level	614.9m ²	603.1m ²	-11.8m ²
Level higher than IEC including Main deck	3100.8m ²	2892.4m ² (including 1,477.1m ² open space above IEC level)	-208.4m ²
Linkages	- Landscaped pedestrian deck to Victoria Park - Footbridge to Whitfield Road	- Landscaped pedestrian deck to Victoria Park - Footbridge to Whitfield Road	-
Special features	- Floating Tin Hau Temple to be moored against our site	- Floating Tin Hau Temple to be moored against our site - Landing for Boat Community and the public	-

MERITS

- 1) Improved Waterfront Accessibility/Convenience
- 2) Improved Pedestrian Safety to waterfront
- 3) Landscaped Pedestrian Deck from Victoria Park to Waterfront
- 4) Footbridge Connection from Whitfield Road to Waterfront
- 5) 11% of total gross floor area (~2,900m²) for Arts & Cultural Facilities
- 6) Arts & Cultural Facilities to be operated by Local Art Group
- 7) Public Bathroom and Toilet for Boat Community and the Public
- 8) Landing Platform for Floating Tin Hau Temple
- 9) Landing for Boat Community and the public
- 10) 2.3 times more Public Open Space than existing Whitfield Road Rest garden
- 11) 1.4 times of site area allocated to public space
- 12) Over 75% Public Open Space without view blockage of IEC
- 13) Unique Façade Design as a iconic building at the harbourfront
- 14) Showcase for creating a vibrant waterfront under Public-Private Partnership approach as suggested by the government recently

JUSTIFICATIONS

- 1) In line with planning intention stipulated in the statutory OZP
- 2) Sustainable Mixed-used Waterfront Development
- 3) Conforming and Compatible Land Use
- 4) In line with the long title of Town Planning Ordinance "...to promote the health, safety, convenience and general welfare of the community..."
- 5) No Reclamation Required
- 6) No wall effect
- 7) Insignificant Air Ventilation Impact
- 8) Insignificant Traffic Impact
- 9) Insignificant Visual Impact
- 10) Fulfill the HER sustainability principles

Consolidated Sustainability Principles in HER (Mar, 2006)	Relevant Proposal in Victoria Point
Access and Linkages	
Create a Vibrant and Attractive Waterfront that is Continuous and Accessible to All	<ul style="list-style-type: none"> At Grade waterfront pedestrian corridor Bring retail, dining and related tourists activities to waterfront Introduce arts and cultural activities on waterfront
Ensure Pedestrian Connectivity between the Hinterland and the Waterfront	<ul style="list-style-type: none"> Pedestrian landscaped deck connected to Victoria Park Pedestrian footbridge across Hing Fat Street
Improve traffic conditions	<ul style="list-style-type: none"> Separate pedestrian and vehicle movement on different levels
Uses and Activities	
Ensure Land and Marine Use Compatibility	<ul style="list-style-type: none"> Introduce arts and tourism activities on waterfront Revitalisation of typhoon shelter Public landing steps along waterfront
Enhance Identity by Conserving Cultural and Natural Heritage	<ul style="list-style-type: none"> No reclamation is needed Revitalisation of typhoon shelter Sensitive architectural design to highlight some local identity Exhibition of history of CBTS and A. King Slipway in public area Floating Tin Hau Temple moors against Victoria Point
Comfort and Image	
Enhance Environmental Quality along the Waterfront	<ul style="list-style-type: none"> Public bathroom and public toilet for "boat community" Replace the former A. King Slipway and Whitfield Road Rest Garden by attractive public space
Enhance Visual Amenity, Landscape and Quality of Space	<ul style="list-style-type: none"> An icon on Causeway Bay waterfront Unobstructed harbour view from open spaces Well-designed pedestrian landscaped deck



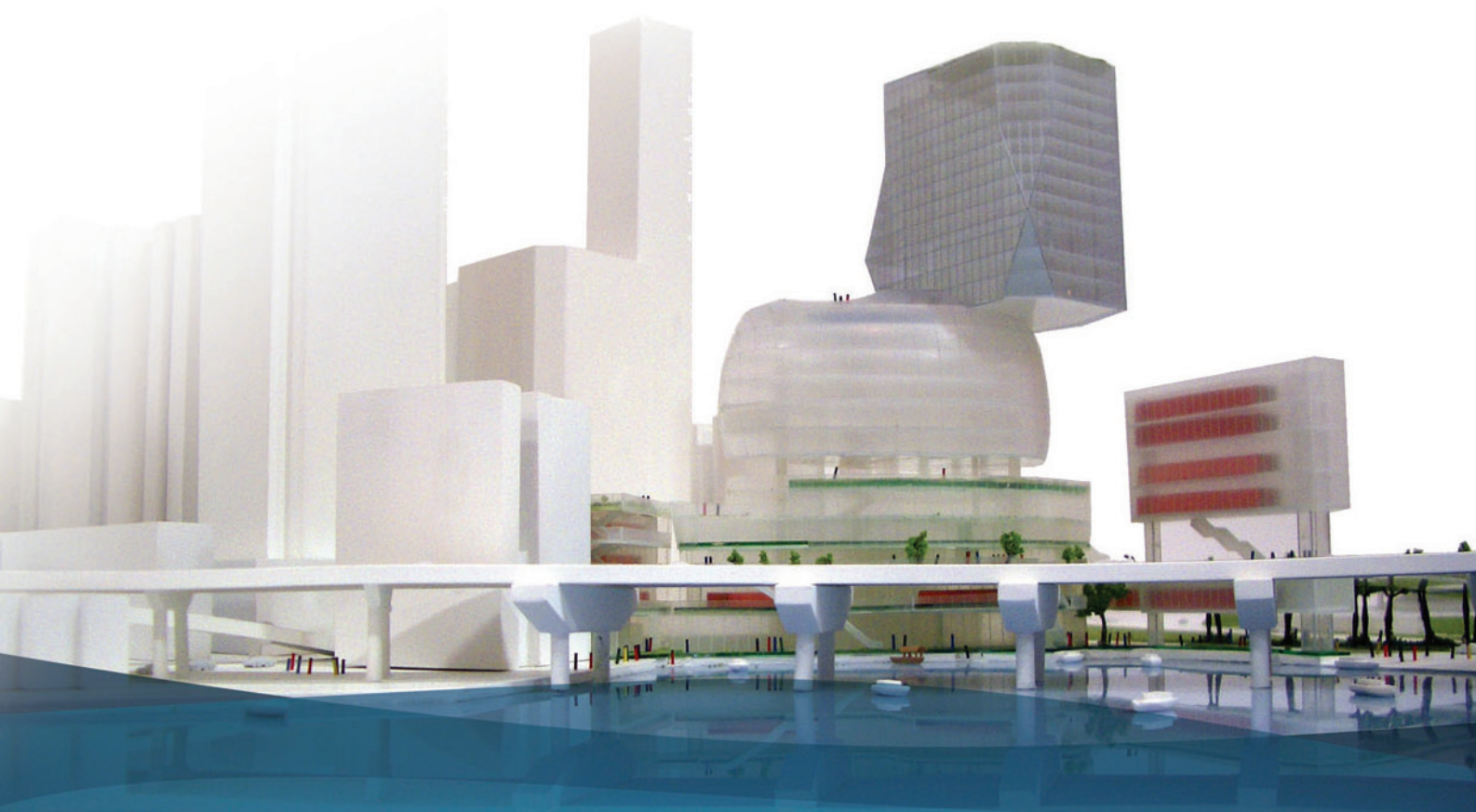
VICTORIA POINT

Where Victoria Harbour meets Victoria Park

A Scheme of Hotel cum Retail, Arts and Cultural Developments

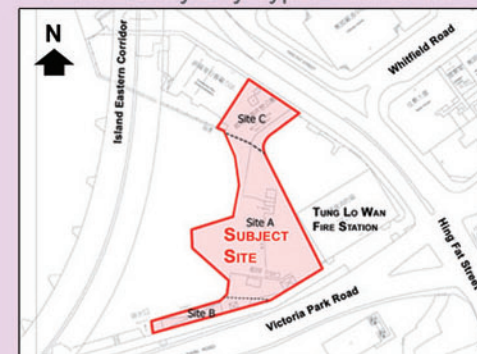
Joint Applicants of S16 Application of November 2007

- WHARF Wharf Estates Development Ltd.
- Hong Kong Arts Centre
- FRINGE Hong Kong Festivals Fringe Ltd.



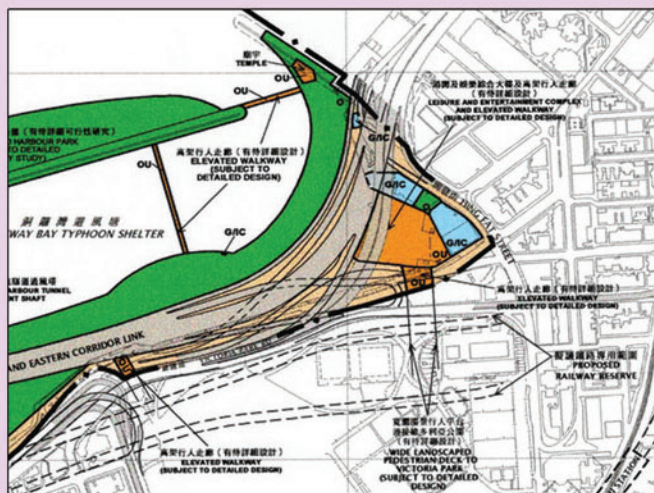
LOCATION

- At the former A. King Slipway and the adjoining rest garden at the SE Corner of Causeway Bay Typhoon Shelter.



ZONING

- Majority of the Site falls in "Other Specified Use" annotated "Leisure and Entertainment Complex and Elevated Walkway" zone and "Open Space" zone.
- Minor portions fall in "Other Specified Use" annotated "Elevated Walkway" zone and "Road" zone.
- Followed the zoning, but no reclamation.



COMPONENTS OF VICTORIA POINT

Footbridge to Whitfield Road

- Connect the waterfront and Tin Hau area

Dining & Retail

- 8,635m² dining and retail facilities as activity generator
- Magnificent harbour view on levels higher than the existing Island Eastern Corridor (IEC)



120-room Hotel

- Decorated with art pieces produced by local artists
- Magnificent harbour view of both shores of Victoria Harbour



Art & Culture Facilities

- 2,900m² on lower floors with good public access
- Art education centres, studio theatres and galleries
- Operated by Hong Kong Arts Centre and Hong Kong Festivals Fringe Ltd.
- Open exhibition will also be held in public space



SUBMISSION HISTORY

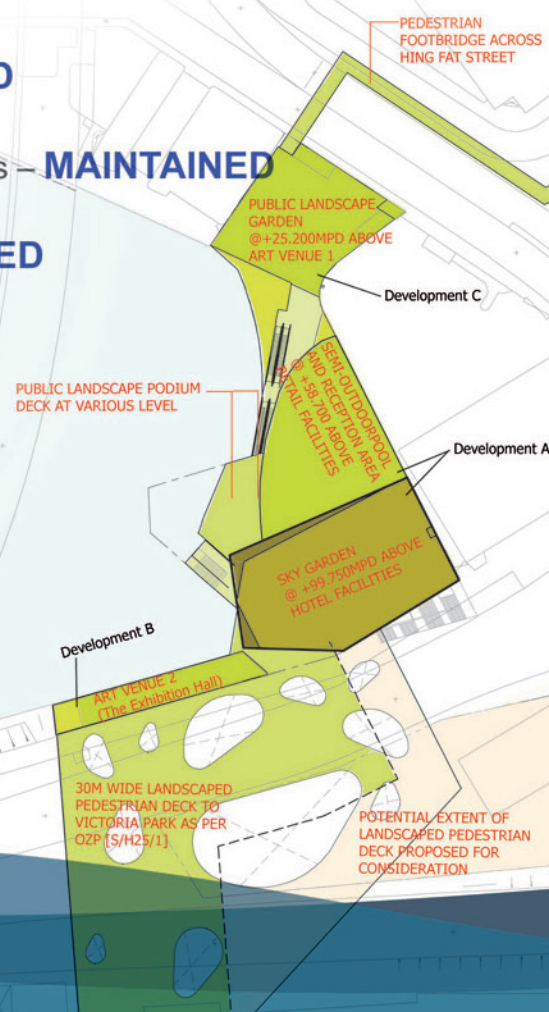
- First submission made to the Town Planning Board in March 2007. Various government departments and local residents raised concern on building height and building intensity.
- This resubmission features reductions in height and density.

HIGHLIGHTS OF ORIGINAL VICTORIA POINT PROPOSAL

- Safe and Convenient Access to Waterfront
- Provision of Arts & Cultural Activities
- Promotion of ownership of arts and culture facilities by NGOs
- Unobstructed Harbour View for the Public
- Provision of High Quality Public Open Space
- Landing for Floating Tin Hau Temple
- No Reclamation Required
- Fulfill the HER sustainability principles

HIGHLIGHTS OF THIS REFINED VICTORIA POINT PROPOSAL

- Safe and Convenient Access to Waterfront – **MAINTAINED**
- Provision of Arts & Cultural Facilities – **MAINTAINED**
- Promotion of ownership of arts and culture facilities by NGOs – **MAINTAINED**
- Unobstructed Harbour View for the Public – **MAINTAINED**
- Provision of High Quality Public Open Space – **MAINTAINED**
- Landing for Floating Tin Hau Temple – **MAINTAINED**
- No reclamation required – **MAINTAINED**
- Fulfill the HER sustainability principles – **MAINTAINED**
- Landing for Boat Community and the public – **NEW**
- Development Intensity – **REDUCED**
- Maximum Building Height – **REDUCED**



4,627.1m² Public Open Space / Covered Public Space

- 1,477.1m² Public Open Space; More than 2.3 times more public open space than the existing Whitfield Road Rest Garden
- Over 75% public open space above IEC level, enjoy unobstructed harbour view; 633.2m² on the roof of the hotel building; 496m² on the roof of the Studio Theatre



Landscaped Pedestrian Deck to Victoria Park

- Complete pedestrian loop from the hinterland to the Causeway Bay waterfront in accordance with OZP



Landing Point for Floating Tin Hau Temple

Landing Point for Boat Community and the public

Public Toilet and Bathroom

- For boat community in the typhoon Shelter and the public



規劃許可申請摘要

	規劃申請 最初提交的發展參數	最新修訂	兩者比較
總地盤面積	3,204 平方米	3,286 平方米	+82 平方米
淨地盤面積	3,121 平方米	3,121 平方米	-
淨地盤面積 (私人地段)	2,504 平方米	2,504 平方米	-
建築物地面覆蓋面積	1,594 平方米	1,594 平方米	-
整體地積比率	9.8	8	-1.8
建議私人地段地積比率	12.2	10	-2.2
總建築樓面面積	30,550 平方米	25,038 平方米	-5,512 平方米
酒店	20,460 平方米	13,463 平方米	-6,997 平方米
零售及飲食	7,150 平方米	8,635 平方米	+1,485 平方米
藝術及文化設施	2,900 平方米	2,900 平方米	-
其他公眾設施	40 平方米	40 平方米	-
最高建築物之高度	主水平基準上 128.9 米	主水平基準上 99.75 米	-29.15 米
公共休憩用地 / 有蓋公共空間	4,991.9 平方米	4,627.1 平方米	-364.8 平方米 (包括取消浮台)
地面	1,276.2 平方米	1,131.6 平方米	-114.6 平方米 (包括取消浮台)
一樓	614.9 平方米	603.1 平方米	-11.8 平方米
高於東區走廊部分包括主要平台	3,100.8 平方米	2,892.4 平方米 (包括 1,477.1 平方米公眾休憩用地)	-208.4 平方米
連接系統	<ul style="list-style-type: none"> 園景平台連接維園 行人天橋連接威非路 	<ul style="list-style-type: none"> 園景平台連接維園 行人天橋連接威非路 	-
特色	<ul style="list-style-type: none"> 供天后廟船泊岸 	<ul style="list-style-type: none"> 供天后廟船泊岸 供水上人和公眾上岸位置 	-

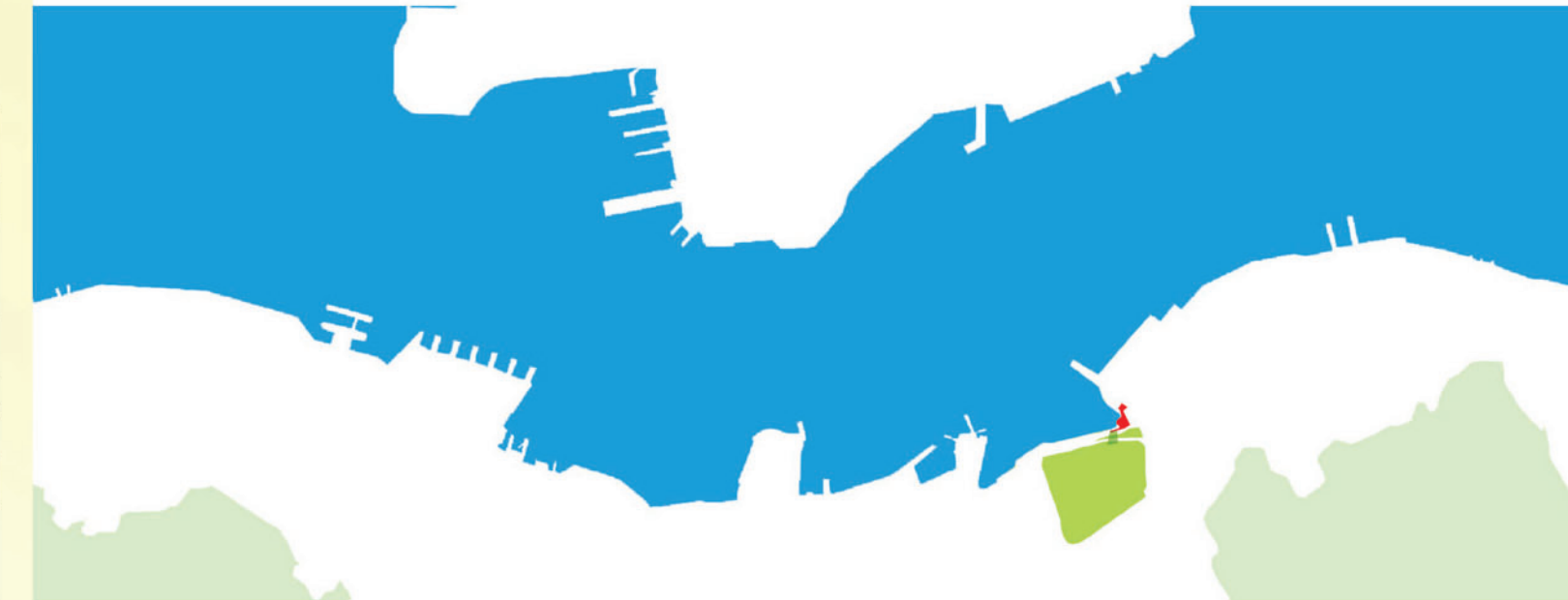
優點

- 1) 改善海旁的易達性
- 2) 改善行人往返海旁的安全
- 3) 舒適的園景平台連接維園和海濱
- 4) 行人天橋連接威非路和海濱
- 5) 藝術及文化設施佔總建築面積的百分之十一 (~2,900平方米)
- 6) 藝術及文化設施由本地藝術團體，即藝術中心及藝穗會負責營運
- 7) 公共浴室及 所供艇戶和公眾使用
- 8) 供天后廟船泊岸位置
- 9) 供艇戶和公眾上岸設施
- 10) 較現存威非路道休憩花園多2.3倍的公共休憩空間
- 11) 地盤總面積的1.4倍會撥作公共空間
- 12) 超過75%公共休憩空間將享有遼闊海景，不受東區走廊遮擋
- 13) 獨特的外牆設計將成為海濱的矚目地標
- 14) 成為政府最近提倡的公私營機構伙伴合作模式以創造活力海濱的典範

申請理據

- 1) 與具法律效力的分區計劃大綱圖中所訂明的規劃意向一致
- 2) 可持續混合用途的海濱發展項目
- 3) 與規劃意向相符及兼容的土地用途
- 4) 與《城市規劃條例》的詳題「以促進社區的衛生、安全、便利及一般福利」的宗旨一致
- 5) 毋須填海
- 6) 並無屏風效應
- 7) 並無顯著的空氣流通影響
- 8) 並無顯著的交通影響
- 9) 並無顯著的視覺影響
- 10) 符合《優化海濱研究》所整合之可持續原則 (見附表)




《優化海濱研究》所整合之可持續原則 (2006年3月)	海港匯中之相關建議
往來及連接	
創造一個朝氣勃勃、具吸引力的海濱，且可持續發展及供大眾使用	<ul style="list-style-type: none"> 海濱行人走廊 在旅遊、美食及購物活動帶到海濱 在海濱舉辦藝術及文化活動
確保行人可方便地往返區內及海濱	<ul style="list-style-type: none"> 建造園景平台連接維園 建造行人天橋橫跨與發街
改善交通情況	<ul style="list-style-type: none"> 分隔行人及車輛活動
用途及活動	
確保土地及海港用途相輔相成	<ul style="list-style-type: none"> 於海濱舉行藝術及旅遊活動 活化避風塘 在海濱提供公眾登岸台階
保存文化傳統及自然風貌，以鞏固地區形象	<ul style="list-style-type: none"> 毋須填海造地 活化避風塘 建築設計精心構思，以突顯地方色彩 在公眾地方展示銅鑼灣避風塘及敬記船廠的歷史 建議水上天后廟靠岸停泊於海港匯
舒適及外觀	
改善海濱一帶之環境質素	<ul style="list-style-type: none"> 為水上人家建造公共浴室及廁所 改建前敬記船廠及威非路道休憩花園為優美的公共休憩空間
改善視野、環境及空間質素	<ul style="list-style-type: none"> 成為銅鑼灣海濱的地標 休憩空間均可飽覽海港景色，且全無遮擋 設計匠心的園景平台

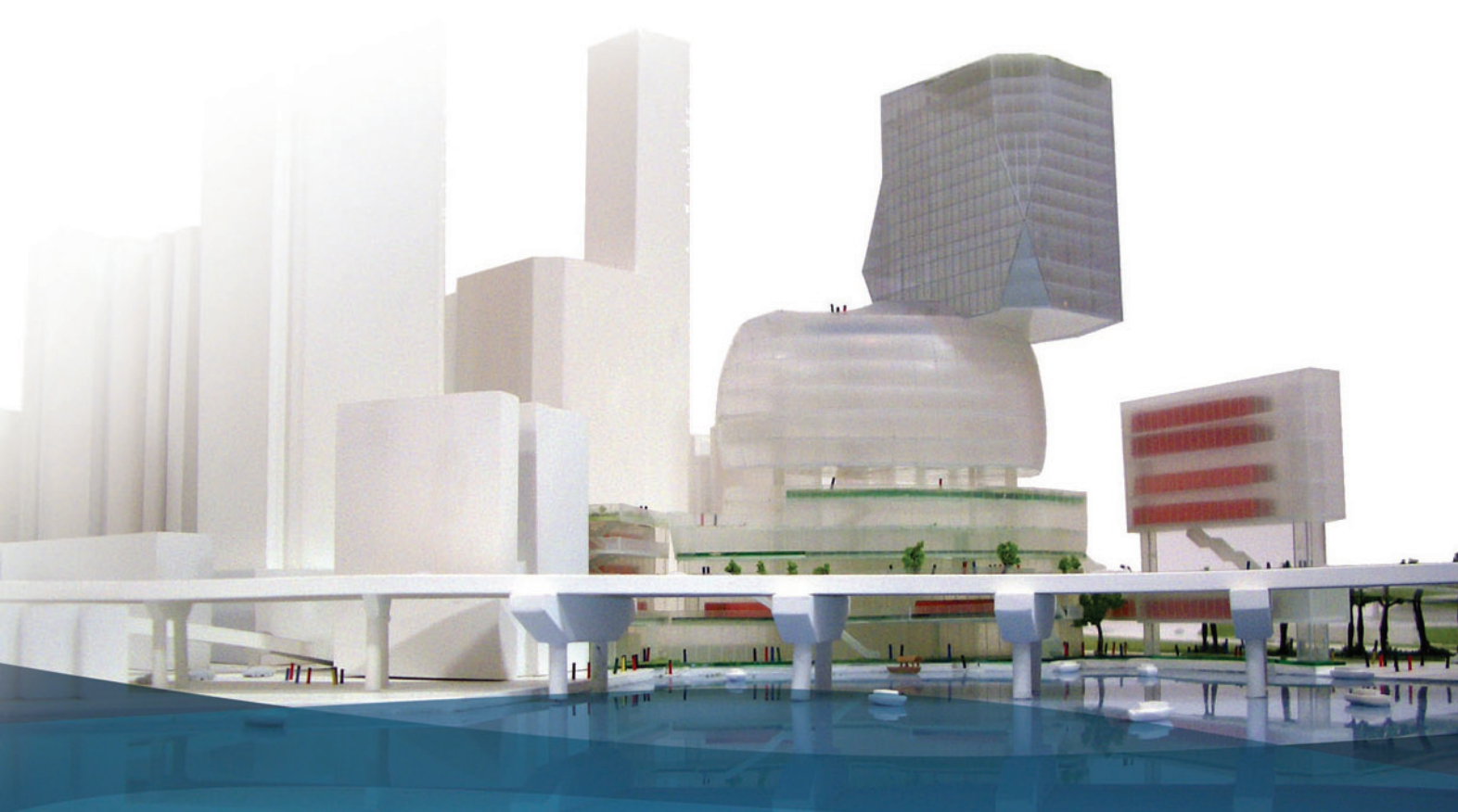


海港匯
維港匯聚維園

集酒店、商舖及文化藝術設施之發展項目

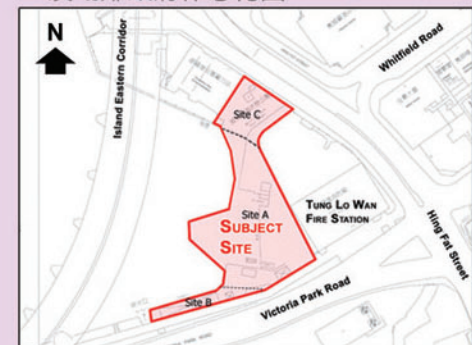
S16規劃申請聯合申請人
二零零七年十一月

 九龍倉置業發展有限公司
 香港藝術中心
 香港藝穗節



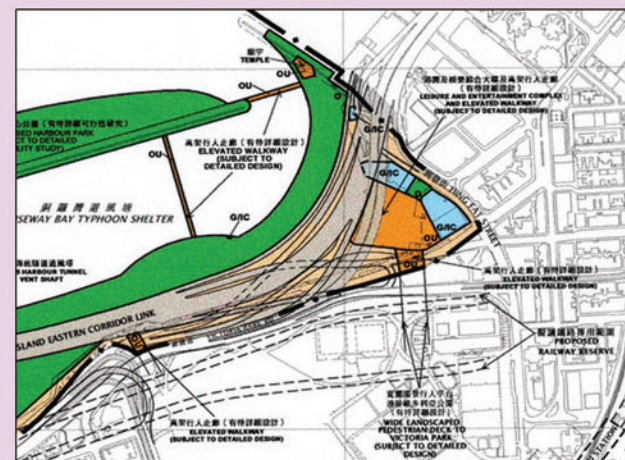
位置

- 位於銅鑼灣避風塘東南面的敬記船廠及毗鄰政府休憩花園



土地用途

- 選址大部分屬於「其他指定用途」註明「消閒及娛樂綜合大樓及高架行人走廊」及「高架行人走廊」和「休憩用地」土地用途
- 小部分屬於「其他指定用途」註明「高架行人走廊」及「道路」土地用途
- 依據所訂明的土地用途類別，但毋須填海



海港匯 的組成部份

行人天橋連接威非路

- 連接海旁及天后地區

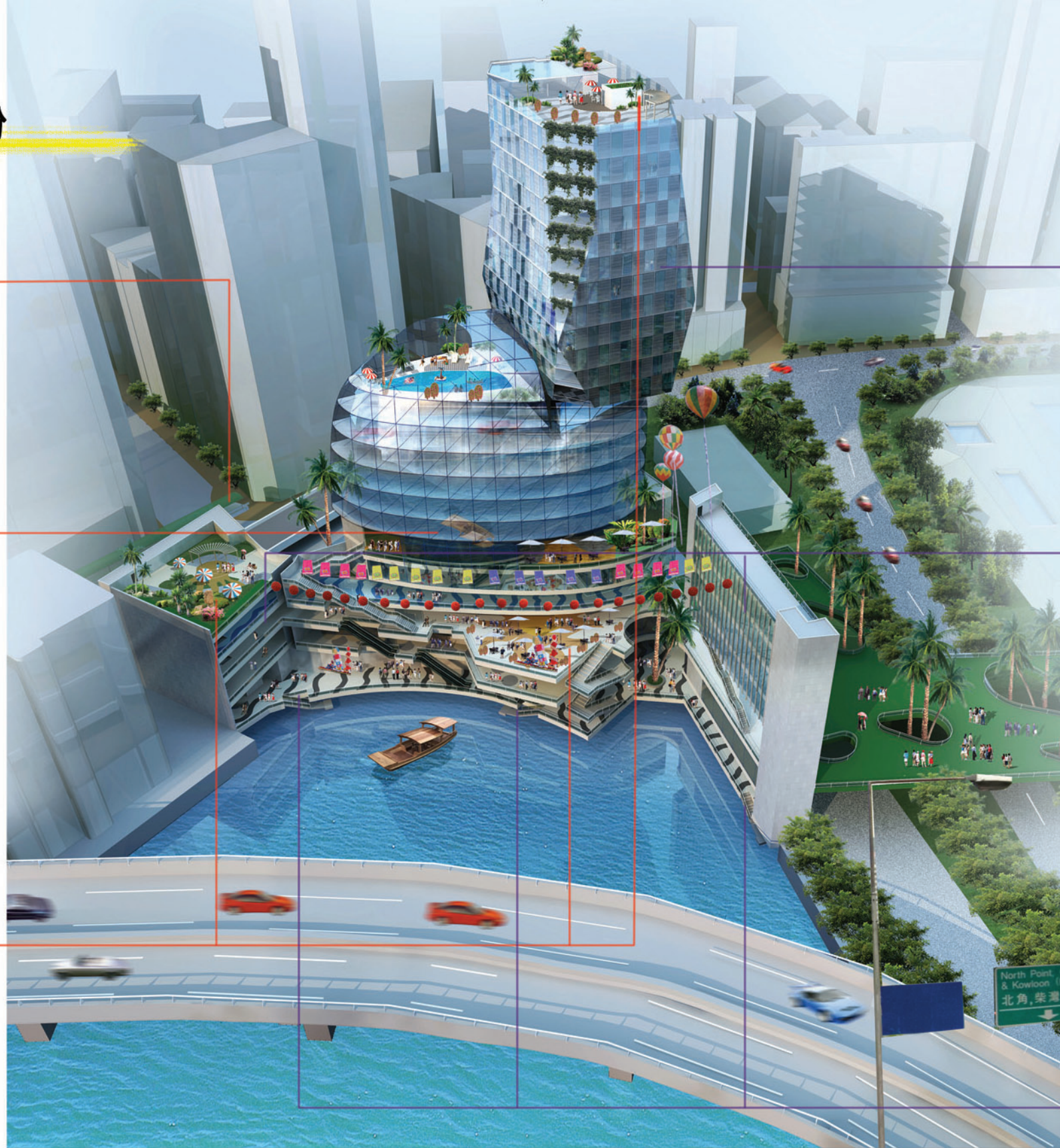
餐廳及商舖

- 8,635平方米的餐廳及商舖，以招徠遊人
- 位於東區走廊水平之上，欣賞壯闊美麗的維港兩岸景緻



4,627.1 平方米公共休憩空間 / 有蓋公共空間

- 1,477.1平方米公共休憩空間
- 較現存威非路道休憩花園多2.3倍的休憩空間
- 多於 75 % 的休憩空間位於東區走廊水平之上，可享受遼闊美麗的兩岸景緻，且全無遮擋
- 酒店之空中花園佔地633.2 平方米
- 小型劇院之天台花園佔地496 平方米



120 間客房之酒店

- 以本地的藝術作品作裝飾
- 壯闊美麗的維港兩岸景緻



藝術及文化設施

- 2,900平方米藝術及文化設施位於較低樓層以方便公眾
- 包括藝術教育中心、小型劇院及多個展覽館
- 由香港藝術中心及香港藝穗節營運
- 在公共空間作戶外展覽和表演



供天后廟船泊岸位置

供水上人和公眾上岸位置

公共浴室及廁所

- 供水上人家和公眾使用



提交規劃許可申請歷史

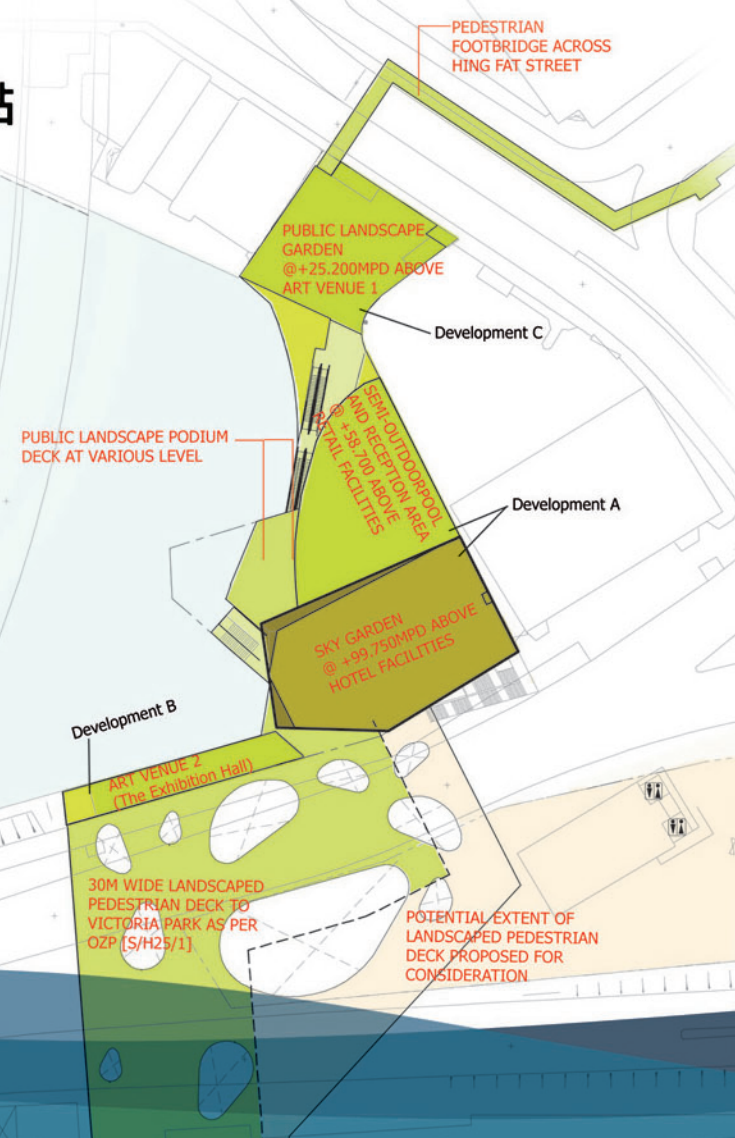
- 申請人就上述地段於二零零七年三月第一次向城規會提交規劃許可申請，其後收到各個政府部門和附近之居民對於發展密度和建築物最高高度表示關注
- 新修訂的規劃許可申請主要減低發展密度和建築物最高高度

原「海港匯計劃」的重點

- 1) 安全和便捷的行人系統往返海旁地區
- 2) 提供文化藝術設施
- 3) 提倡文化藝術設施由非牟利機構擁有
- 4) 無遮擋的維港景緻供公眾欣賞
- 5) 高質素的公共休憩空間
- 6) 天后廟船的登岸設施
- 7) 無填海計劃
- 8) 符合《優化海濱研究》所整合之可持續原則

新修訂的「海港匯計劃」的重點

- 1) 安全和便捷的行人系統往返海旁地區 - 保留
- 2) 提供文化藝術設施 - 保留
- 3) 提倡文化藝術設施由非牟利機構擁有 - 保留
- 4) 無遮擋的維港景緻供公眾欣賞 - 保留
- 5) 高質素的公共休憩空間 - 保留
- 6) 天后廟船的登岸設施 - 保留
- 7) 無填海計劃 - 保留
- 8) 符合《優化海濱研究》所整合之可持續原則 - 保留
- 9) 供水上人和公眾上岸位置 - 新增
- 10) 發展密度 - 減少
- 11) 建築物最高高度 - 減低



園景平台連接維園

- 根據分區大綱草圖提供完善的行人道網絡貫通銅鑼灣區海濱與其附近內陸地方

