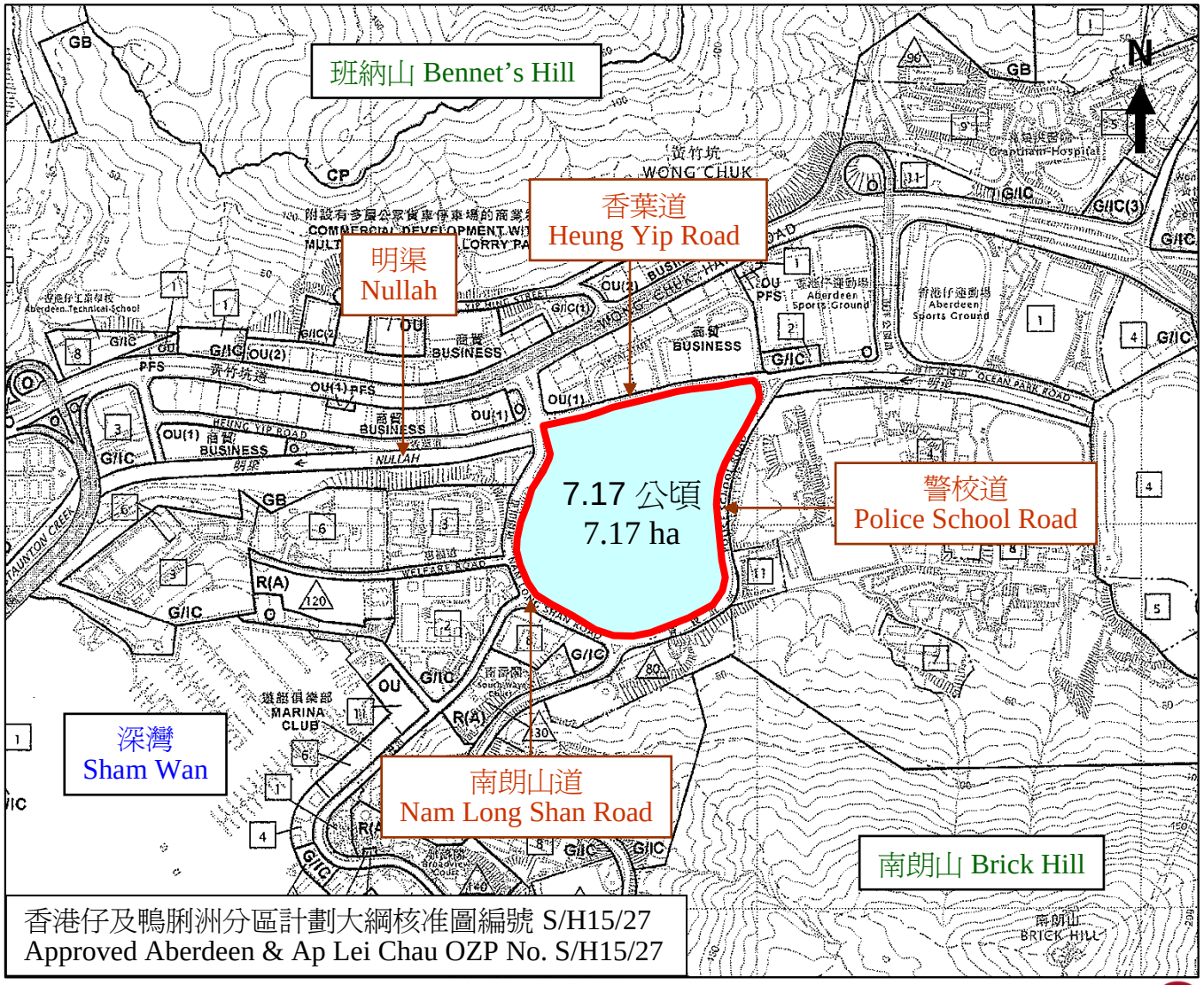
黃竹坑綜合發展區總綱發展藍圖
Wong Chuk Hang Comprehensive Development Area Master Layout Plan

二零一二年十一月廿六日
26 November 2012

黃竹坑綜合發展區
Wong Chuk Hang Comprehensive Development Area (CDA)



香港仔及鴨脷洲分區計劃大綱核准圖編號 S/H15/27
Approved Aberdeen & Ap Lei Chau OZP No. S/H15/27

背景 Background

- **2010 年 5 月 24 日**，運輸及房屋局、規劃署及港鐵公司就改劃前黃竹坑邨用地及海洋公園站以北用地的用途建議方案諮詢南區區議會，經過對地區發展方向的詳細評估，決定集中在前黃竹坑邨用地進行發展，採用鐵路加物業的發展模式興建南港島綫（東段）

  On 24 May 2010, THB, PlanD and MTR Corporation consulted SDC on the proposed rezoning of the ex-Wong Chuk Hang Estate site and the Ocean Park site. After detailed assessment of the development prospect of the District, it was decided that development will focus on the Wong Chuk Hang site in adopting the railway plus property model to implement the South Island Line (East) (SIL(E)) project

- 城市規劃委員會（下稱「城規會」）於 2010 年 7 月 16 日把該用地在《香港仔及鴨脷洲分區計劃大綱草圖編號 S/H15/26》劃爲「綜合發展區」地帶

  On 16 July 2010 the TPB rezoned the ex-Wong Chuk Hang Estate site as “Comprehensive Development Area” under the Draft Aberdeen & Ap Lei Chau OZP No. S/H15/26

- 規劃署於 **2010 年 7 月 26 日**出席南區區議會屬下地區發展及環境事務委員會，就修訂分區計劃大綱草圖進行諮詢

  PlanD consulted SDC’s DDEC on 26 July 2010 on the draft OZP amendments

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背景 Background

- 2011 年 5 月 3 日，行政長官會同行政會議核准分區計劃大綱草圖。分區計劃大綱核准圖於 2011 年 5 月 20 日刊憲

  On 3 May 2011 the Chief Executive in Council approved the OZP which was gazetted on 20 May 2011

- 2011 年 5 月 17 日，港鐵公司與政府簽署南港島綫（東段）工程項目協議，並獲得物業發展權，作爲該工程之財政資助

  On 17 May 2011, MTR Corporation signed the Project Agreement for the South Island Line (East) (SIL(E)) with the Government, and was granted the property development right as financial support for SIL(E)

- **2011 年 7 月 18 日**，規劃署就黃竹坑綜合發展區用地的規劃大綱擬稿，諮詢南區區議會屬下地區發展及環境事務委員會

  On 18 July 2011, PlanD consulted SDC's DDEC on the draft Planning Brief for the Wong Chuk Hang CDA site

- 規劃大綱擬稿在 2011 年 11 月 4 日，獲城規會轄下都會規劃小組委員會通過。港鐵需參照規劃大綱制訂總綱發展藍圖

  The draft Planning Brief was endorsed by the TPB's Metro Planning Committee on 4 November 2011, as basis for the preparation of the Master Layout Plan

- 港鐵公司已向城規會遞交有關總綱發展藍圖的規劃申請

  MTR Corporation has submitted a planning application to TPB for approval of the Master Layout Plan

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南港島綫（東段）工程進度
Progress of SIL(E) Project

興建中的黃竹坑車站
Construction of Wong Chuk Hang Station

黃竹坑綜合發展區用地
Wong Chuk Hang CDA Site

黃竹坑至海洋公園的高架段
Viaduct section from Ocean Park to Wong Chuk Hang

發展項目的要點
Objectives of the Proposed Development

1. 活化黃竹坑區
   Regeneration of the Wong Chuk Hang area

2. 增加住宅供應
   Increase in housing supply

3. 優質城市設計
   Urban design enhancement

4. 提供休憩用地及社區設施
   Provision of open space and community facilities

5. 完善交通配套
   Comprehensive transport facilities

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發展計劃簡介 The Proposed Scheme

- 發展項目包括十四幢住宅樓宇，提供約 4,700 個住宅單位，當中包括不少於 900 個實用面積不超過 50 平方米的中小型單位
  14 residential blocks on top of the MTR station and depot. Approximately 4,700 residential units, including not less than 900 small to medium sized units with a saleable area of not more than 50m^2
- 約 47,000 平方米的購物中心，包括 1,500 平方米的商業樓面面積作社會企業用途
  Shopping centre of about 47,000m^2 in GFA, including 1,500m^2 commercial GFA for social enterprise uses
- 購物中心內提供一個約 300 平方米的多用途表演場地，可作舉辦表演等活動之用
  A multi-purpose performance venue of about 300m^2 for performances and functions
- 一間約 1,440 平方米，提供 120 位的綜合職業康復服務中心及一間約 1,175 平方米，提供 50 個宿位的中度弱智人士宿舍
  A 120-place Integrated Vocational Rehabilitation Services Centre of 1,440m^2 and a 50-place Hostel for Moderately Mentally Handicapped Persons of 1,175m^2
- 在鄰近車站的南朗山道路旁提供約 1,000 平方米的休憩用地
  About 1,000m^2 of ground level open space at Nam Long Shan Road near the MTR station
- 符合屋宇署的可持續建築設計指引
  Satisfies Buildings Department's Sustainable Building Design Guidelines

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總綱發展藍圖

Master Layout Plan

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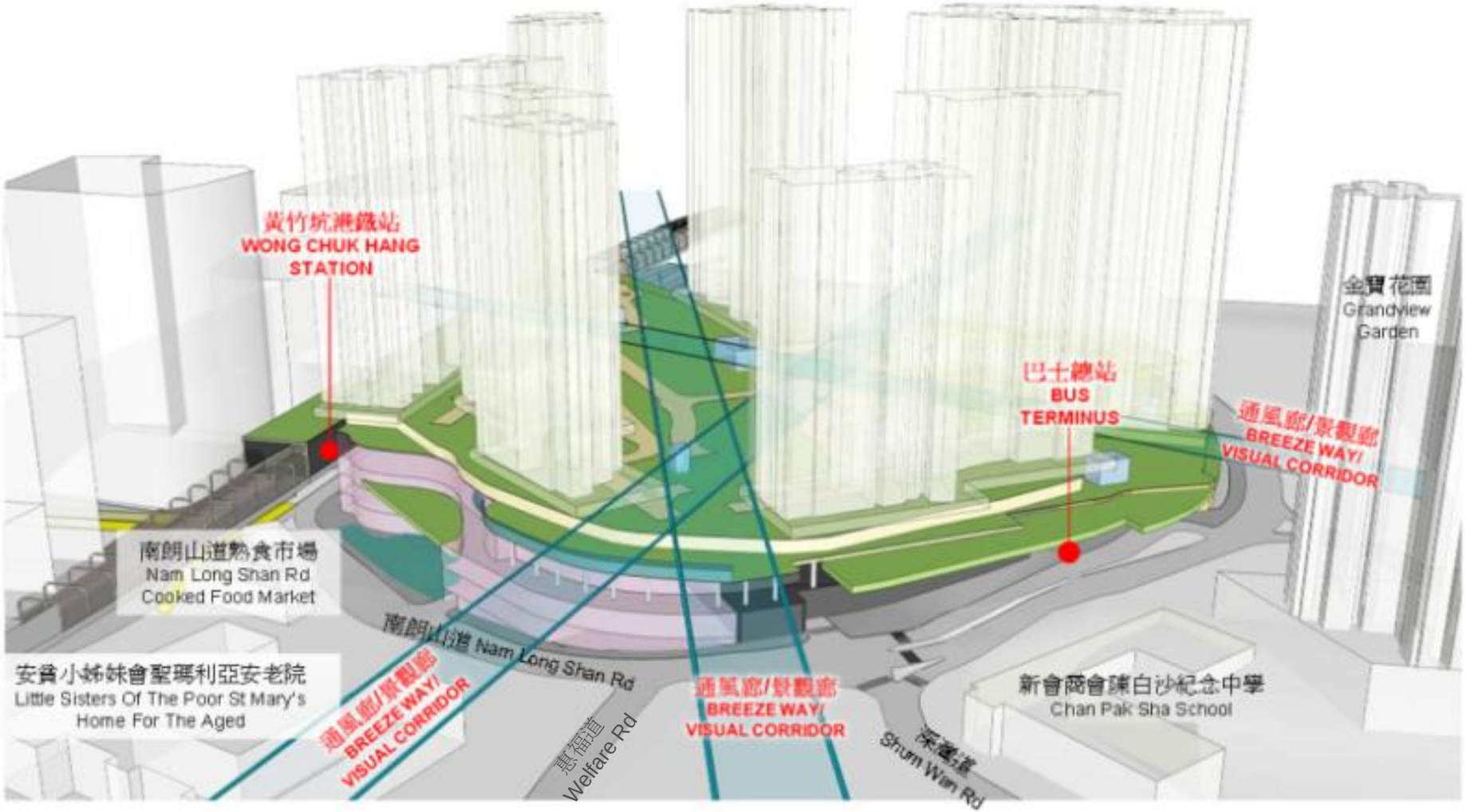
示意立體模型
Indicative Model



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發展項目的要點
Objectives of the Proposed Development

1. **活化黃竹坑區**
   Regeneration of the Wong Chuk Hang area

2. 增加住宅供應
   Increase in housing supply

3. 優質城市設計
   Urban design enhancement

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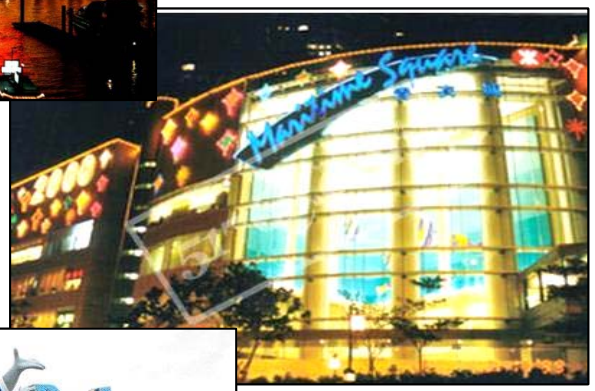
1. 活化黃竹坑區
Regeneration of the Wong Chuk Hang area

- 配合港鐵車站與其他公共交通設施融合形成一個交通樞紐，上蓋商住物業與車站無縫連接，將成爲一個發展樞紐，從而締造一個既交通便捷又富有活力的**地區中心**，有助活化黃竹坑區及促進港島南區旅遊業發展。
- The proposed development hub of integrated commercial/residential development together with the transport hub of railway station and other public transport facilities will create a district focal point providing convenience and vitality for the community and help to regenerate the Wong Chuk Hang area and promote tourism in the Southern District.



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   Increase in housing supply

3. 優質城市設計
   Urban design enhancement

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2. 增加住宅供應
Increase in housing supply

- 在車站上蓋提供約 4,700 個住宅單位，平均單位面積約 76 平方米，其中不少於 900 個爲實用面積不超過 50 平方米的中小型單位，以增加港島南區住宅單位的供應

A future housing supply of about 4,700 residential units conveniently connected to the Station will be provided, with an average unit size of 76m^2 and including not less than 900 small to medium sized units with saleable area of not more than 50m^2. This contributes to meeting the housing demand of the Southern District.

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   Increase in housing supply

3. **優質城市設計**
   Urban design enhancement

4. 提供休憩用地及社區設施
   Provision of open space and community facilities

5. 完善交通配套
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3. 優質城市設計 - *三條通風/觀景廊*

Urban Design Enhancement - *Three Air/Visual Corridors*

Key Plan 位置圖

Existing Situation 現時情況

Photo of Ex-Wong Chuk Hang Estate 前黃竹坑邨照片

Photomontage 集成照片

集成照片（由珍寶海鮮舫望出）

Photomontage (viewed from Jumbo Floating Restaurant)

Key Plan
位置圖

Photo of Ex-Wong Chuk Hang Estate
前黃竹坑邨照片

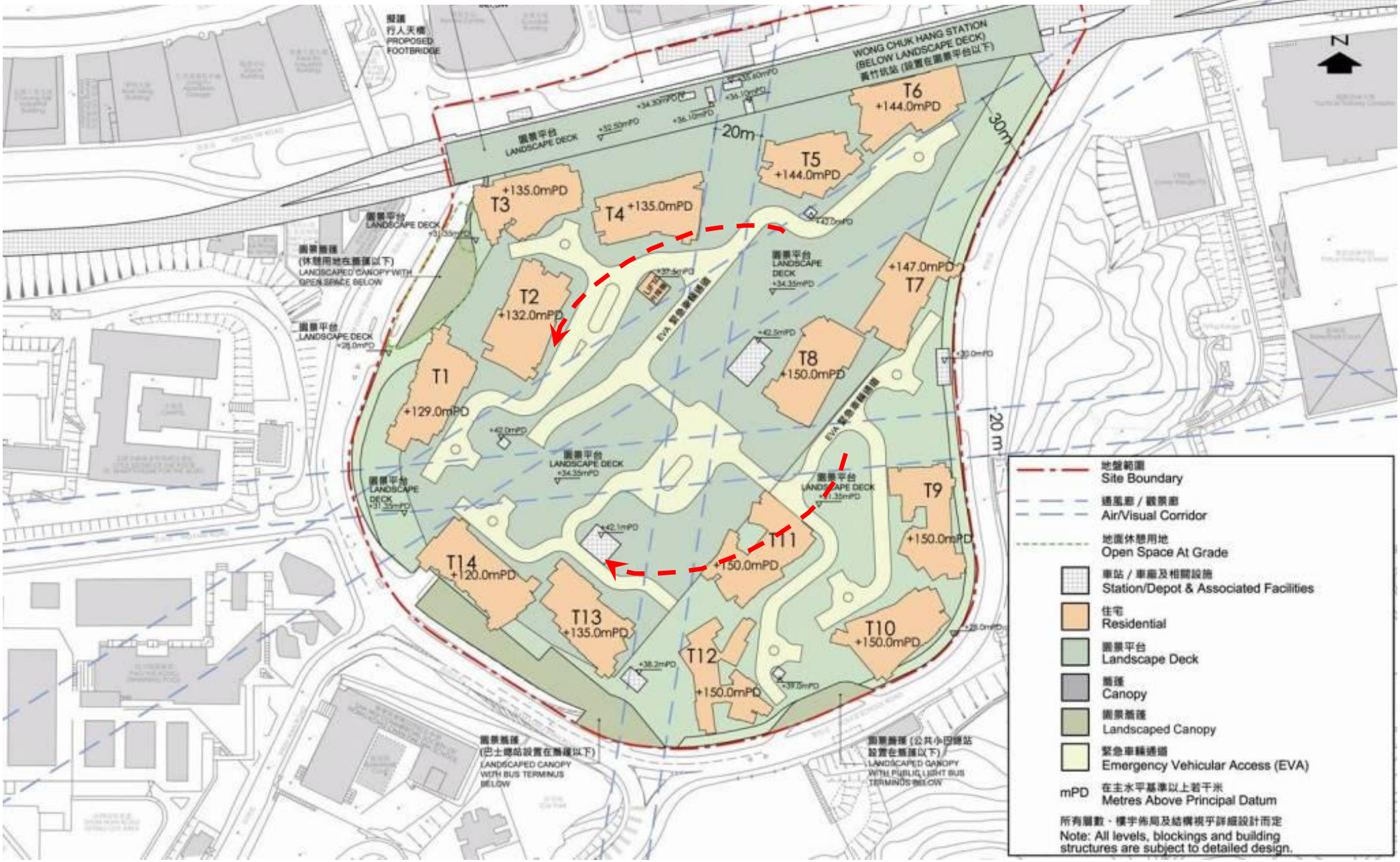
Existing Situation
現時情況

Photomontage
集成照片

集成照片（由海洋公園望出）
Photomontage (viewed from Ocean Park)

3. 優質城市設計- *梯級式高度排列*

Urban Design Enhancement - *Stepped Building Height Profile*



3. 優質城市設計 - *台階式平台綠化設計*

Urban Design Enhancement - *Stepped Terrace Greening*

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4. **提供休憩用地及社區設施**
   Provision of open space and community facilities

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4. 提供休憩用地及社區設施
Provision of open space and community facilities

黃竹坑區綠化長廊
Landscape Corridor in Wong Chuk Hang

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LEGEND 圖例

1. Sculpture 雕塑
2. Feature Tree 特色樹木
3. Step Planter 台階式花槽
4. Bollard 矮柱
5. Seat 梯台座位

地面休憩用地
Ground Level Open Space

地面休憩用地構思圖

Ground Level Open Space Artist's Impression

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休憩空間內的緊急車輛通道
EVAs in Open Spaces

- 因應商場後移設置休憩用地，需根據政府消防條例設立緊急車輛通道往商場
  Set back of shopping centre to provide open space necessitates an EVA to the shopping centre according to fire services requirements

- 園景設計可以適當地把緊急車輛通道融入休憩用地，達致良好效果
  EVA can be integrated into the open space by suitable landscape design with satisfactory results

- 將緊急車輛通道設在休憩用地十分普遍，也符合有關規劃指引
  Very common for EVA to be provided within open spaces in Hong Kong, which also meets the relevant planning requirements

高鐵香港段總站
Express Rail Link West Kowloon Terminus

4. 提供休憩用地及社區設施
Provision of open space and community facilities

政府、機構或社區設施
G/IC Facilities

- 購物中心內 1,500 平方米的商業樓面面積預留作社會企業用途
  1,500m^2 of commercial GFA reserved for use by social enterprises
- 一間約 1,440 平方米，提供 120 位的綜合職業康復服務中心
  120-place Integrated Vocational Rehabilitation Services Centre of about 1,440m^2
- 一間約 1,175 平方米，提供 50 個宿位的中度弱智人士宿舍
  50-place Hostel for Moderately Mentally Handicapped Persons of about 1,175m^2

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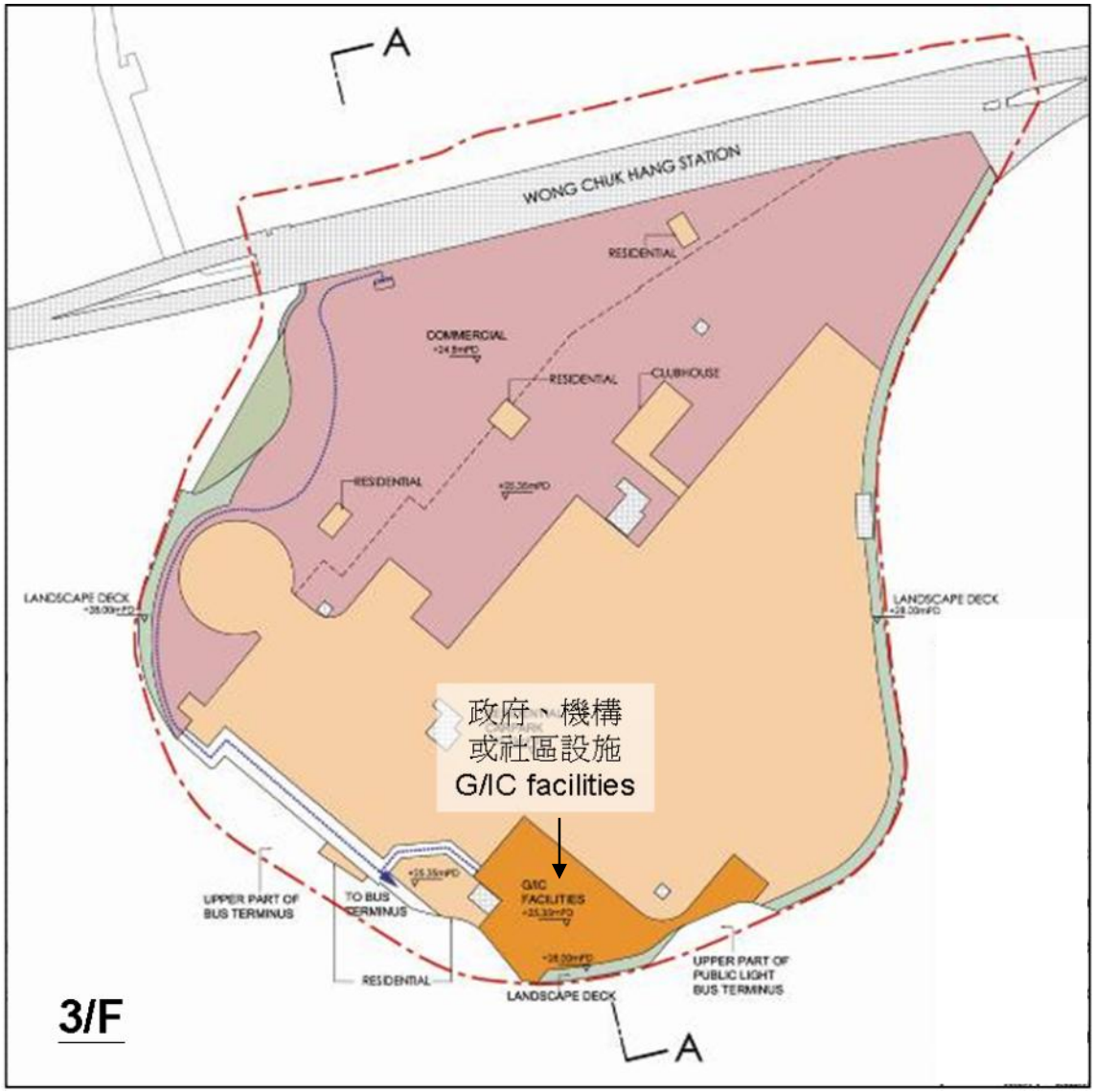
政府、機構或社區設施
G/IC Facilities



- 一間約 1,440 平方米，提供 120 位的綜合職業康復服務中心

  120-place Integrated Vocational Rehabilitation Services Centre of about 1,440m^2

- 一間約 1,175 平方米，提供 50 個宿位的中度弱智人士宿舍

  50-place Hostel for Moderately Mentally Handicapped Persons of about 1,175m^2

4. 提供休憩用地及社區設施

Provision of open space and community facilities

室內表演場地

Indoor Performance Venue

- 購物中心內提供一個約 300 平方米的多用途表演場地可作舉辦表演及活動之用

  A multi-purpose performance venue of about 300m^2 for performances and functions

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4. 提供休憩用地及社區設施
Provide open space and community facilities

室內表演場地 (參考)
Indoor Performance Venue (For reference)

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   Comprehensive transport facilities

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5. 完善交通配套 Comprehensive transport facilities

建議交通設施方案 Proposed Traffic Scheme

- 住宅及商業用途提供的泊車位數目共880 個，包括730 個爲住宅車位，以及150 個商場車位
  A total of 880 parking spaces for residential and commercial/retail use – 730 for residential and 150 for commercial/retail

- 項目發展交通量
  Development Traffic Flow

黃竹坑綜合發展區 Wong Chuk Hang CDA Site	上午高峰時段 AM Peak		下午高峰時段 PM Peak	
	產生量 Generation	吸引量 Attraction	產生量 Generation	吸引量 Attraction
交通量（每小時車輛架次） Traffic Volume (pcu/hr)	615	409	356	455

- 將項目發展交通量疊加到2031年交通流量預測作評估
  Development Traffic Flow is added to the Year 2031 Traffic Forecast for Assessment

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建議交通設施方案 Proposed Traffic Scheme

- 提供全面的交通及行人改善措施以達致交通暢通
  Extensive traffic and pedestrian improvements are proposed to accommodate the anticipated traffic volume generated

- 改善措施將於南港島線項目實施並預計於2015年完成，以及早提供改善
  The improvements will be implemented with the SIL(E) project and expected to complete in 2015 to provide improvements in advance

- 交通影響評估結果顯示所有路口將來會保持暢順
  The results of Traffic Impact Assessment show that all critical junctions will be operating within capacity

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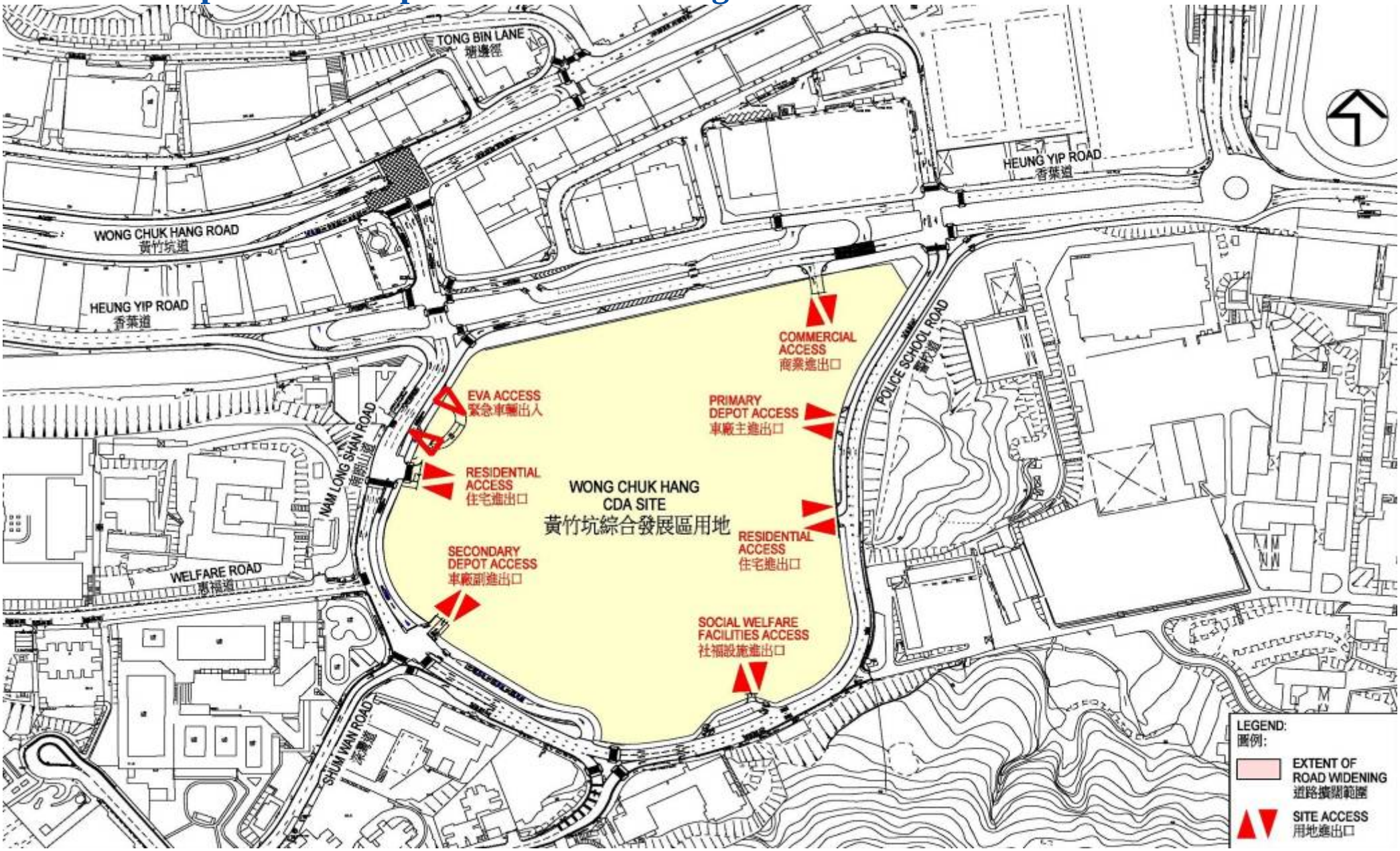
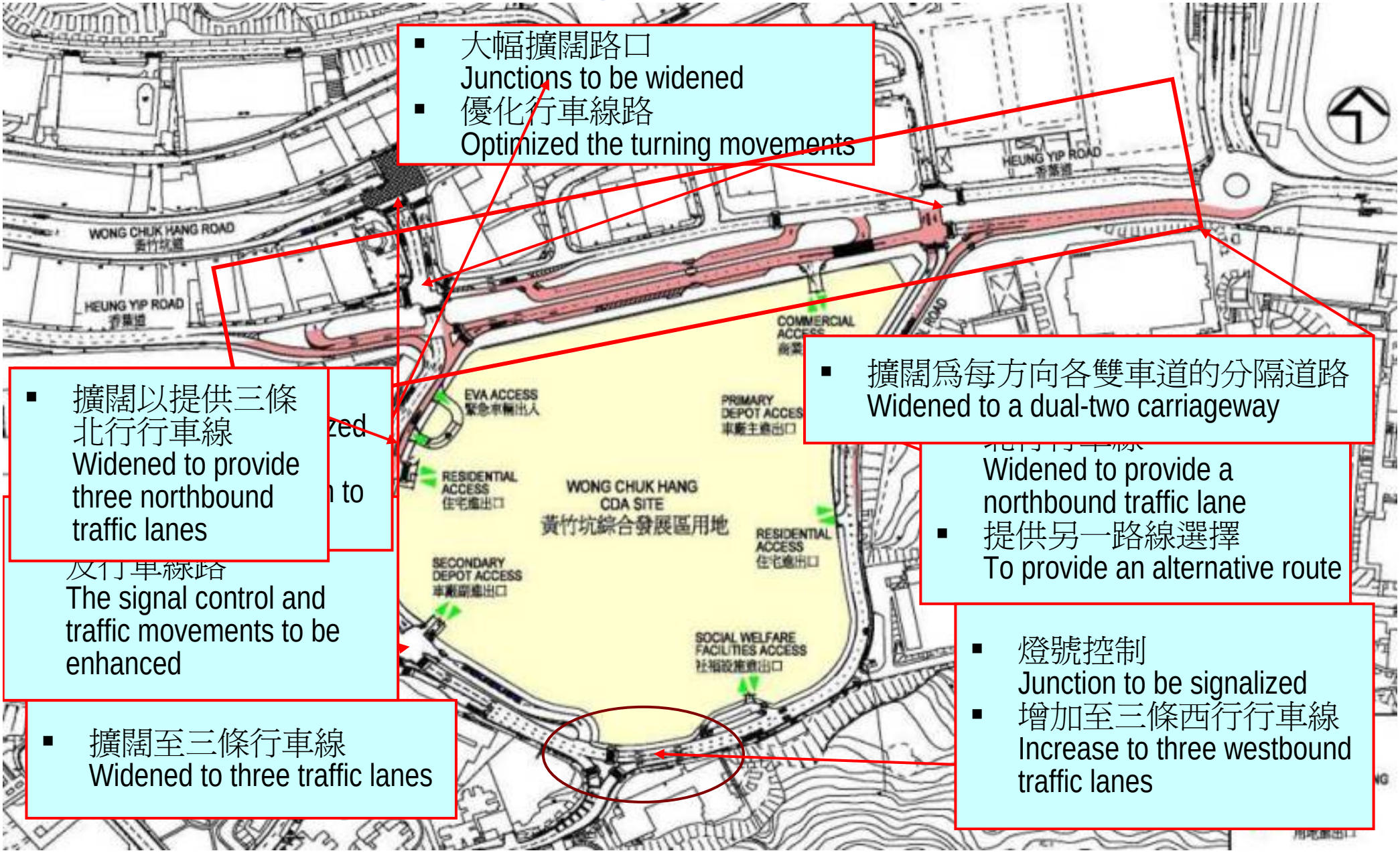
建議項目進出口安排
Proposed Development Access Arrangement



建議道路擴闊及交通改善方案
Proposed Road Widening and Traffic Improvement Scheme



- 大幅擴闊路口
  Junctions to be widened
- 優化行車線路
  Optimized the turning movements

- 擴闊以提供三條北行行車線
  Widened to provide three northbound traffic lanes

- 擴闊爲每方向各雙車道的分隔道路
  Widened to a dual-two carriageway

Widened to provide a northbound traffic lane

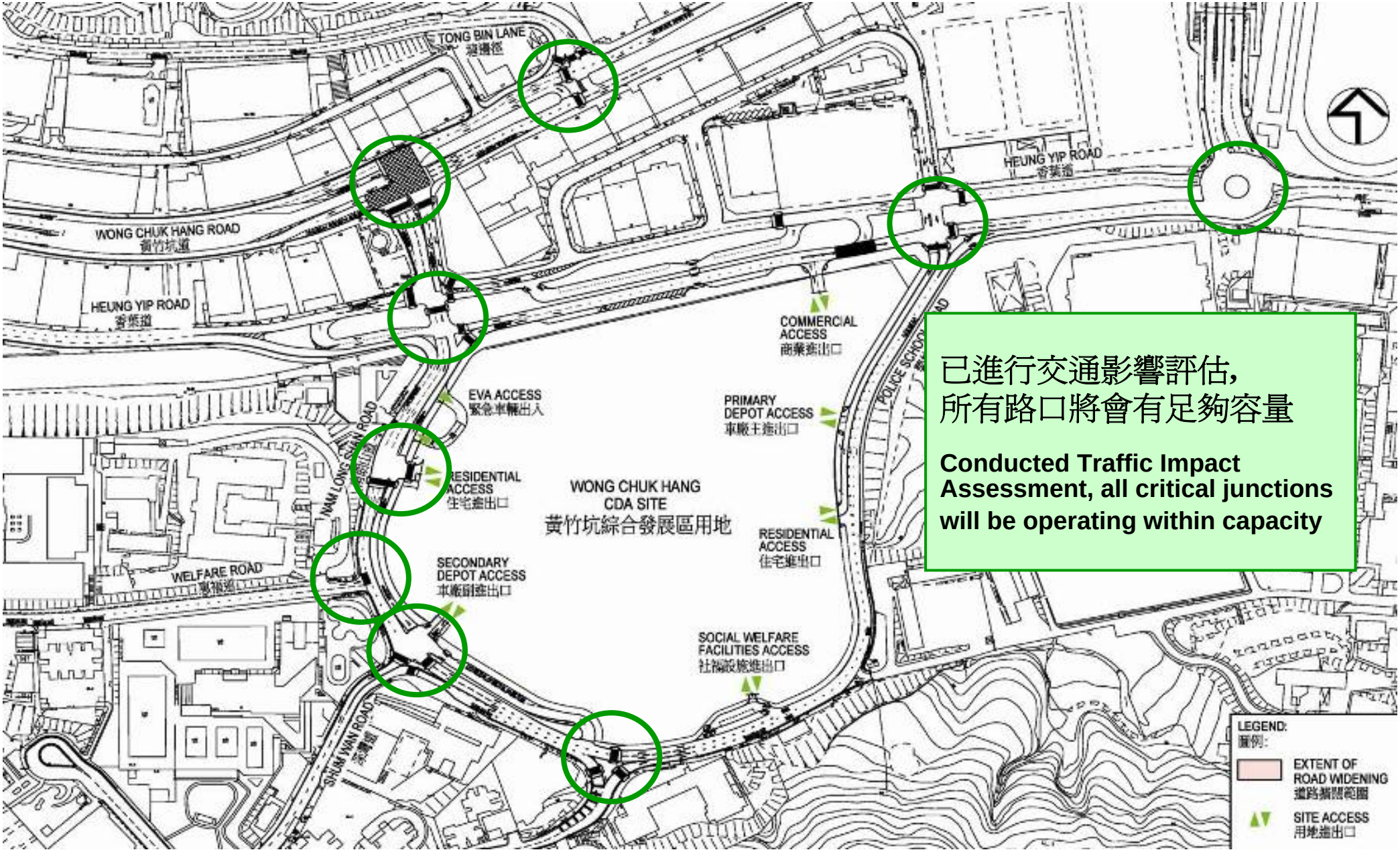
- 提供另一路線選擇
  To provide an alternative route

及行車線路
The signal control and traffic movements to be enhanced

- 燈號控制
  Junction to be signalized
- 增加至三條西行行車線
  Increase to three westbound traffic lanes

- 擴闊至三條行車線
  Widened to three traffic lanes

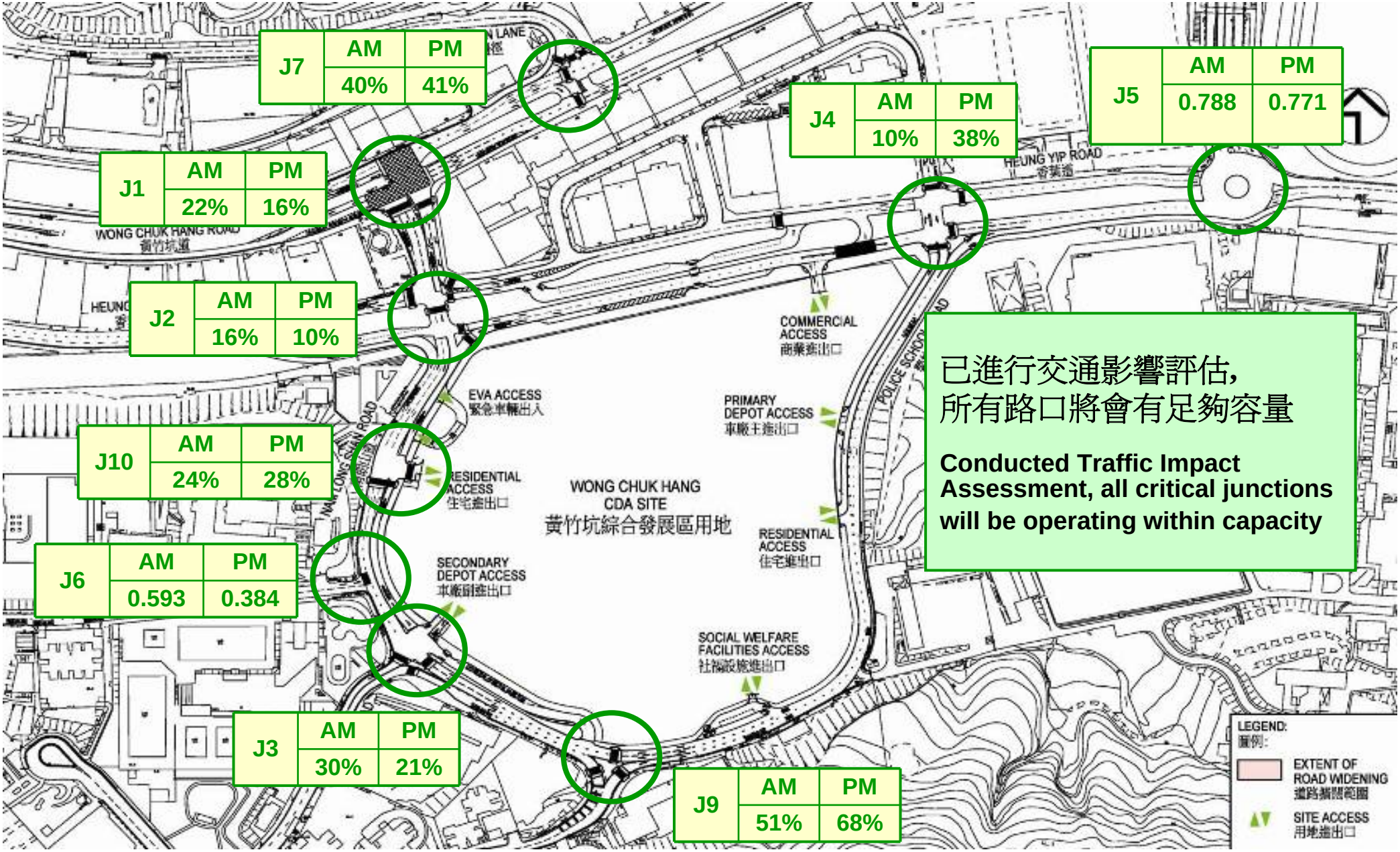
交通影響評估
Traffic Impact Assessment



已進行交通影響評估，
所有路口將會有足夠容量

Conducted Traffic Impact Assessment, all critical junctions will be operating within capacity

路口評估結果
Results of Junction Assessment



J7	AM	PM
	40%	41%

J4	AM	PM
	10%	38%

J5	AM	PM
	0.788	0.771

J1	AM	PM
	22%	16%

J2	AM	PM
	16%	10%

J10	AM	PM
	24%	28%

J6	AM	PM
	0.593	0.384

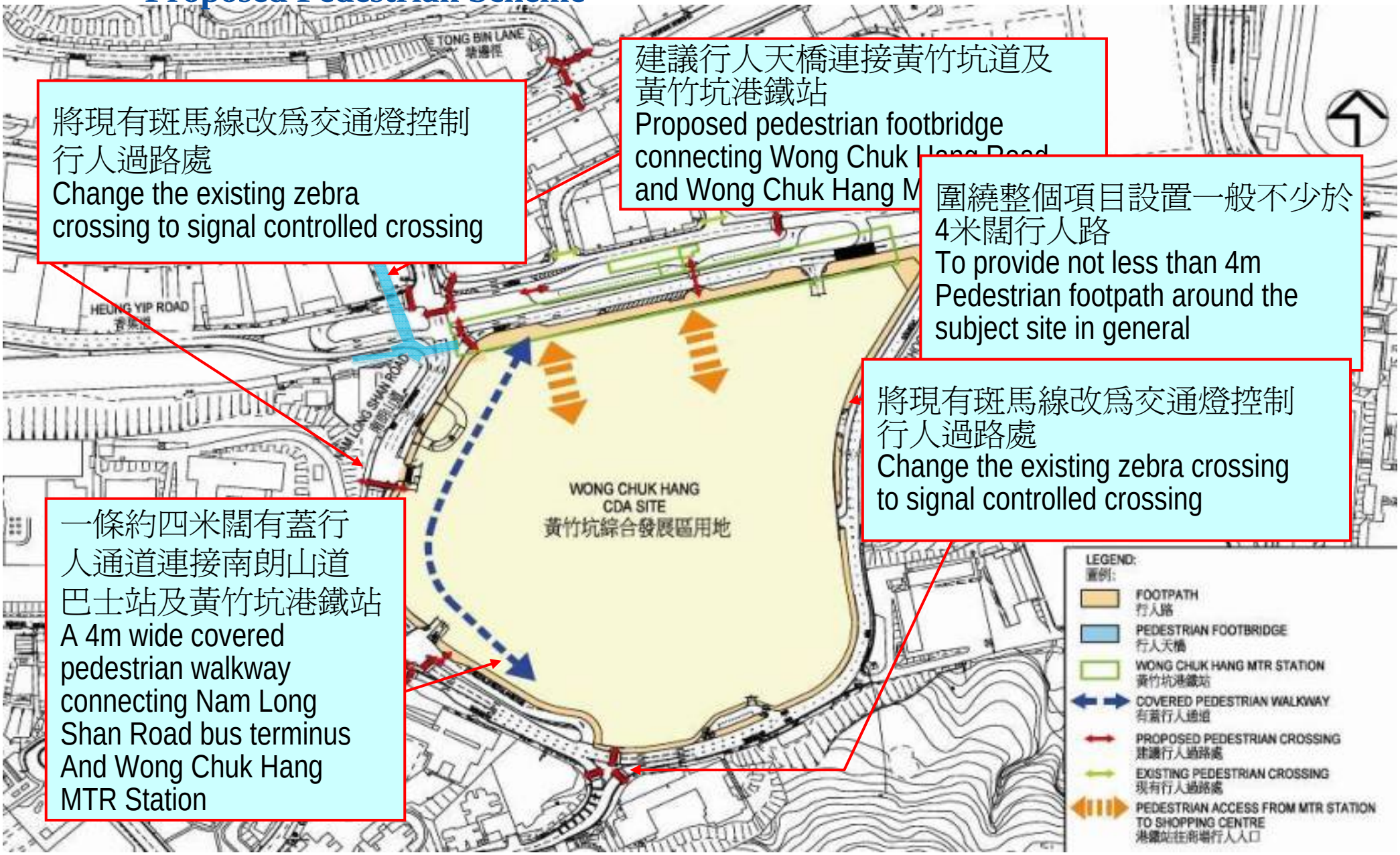
J3	AM	PM
	30%	21%

J9	AM	PM
	51%	68%

已進行交通影響評估，
所有路口將會有足夠容量

Conducted Traffic Impact Assessment, all critical junctions will be operating within capacity

建議行人方案
Proposed Pedestrian Scheme



將現有斑馬線改爲交通燈控制行人過路處
Change the existing zebra crossing to signal controlled crossing

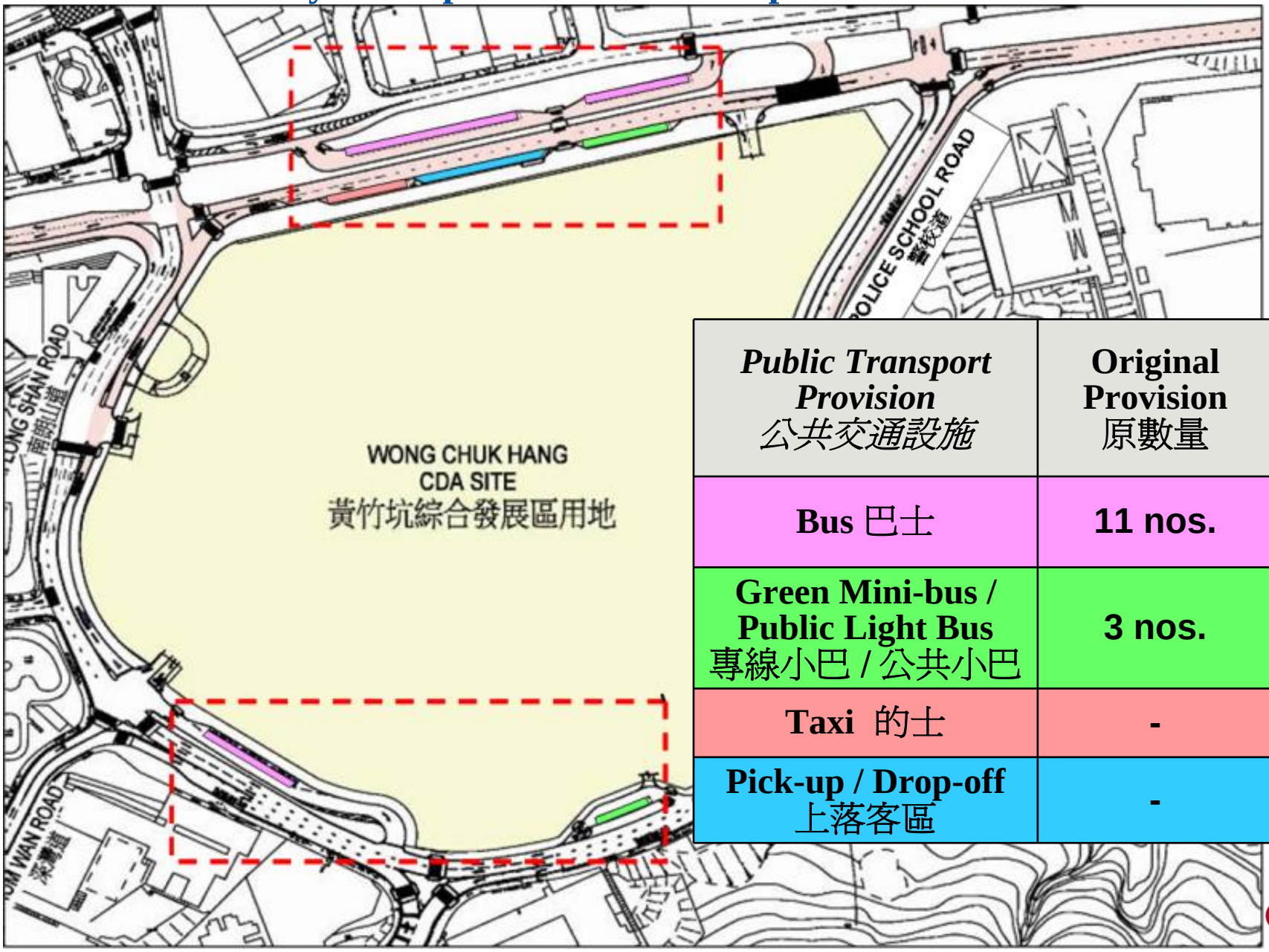
建議行人天橋連接黃竹坑道及黃竹坑港鐵站
Proposed pedestrian footbridge connecting Wong Chuk Hang Road and Wong Chuk Hang M

圍繞整個項目設置一般不少於4米闊行人路
To provide not less than 4m Pedestrian footpath around the subject site in general

將現有斑馬線改爲交通燈控制行人過路處
Change the existing zebra crossing to signal controlled crossing

一條約四米闊有蓋行人通道連接南朗山道巴士站及黃竹坑港鐵站
A 4m wide covered pedestrian walkway connecting Nam Long Shan Road bus terminus And Wong Chuk Hang MTR Station

建議公共交通設施摘要
Summary of Proposed Public Transport Provision



Public Transport Provision *公共交通設施*	Original Provision 原數量	Provision in Proposed Scheme 建議方案數量
Bus 巴士	11 nos.	11 nos.
Green Mini-bus / Public Light Bus 專線小巴 / 公共小巴	3 nos.	7 nos.
Taxi 的士	-	6 nos.
Pick-up / Drop-off 上落客區	-	45 m

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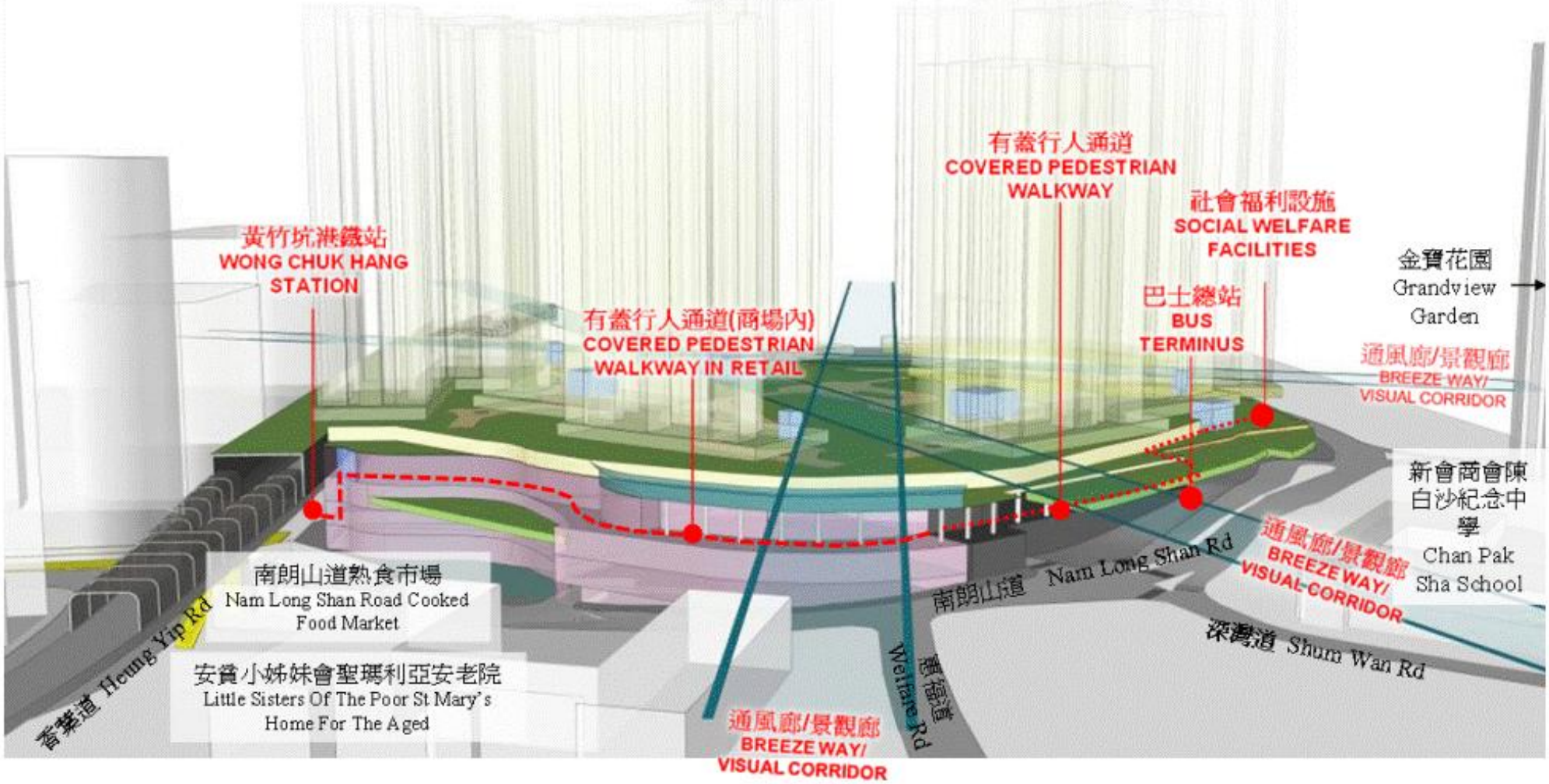
有蓋行人通道示意圖
Covered Pedestrian Walkway Indicative Plan



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項目裨益
Merits of the Proposal

- 建立一個新的地區中心
  Establish a new district centre

- 推動地區更新
  Promote revitalisation of the district

- 建立新的社區
  Establish a new community

- 促進本土經濟及提供就業機會
  Promote the local economy and provide employment opportunities

謝謝
Thank You

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