

南區區議會

黃竹坑商貿區建築物高度限制

目的

1. 本文件旨在諮詢議員對黃竹坑商貿區建築物高度限制建議的意見。

背景

2. 黃竹坑商貿區近年正逐漸由工業發展為主轉型至污染較少及較潔淨的商業用途。自 2003 年起，城市規劃委員會已先後在黃竹坑商貿區批准了九項酒店發展項目。由此可見，該區對高層的酒店與商業大廈，需求甚殷。故此，當局需制定相應的建築物高度限制，以確保上述轉型不會破壞該區的景觀質素。

建築物高度限制建議

3. 黃竹坑商貿區的建築物高度限制建議已經擬定。有關訂立高度限制的原則及建議已載於夾附的公眾諮詢文件（預發本）內，以供參閱。歡迎各議員就有關建議發表意見。（公眾諮詢文件現正印製中，正本將於二零零五年九月十五日的南區區議會會議上派發。）

公眾諮詢

4. 本署亦會就上述課題舉行公眾諮詢論壇，詳情及安排將容後公佈。本署會仔細評估所得的區議員意見，以及在諮詢期間（至二零零五年十一月十五日）收集的全部公眾意見，然後就黃竹坑商貿區建議適當的建築物高度限制，以供城市規劃委員會考慮。

附件

附錄 I： 黃竹坑商貿區建築物高度限制的公眾諮詢文件  
(預發本)

規劃署  
港島規劃處  
二零零五年九月





**黃竹坑商貿區建築物高度限制  
公眾諮詢文件**

**Building Height Restrictions for  
Wong Chuk Hang Business Area  
Public Consultation Digest**



規劃署  
二零零五年九月  
Planning Department  
September 2005







## 背景

黃竹坑商貿區西達香港仔，西南臨鴨脷洲，面積逾13公頃，現時以工業發展為主，但近年逐漸轉型至一些少污染和「更潔淨」的商業用途。

城市規劃委員會批准了坐落在黃竹坑商貿區的九個酒店發展項目。顯然，該區對高層的酒店與商業大廈，需求甚殷。因此，當局必須制定相應的建築物高度限制，以確保黃竹坑商貿區的轉型不會破壞該區的景觀質素。



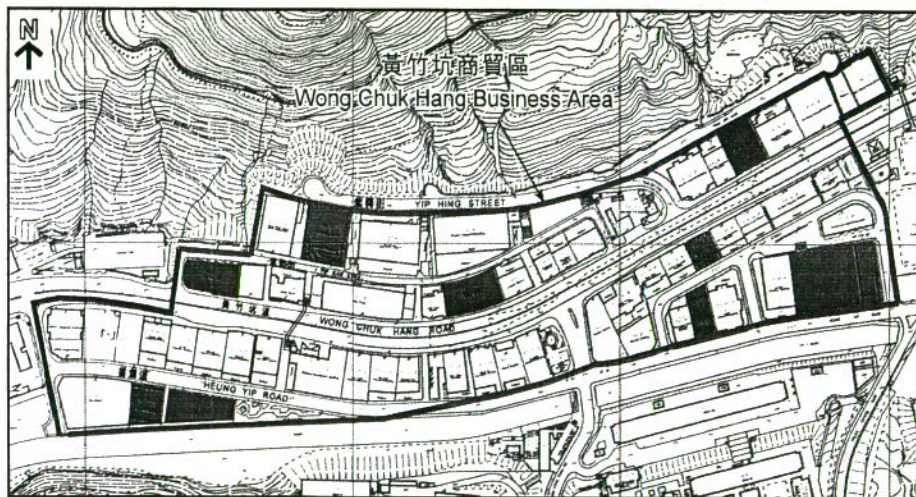
圖一：黃竹坑地區鳥瞰圖

Figure 1 : Overview of Wong Chuk Hang area

## Background

The Wong Chuk Hang Business Area (WCHBA) covers about 13 hectares of land and is located east of Aberdeen and north-east of Ap Lei Chau. At present, the WCHBA is predominantly industrial in nature but, in recent years, it is undergoing gradual transformation towards less polluted and 'cleaner' business uses.

There are a total of 9 hotel projects approved by the Town Planning Board in WCHBA. The considerable development pressure in Wong Chuk Hang for high-rise hotel and commercial uses is evident. There is a need to formulate building height control to ensure that the transformation would not result in negative impacts on the visual quality of the area.



圖二：城市規劃委員會所批准的九個酒店計劃

Figure 2 : The 9 hotel schemes approved by the Town Planning Board



## 黃竹坑商貿區的城市設計分析

現時區內的工業大廈以中等高度為主，坐向與香港仔郊野公園的山麓平行，而背後低矮的山脊線由東至西逐漸遞減。

黃竹坑商貿區毗鄰的地區各有特色：

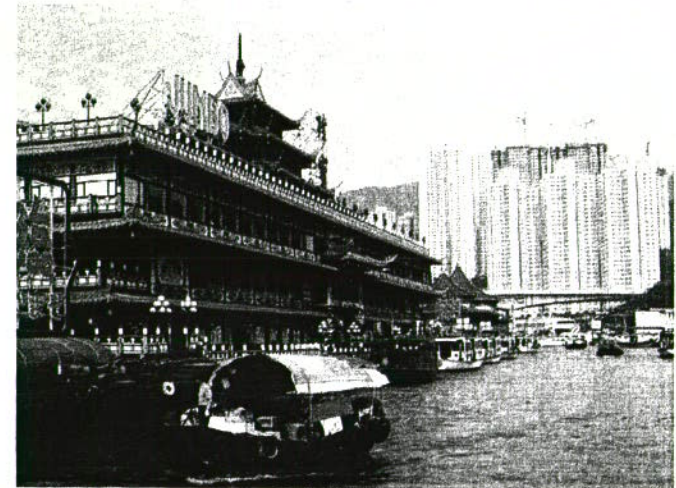
- 商貿區以西的天然峽谷環抱香港仔水塘與多條熱門的郊野公園行山徑，而峽谷內也有一些低矮的歷史建築物。
- 商貿區南面的香港仔海峽以避風塘、海鮮舫和遊艇俱樂部聞名，饒富東方味道，成為該區的特色，也是本港主要的旅遊點（圖三）。

### Urban Design Analysis of WCHBA

The existing industrial developments in Wong Chuk Hang are mainly medium-rise and arranged parallel to the foothill of Aberdeen Country Park against a fairly low ridgeline descending from east to west.

The areas surrounding WCHBA have distinct characters:

- To the west of the WCHBA, there is a natural valley encompassing Aberdeen Reservoir and the popular walking trails. Low-rise heritage buildings can be found in this valley.
- To the south of WCHBA, there is the Aberdeen Channel which is famous for its scenic typhoon shelter, marina and floating restaurant which contribute to the oriental image of the area and a major tourism node for the territory (Figure 3).



圖三：遊艇俱樂部和海鮮舫  
Figure 3 : Marina club and floating restaurant





- 在商貿區以北，著名的香港仔郊野公園是行山勝地，締造了該區綠油油的山巒背景（圖四）。
- 商貿區西南面的香港仔海峽兩岸，高層建築物林立在香港仔與鴨脷洲一帶，建築群充斥眼前，空中輪廓線雜亂不清。
- To the north of WCHBA is the Aberdeen Country Park which is very popular for hikers and provides a green and natural hillside backdrop to the area (Figure 4).
- To the further southwest of WCHBA across the Aberdeen Channel, Aberdeen and Ap Lei Chau are taller buildings, which have created congested building masses and blocked skylines.



圖四：黃竹坑商貿區的鄰近環境

Figure 4 : The surrounding contexts of Wong Chuk Hang Business Area



## 目的

制訂黃竹坑商貿區的建築物高度限制，主要是為了強化黃竹坑和香港仔整體上的固有特色和天然特點，同時讓該區的建築物可按《建築物條例》所容許的地積比率，作出靈活設計。

## 通則

在制訂黃竹坑商貿區建築物高度概念的評估過程中，一概以現有的地區特色和《香港規劃標準與準則》第十一章所載的一般城市設計指引為依歸。

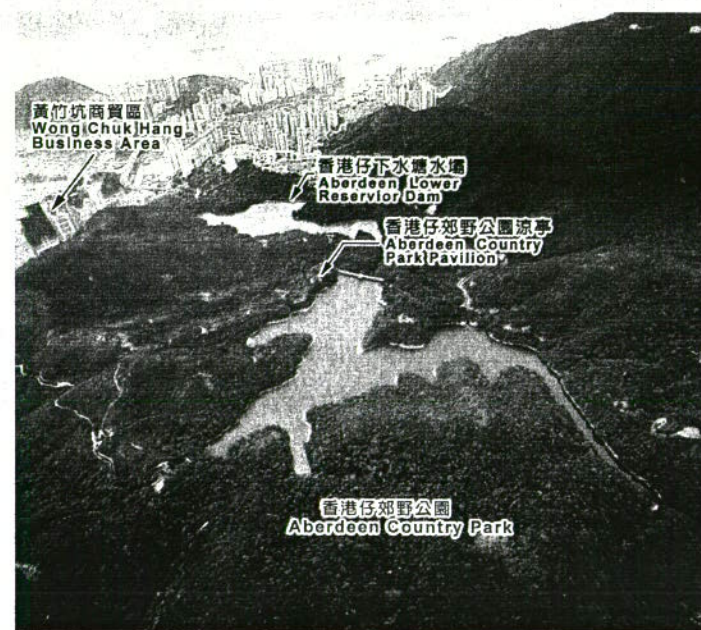
其中的通則為：

- (a) 避免對毗連的天然山坡和香港仔海峽構成負面的視覺影響（圖五和六）；
- (b) 構建條理井然的城市景致，即是愈近海旁，建築物愈低矮；



圖五：香港仔海峽現時環境

Figure 5 : Existing context of Aberdeen Channel



圖六：香港仔郊野公園的天然景色

Figure 6 : Natural Landscape Attributes in Aberdeen Country Park

## Objective

The principal objective for imposing building height restrictions in WCHBA is to reinforce the intrinsic character and natural attributes of the wider district of Wong Chuk Hang and Aberdeen as a whole, while enabling flexibility in building design to achieve the permissible plot ratio under the Buildings Ordinance.

## General Principles

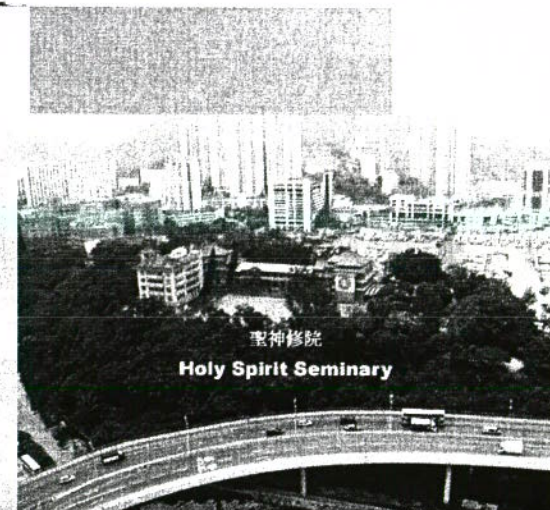
In formulating the building height concepts of WCHBA, consideration has been given to assessing the existing site contexts and the general urban design guidelines as set out in Chapter 11 of the Hong Kong Planning Standards and Guidelines.

The general principles are:

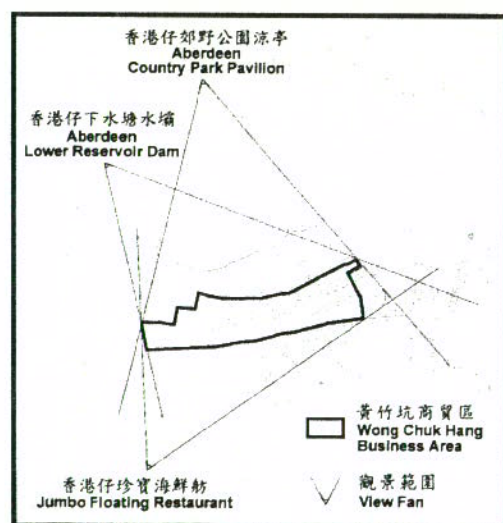
- (a) to avoid creating negative visual impacts on the natural hillside adjoining WCHBA and Aberdeen Channel (Figures 5 & 6);
- (b) to provide a more discernible townscape stepping down towards the waterfront;



- (c) 重視附近歷史建築物的低矮建築特色，新蓋的建築物不可過高，以免歷史建築物相形見绌，顯得平平無奇 (圖七)；
- (d) 保留並提升開揚和互相呼應的視覺效果，從而柔化擁擠的建築群，而不削弱香港仔獨有的傳統漁村特色；
- (e) 盡量削減從主要視點 (包括從香港仔郊野公園涼亭和香港仔下水塘水壩的高地，以及珍寶海鮮舫) 可見的建築物突出部分，以免阻礙望向山、水或天空的視野 (圖八)；



圖七：歷史建築物  
Figure 7: Heritage Buildings



圖八：主要視點  
Figure 8: Sensitive Viewpoints

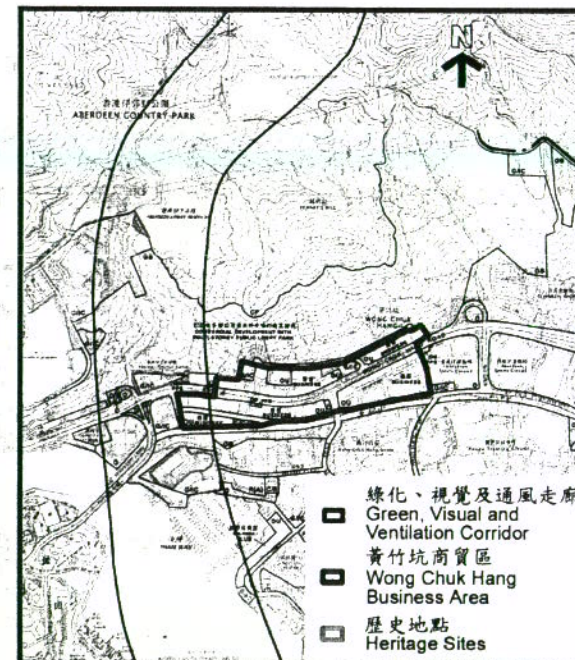
- (c) to respect the low-rise settings of the adjacent heritage buildings and avoid incompatible building heights with overwhelming and dwarfing effects over these heritage buildings (Figure 7);
- (d) to soften the congested building masses by maintaining openness and enhancing visual connectivity without compromising the unique traditional fishing village character of Aberdeen;
- (e) to minimize building protrusions that may result in reducing hillside backdrop, water backdrop or sky exposure when viewed from sensitive viewpoints, which include the higher ground from the Aberdeen Country Park pavilion and Aberdeen Lower Reservoir dam, and the Jumbo Floating Restaurant (Figure 8);



- (f) 保存現在由香港仔郊野公園經香港仔水塘谷地達至香港仔海峽的綠化—視覺—通風走廊(圖九)；
- (g) 降低政府、機構和其他公用事業設施的建築物高度，務求建築物輪廓高低有致，提供視覺上的調劑；和
- (h) 可按個別發展的情況略為放寬高度限制。



圖九：綠化—視覺—通風走廊  
Figure 9 : Green, Visual and Ventilation Corridor



- (f) to preserve the existing green, visual and ventilation corridor which runs from the Aberdeen Country Park through the Aberdeen Reservoir valley to the Aberdeen Channel (Figure 9) ;
- (g) lower heights for government, institutional and other utility sites to achieve diversity in building heights and provide visual relief; and
- (h) to allow provision for minor relaxation of building height restrictions for individual developments with merits.





## 黃竹坑商貿區的擬議高度限制

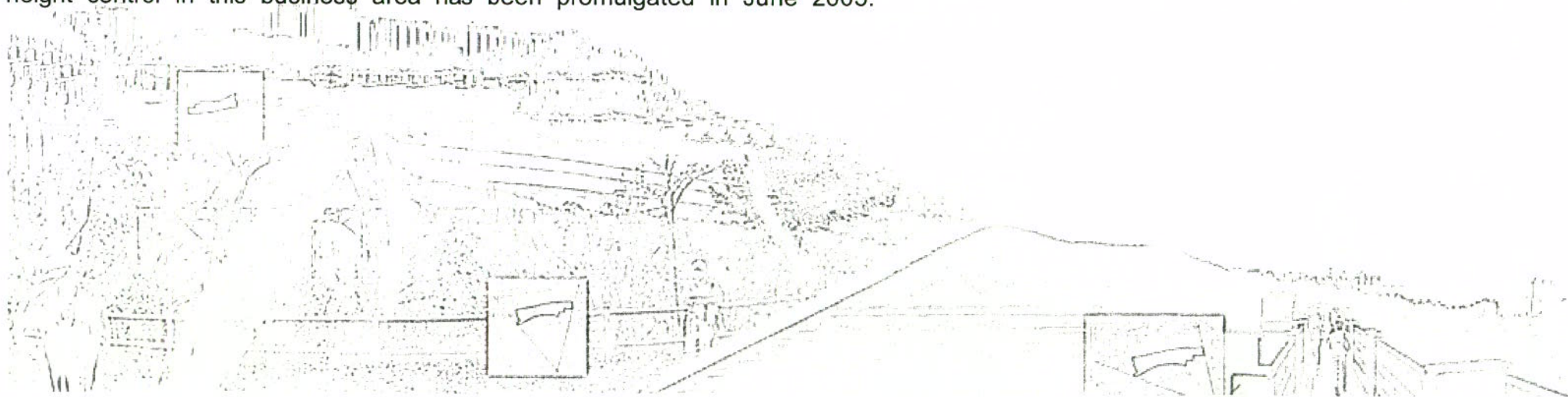
這次公眾諮詢旨在就黃竹坑商貿區的擬議建築物高度限制，徵詢公眾意見。當局會根據公眾的意見修訂該區的建築物高度限制，然後收納在相關的法定規劃圖則中。

二零零五年六月，城市規劃委員會公布了黃竹坑商貿區建築物高度臨時管制的指引。在公眾諮詢未有結果和法定規劃圖則修訂完畢前，城市規劃委員會在考慮相關的擬議發展項目時會以該套指引作為依歸。

## Proposed Height Restrictions of Wong Chuk Hang Business Area

The purpose of this consultation exercise is to seek your views on the building height restrictions for the Wong Chuk Hang Business Area. Based on the comments received, the building height restrictions would be further refined before incorporating into the statutory town plan.

In order to provide guidance for the consideration of development proposals by the Town Planning Board pending the result of the public consultation exercise and the amendments to the statutory plan, a set of Town Planning Board Guidelines for interim building height control in this business area has been promulgated in June 2005.





## 評估在不同建築物高度限制下的視覺影響

我們在提出黃竹坑商貿區的擬議建築物高度限制前，已評估了在三個不同高度水平下的視覺影響，分別是主水平基準上120米、140米和160米。然而，在考慮上述城市設計原則及鄰近地區的特點時，我們同時要平衡發展需要及建築設計方面的靈活性。故此，我們認為黃竹坑商貿區的建築物宜採用梯級式的高度輪廓，高度分別限為主水平基準上120米和140米（圖十）。建築物一旦高達主水平基準上160米，從香港仔郊野公園和香港仔海峽眺望過去，將會非常礙眼。

### Assessment of visual impacts under various building height control

Before recommending a suitable building height control on WCHBA, we have assessed the visual impacts of 3 different height bands, i.e. 120mPD, 140mPD and 160mPD for the area. However, in considering the above urban design principles and the characteristics of the surrounding area, we also have to balance the need for development and flexibility in building design. In view of the above, a stepped building height profile at 120mPD and 140mPD is considered appropriate for WCHBA (Figure 10). Building height restriction at 160mPD would result in amplified visual prominence when viewed from the Aberdeen Country Park and Aberdeen Channel.



圖十：該區重建後建築物高度按梯級式排列的輪廓  
Figure 10 : Stepped height profile upon redevelopment



## 黃竹坑商貿區建築物高度限制的主要特色

(a) 因應黃竹坑商貿區的天然地勢，以及須盡量保持建築物作梯級式排列和增加更廣闊深遠的視野，我們為黃竹坑商貿區提出了兩個擬議高度水平，從而盡量避免建築物阻礙望向遠方空中輪廓線的視線，而從主要視點可見的山丘輪廓也不會受破壞。在梯級式的排列下，黃竹坑商貿區的建築物高度可避免重複乏味，城市景致會更為悅目 (圖十和十一)：

- 黃竹坑道以南地區的建築物高度限為主水平基準上 120 米
- 黃竹坑道以北地區的建築物高度限制為主水平基準上 140 米

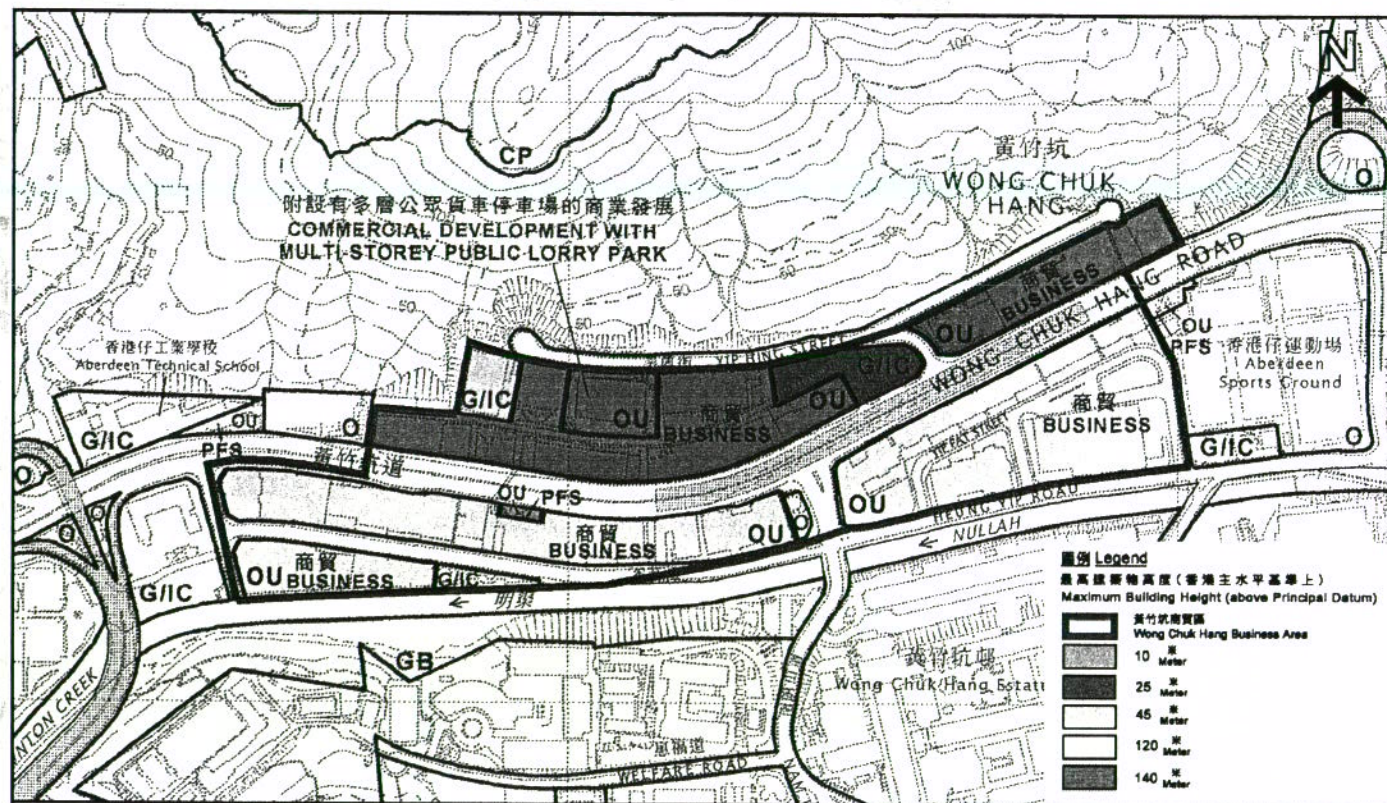


Figure 11 : Proposed height restrictions in Wong Chuk Hang Business Area

## Main Features of the building height concept for the WCHBA

(a) Taking into account the natural topography of WCHBA and the principles of providing a stepped height profile and increasing visual permeability, two height bands are proposed for WCHBA. The proposed building heights will minimize the building encroachment on sightlines to distant skylines and hill silhouettes when viewed from the sensitive viewpoints. The stepped height profile will also allow more variation in building heights in WCHBA and help create a more interesting townscape (Figures 10 & 11):

- 120mPD for sites to the south of Wong Chuk Hang Road
- 140mPD for sites to the north of Wong Chuk Hang Road

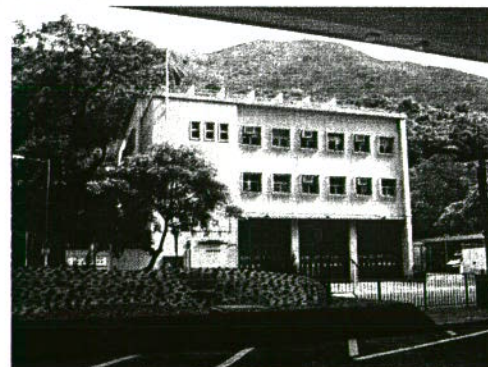


(b) 為高密度發展的環境柔化建築群，並且提供視覺上的調劑與紓緩空間：

- 為了切合個別用途的運作需要，現有的加油站和兩塊政府、機構或社區用地將會分別採用主水平基準上10米、25米及45米的高度限制(圖十二)。

(c) 由於區內一些現有建築物業權分散，重建機會較低，加上建築物的高度限制也可按個別發展的情況略為放寬，故此，黃竹坑商貿區內所有建築物同時重建至現時建議的建築物高度限制(即主水平基準上120米和140米)的機會不大。

下面圖十三至圖十五顯示在採取建議的高度限制(即主水平基準上120米和140米)的情況下可能出現的建築物輪廓(方案A)。方案B說明若區內所有建築物全部重建至主水平基準上160米的高度時所出現的最差情況，以作比較。



(b) Softening the building mass and providing visual relief and breathing space within the high density environment by :

- 10mPD, 25mPD and 45mPD for the existing petrol filling station and the two G/IC sites to meet their operational needs(Figure 12).

(c) Given that some of the existing buildings are under fragmented ownership and thus the chance of redevelopment is lower and there is provision for minor relaxation of building height restriction for individual development with merits, it is unlikely all buildings within WCHBA will be redeveloped simultaneously to the maximum building height restrictions at 120mPD and 140mPD.

Figures 13 to 15 below illustrate the possible building height profile after applying the recommended building height restrictions of 120mPD and 140mPD (scenario A). For comparison purpose, scenario B representing the worst scenario where all buildings are redeveloped to a maximum height of 160mPD is also provided.

圖十二：現有的加油站和政府、機構或社區用地  
Figure 12 :Existing petrol filling station and G/IC sites in the area



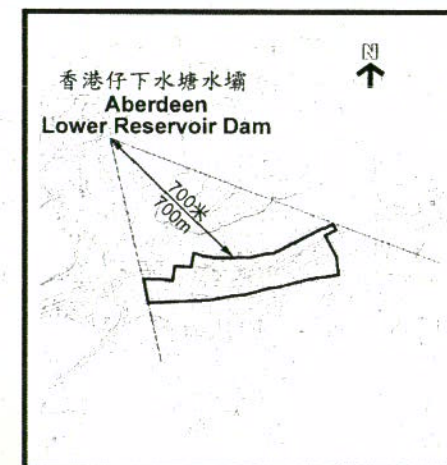


圖十三：黃竹坑商貿區：從香港仔下水塘水壩所見景觀

Figure 13 : Wong Chuk Hang Business Area: View from Aberdeen Lower Reservoir Dam



現有景觀  
Existing View



位置圖  
Key Plan



方案 A: 建築物高度限制訂在主水平基準上 120 及 140 米所出現的景象  
Scenario A : Building Height Restrictions at 120 and 140mPD



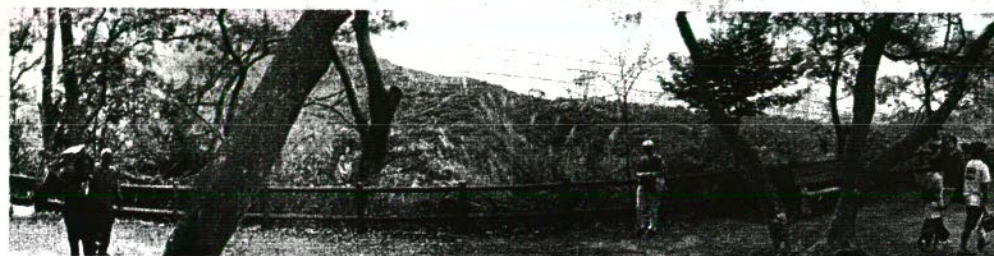
方案 B: 按主水平基準上 160 米的建築物高度限制全面發展後所出現的景象  
Scenario B: Building Height Restriction at 160mPD upon full development



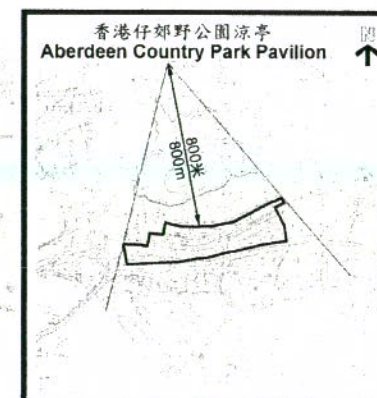


黃竹坑商貿區建築物高度限制  
BUILDING HEIGHT RESTRICTIONS  
FOR WONG CHUK HANG BUSINESS AREA

圖十四：黃竹坑商貿區：從香港仔郊野公園涼亭所見景觀  
Figure 14 : Wong Chuk Hang Business Area: View from Aberdeen Country Park Pavilion



現有景觀  
Existing View



位置圖  
Key Plan



方案 A：建築物高度限制訂在主水平基準上 120 及 140 米所出現的景象  
Scenario A : Building Height Restrictions at 120 and 140mPD



方案 B：按主水平基準上 160 米的建築物高度限制全面發展後所出現的景象  
Scenario B: Building Height Restriction at 160mPD upon full development





圖十五：黃竹坑商貿區：從香港仔珍寶海鮮舫所見景觀

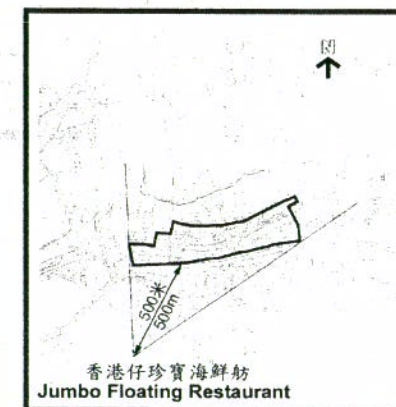
Figure 15 : Wong Chuk Hang Business Area: View from Jumbo Floating Restaurant, Aberdeen



現有景觀  
Existing View



方案 A: 建築物高度限制訂在主水平基準上 120 及 140 米所出現的景象  
Scenario A : Building Height Restrictions at 120 and 140mPD



位置圖  
Key Plan



方案 B: 按主水平基準上 160 米的建築物高度限制全面發展後所出現的景象  
Scenario B: Building Height Restriction at 160mPD upon full development





## 你的意見

- 你是否贊成對黃竹坑商貿區施加载於第九至第十三頁及顯示在圖十至十一和圖十三至十五的建築物高度限制？
- 若你不贊成擬議的高度限制，你認為這些限制是大致上太嚴格或太寬鬆？你有何建議？
- 你有沒有其他意見或提議？

請於二零零五年十一月十五日前

把意見送交：

香港北角渣華道 333 號

北角政府合署 14 樓

規劃署香港規劃處

或傳真至 2895 3957

或以電子郵件傳送至 [hkdpo@pland.gov.hk](mailto:hkdpo@pland.gov.hk)

## 公眾諮詢論壇

本署將會舉行公眾諮詢論壇，與市民交流意見。請將你的姓名，電郵地址及聯絡資料，以電子郵件傳送至 [hkdpo@pland.gov.hk](mailto:hkdpo@pland.gov.hk) 或傳真至 2895 3957，本署會通知你有關該諮詢論壇的安排。你亦可瀏覽本署網頁（[www.pland.gov.hk](http://www.pland.gov.hk)）得悉有關詳情。

## 跟進的工作

我們會仔細評估所得的全部公眾意見，然後就黃竹坑商貿區提出恰當的建築物高度限制建議，以供城市規劃委員會考慮。根據《城市規劃條例》，若城市規劃委員會同意該等建築物高度限制，並在憲報公布有關香港仔及鴨脷洲分區計劃大綱圖的相應修訂，當局就會安排另一輪公眾諮詢。

## Your Views

- Do you agree to impose building height restrictions for the Wong Chuk Hang Business Area as suggested on pages 9 to 13 and shown in Figures 10 to 11 and 13 to 15 ?
- If you do not agree to the proposed height restrictions, do you consider them to be generally too stringent or too relaxed ? What are your counter-proposals ?
- Do you have any other comments or suggestions to us ?

Please forward your comments to :

**Planning Department**

**Hong Kong District Planning Office**

**14/F, North Point Government Offices,**

**333 Java Road, North Point,**

**Hong Kong**

OR by fax to 2895 3957

OR by email to [hkdpo@pland.gov.hk](mailto:hkdpo@pland.gov.hk)

**ON OR BEFORE 15 NOVEMBER 2005**

## Public Forum

A public forum will be organized for you to exchange views with us. Please send us your name, email address and contact details by email to [hkdpo@pland.gov.hk](mailto:hkdpo@pland.gov.hk) or by fax (2895 3957) so that we can notify you the arrangement of the forum. Alternatively, you can visit Planning Department's website ([www.pland.gov.hk](http://www.pland.gov.hk)) for details.

## Next Steps

We will carefully assess all public comments received and recommend appropriate building height restrictions for the Wong Chuk Hang Business Area for the consideration of Town Planning Board. There will be another round of public consultation under the Town Planning Ordinance when the building height restrictions are agreed by the Town Planning Board for gazetting as amendments to the Aberdeen and Ap Lei Chau Outline Zoning Plan.



Building Height Restrictions  
for Wong Chuk Hang Business Area  
**Public Consultation Digest**  
Prepared by Planning Department  
**September 2005**



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建築物高度限制  
公眾諮詢文件  
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