



觀塘及九龍灣商貿區 建築物高度限制

公眾諮詢文件

Building Height Restrictions for **Kwun Tong** and **Kowloon Bay** Business Areas

Public Consultation Digest



規劃署
二零零四年五月
Planning Department
May 2004

背景

矗立於維多利亞港兩岸的高樓大廈，在山巒起伏的背景襯托下，構成香港聞名於世的勝景，亦成為香港的獨有標誌。

一九九九年，規劃署聘請顧問進行一項「香港城市設計指引」研究，以推動市民認識城市設計上的考慮因素，並提供一個評核城市設計的大體綱領。本署在二零零零年及二零零一年年底／二零零二年年初先後進行了兩輪公眾諮詢，搜集關於本港城市設計各主要範疇的公眾意見。就多個主要課題諮詢公眾後，市民普遍認同環抱海港的山脊線／山峰是寶貴的資產，並贊成保存這些山巒景觀。此外，就七個主要瞭望點(圖一)所選定的觀景廊，市民一般同意對觀景廊範圍內的土地施加高度管制。該項顧問研究在二零零三年完成，隨後規劃署公布《香港規劃標準與準則》第十一章，訂明概括的城市設計指引。



圖一：七個瞭望點的地點

Background

Hong Kong is famous for its picturesque image characterized by high-rise developments set against a mountain backdrop around Victoria Harbour. This has become the unique identity of Hong Kong.

In 1999, Planning Department commissioned a consultancy study "Urban Design Guidelines for Hong Kong" to promote public awareness on design considerations and to provide a broad framework for urban design assessment. Two rounds of public consultation were undertaken in 2000 and late-2001/early-2002 to collect public views on the various major urban design issues of Hong Kong. One of the major topics covered in the consultations which received general support is that the ridgelines/peaks around the harbour are valuable assets and public views to them should be preserved. There was also general agreement that height control should be applied to areas within the selected view corridors from seven popular vantage points (Figure 1). The consultancy study was completed in 2003 cumulating in the promulgation of Chapter 11 of the Hong Kong Planning Standards and Guidelines on the broad urban design guidelines.

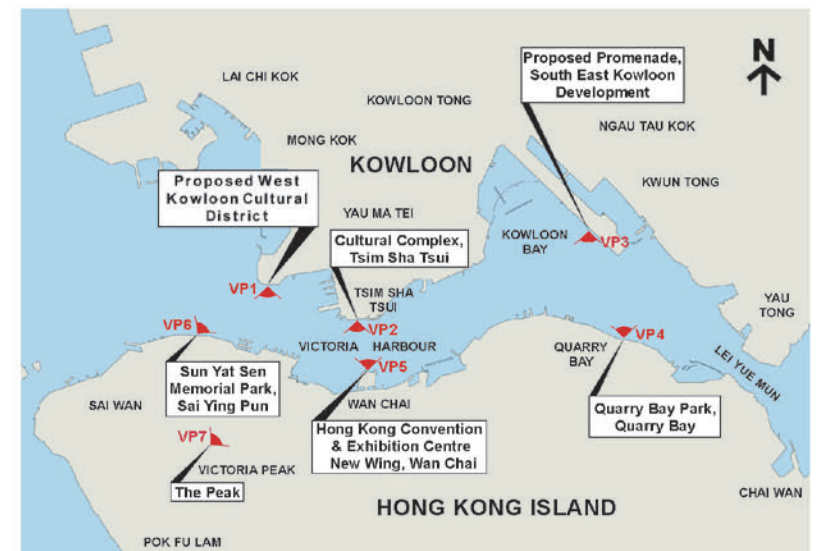


Figure 1 Seven Popular Vantage Points

依照顧問研究的建議，規劃署正部署為個別法定規劃圖則訂立適當的法定高度限制，以保存山脊線的景觀。九龍灣及觀塘商貿區的建築物高度限制建議已經擬定。是次公眾諮詢，旨在就有關建議徵詢各界意見。

這兩區鄰近海旁，正逐漸轉變以商貿發展為主導的地區，並且面對相當大的發展／重建壓力，因此有需要更新規劃大綱（包括建築物高度方面的管制），以供區內轉型的指引。

進行這次公眾諮詢，目的在於就這兩個商貿區的建築物高度限制徵詢公眾意見。有關的建築物高度限制將會根據所得意見作出修訂，然後收納於相關的法定規劃圖則中。

城市規劃委員會在二零零四年三月就這兩個商貿區公布了一套有關建築物高度臨時管制的指引¹。在公眾諮詢未有結果及法定規劃圖則尚未修訂前，該套指引可供城市規劃委員會在考慮發展建議時作為指引。

1 有關九龍灣及觀塘商貿區建築物高度臨時管制的城市規劃委員會規劃指引(規劃指引編號28)可在香港渣華道333號北角政府合署15樓城市規劃委員會秘書處索取，或於 www.info.gov.hk/tpb/guideline/pg28_c.htm 網頁內下載。

In accordance with the recommendations of the consultancy study, Planning Department is taking action to impose appropriate statutory height limits on individual statutory town plans for preservation of views to ridgelines. Proposals on building height limits have been prepared for the Kowloon Bay and Kwun Tong Business Areas, which are the subject of the current consultation exercise.

These two areas are located close to the waterfront. They are being transformed to more business oriented areas and have experienced considerable development/redevelopment pressures. An updated planning framework, including control on building heights, is required to guide the transformation of the areas.

The purpose of this consultation exercise is to seek your views on the building height limits for the two business areas. Based on the comments received, the building height limits would be further refined before they are incorporated into the relevant statutory town plans.

In order to provide guidance for the consideration of development proposals by the Town Planning Board pending result of the consultation exercise and amendments to the statutory town plans, a set of guidelines for interim building height control in these two business areas has been promulgated in March 2004¹.

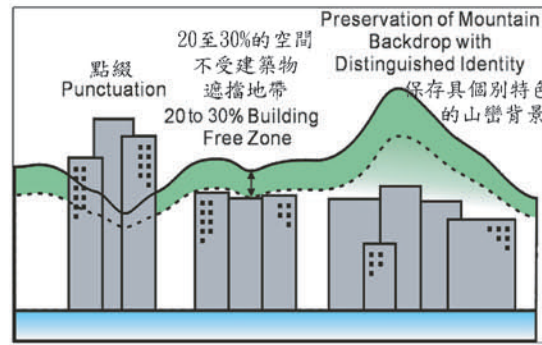
1. A copy of the Town Planning Board Guidelines for Interim Building Height Control in Kowloon Bay and Kwun Tong Business Areas (TPB PG-No. 28) can be obtained from the Secretariat of the Town Planning Board at 15/F., North Point Government Offices, 333 Java Road, Hong Kong or downloaded from the Town Planning Board web site at http://www.info.gov.hk/tpb/guideline/pg28_e.htm.

定立高度管制的一般原則

在制定觀塘及九龍灣商貿區的高度管制時，除了要考慮保存山脊線景觀這一個主要因素外，還須考慮區內環境，以期保持較大範圍內的高度輪廓在視覺上的協調。

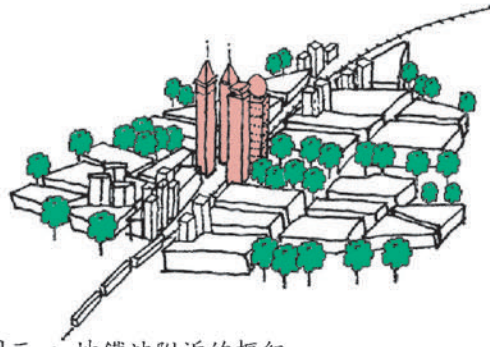
一般原則為：

- (a) 在考慮保存山脊線的景觀時，會以20至30%的空間不受建築物遮擋地帶為基礎。在適當位置可加入點綴效果。具個別特色的山巒背景應予保存(圖二)；
- (b) 確保高度足以配合有關分區計劃大綱圖內就商貿用途所訂明的12倍最高地積比率；
- (c) 為了使地鐵站附近土地發展為樞紐，接近地鐵站的地點，高度可以較高(圖三)；
- (d) 避免與毗鄰住宅發展的高度產生太強烈的對比及避免對這些發展構成顯著的視野障礙；
- (e) 政府、機構或社區用地及其他公用事業設施用地的高度應較低，使建築物高度有所變化，並為高樓大廈密集的環境提供視覺上的調劑及紓緩空間(圖四)；
- (f) 高度級別相差最少20米，以形成對比鮮明的高度輪廓；以及
- (g) 可按個別發展的情況略為放寬限制。



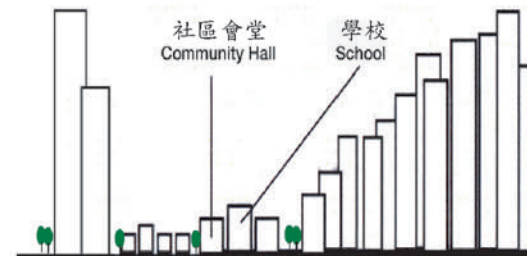
圖二：保存山脊線景觀

Figure 2 : Preservation of Views to Ridgelines



圖三：地鐵站附近的樞紐

Figure 3 : Nodal Points near mass transit railway station



圖四：較為低矮的政府、機構或社區設施，使建築物高度有所變化，並帶來視覺上的調劑

Figure 4 : Lower heights for GIC facilities for diversity in building heights and retention of visual relief

General Principles in setting Height Control

While preservation of views to ridgelines is one of the primary considerations, local area context has been taken into account in formulating the height control in Kwun Tong and Kowloon Bay Business Areas with a view to maintaining visually compatible height profile in the wider setting.

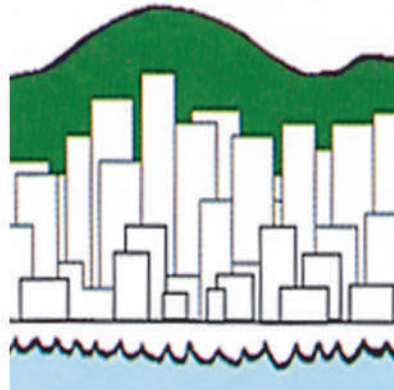
The general principles are:

- (a) taking the 20% to 30% building-free zone as a starting point in the consideration of preservation of views to ridgelines, allowing punctuation effects at suitable locations and preservation of mountain backdrop with distinguished identity (Figure 2);
- (b) allowing sufficient height to accommodate the maximum plot ratio of 12 as stipulated on the OZPs for business uses;
- (c) taller heights nearer mass transit railway stations for creation of nodal points (Figure 3);
- (d) avoiding extreme height contrast with and significant visual barrier to the adjoining residential developments;
- (e) lower heights for G/IC and other specified sites for utility facilities for diversity in building heights and retention of visual relief and breathing space within a tall and dense environment (Figure 4);
- (f) adopting a minimum 20m difference of height bands for creation of a distinct contrast in height profile; and
- (g) allowing provision of minor relaxation for individual developments with merits.

觀塘商貿區的擬議高度管制

觀塘商貿區建築物高度概念的主要特色
(圖五、六、七、八及九)：

- (a) 山脊線的20至30%不受建築物遮擋地帶的大部分景觀應予保存，並盡量保存飛鵝山所襯托出的雄偉背景及其個別特色。
- (b) 為了構成此商貿區的「高度分級」的建築物輪廓及帶來更廣闊深遠的視野：
- 沿海旁的高度為主水平基準上100米，內陸地區可升至主水平基準上130米及160米，最接近地鐵站／市中心的地區可進一步升至主水平基準上200米
 - 採用主水平基準上100米的高度，有助於加強與海濱的相互關係
 - 採用主水平基準上130米的高度，可避免與麗港城形成強烈的對比
 - 採用主水平基準上200米的高度突顯更鮮明的地區核心特性
 - 高度為主水平基準上15米的海旁政府、機構或社區用地及高度為主水平基準上40米的內陸政府、機構或社區用地和公用事業設施用地可作為高聳建築群之間的點綴空間，使其與海濱在視覺上更為和諧

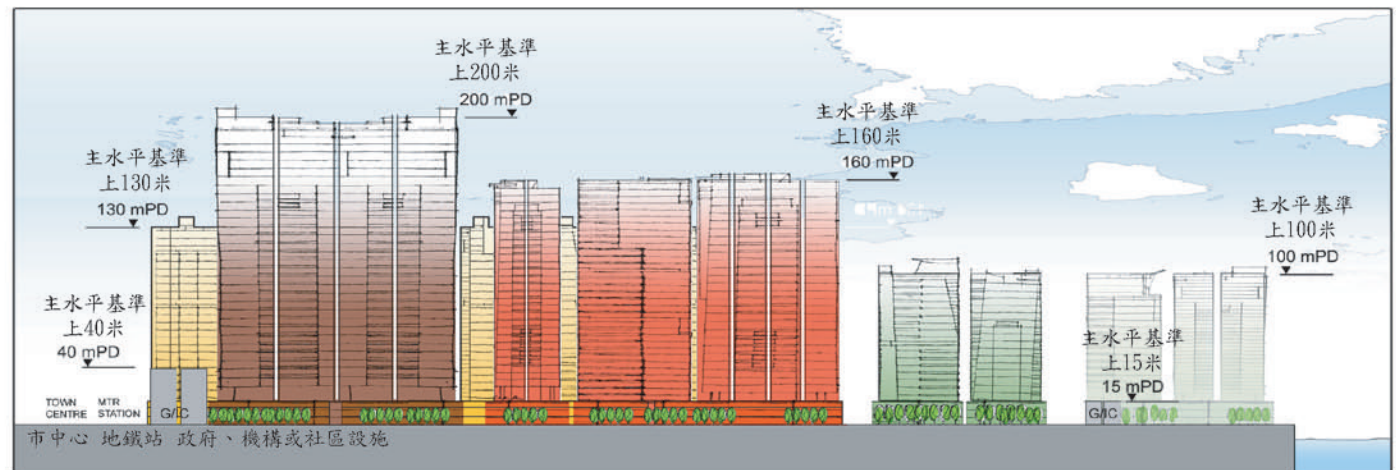


圖五：採用多樣化的建築物高度輪廓，較高的建築物建於內陸地區，海濱區則興建較低的建築物

Figure 5 : Varying building profile, taller buildings inland and lower buildings on the waterfront

圖六：從正面觀看觀塘商貿區的主要高度級別

Figure 6 : Elevation View to the Major Height Bands of Kwun Tong Business Area



PROPOSED HEIGHT CONTROL OF KWUN TONG BUSINESS AREA

Main Features of the building height concept for the Kwun Tong Business Area (Figures 5, 6, 7, 8 and 9):

- (a) preserving largely views to the 20% to 30% building-free zone of the ridgeline and the distinguished identity and dramatic backdrop of Kowloon Peak
- (b) establishing a stepped height profile for the business area and to increase visual permeability by:
- 100 mPD along the waterfront, rising up to 130 mPD and 160 mPD in the inland area, and further up to 200 mPD closest to MTR Station/Town Centre
 - 100 mPD to maintain a more intertwined relationship with the Harbour edge
 - 130 mPD to avoid sharp height contrast with Laguna City
 - 200 mPD to reinforce the discernible district centre character
 - 15 mPD for the waterfront G/I/C and utility sites and 40 mPD for the inland G/I/C and utility sites as punctuating spaces between the tall building masses and for greater visual harmony with the waterfront

圖七：觀塘商貿區：從秀茂坪邨所見景觀
Figure 7: Kwun Tong Business Area: View from Sau Mau Ping Estate



現時觀景
Existing View



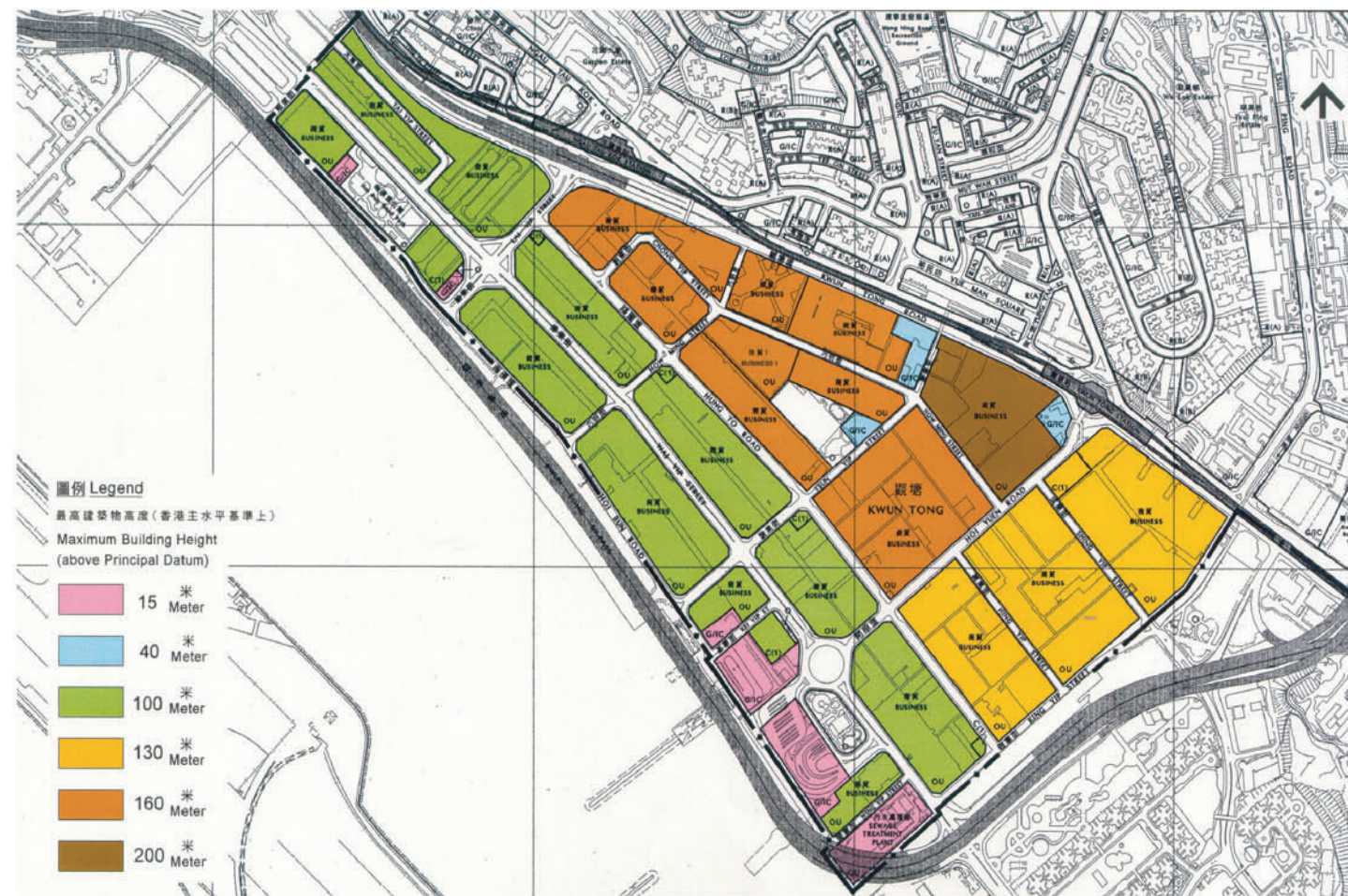
在沒有任何建築物高度管制的情況下可能出現的景象
Possible Scenario without any building height control



在施行建築物高度管制的情況下可能出現的景象
Possible Scenario with building height control



位置圖
Key Plan



圖八：觀塘商貿區的擬議高度管制
Figure 8: Proposed Height Control for Kwun Tong Business Area

圖九：九龍灣及觀塘商貿區：從鯪魚涌公園的參考觀景點所見景觀
Figure 9: Kowloon Bay and Kwun Tong Business Area: View from Reference Viewpoint of Quarry Bay Park



位置圖
Key Plan



現時觀景
Existing View



在沒有任何建築物高度管制的情況下可能出現的景象
Possible Scenario without any building height control



在施行建築物高度管制的情況下可能出現的景象
Possible Scenario with building height control

九龍灣商貿區的擬議高度管制

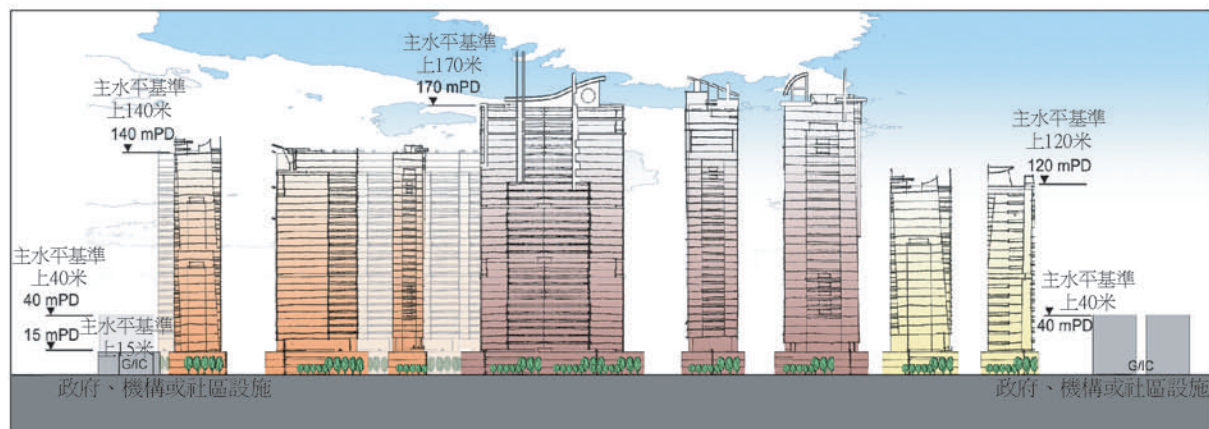
九龍灣商貿區建築物高度概念的主要特色
(圖九、十、十一及十二)：

- (a) 大致上保存山脊線景觀最少有20至30%不受建築物遮擋，沙田坳位置的輪廓線則可加入點綴效果
- (b) 為了塑造此商貿區的鮮明市容：
 - 區內觸目的中心區的高度為主水平基準上170米。該中心區的背景是其周圍高度漸次降低的發展，發展的高度為主水平基準上120米及140米。採用這些高度有助於加強商貿區形象
 - 採用主水平基準上120米的高度，可避免與德福花園在高度上形成太大的對比，並容許更多位置直接看到海港
 - 東南端採用主水平基準上100米的高度，能配合觀塘商貿區海旁的高度輪廓
 - 政府、機構或社區用地及公用事業設施用地的高度較低，介乎主水平基準上15米至60米。這些發展可作為高聳建築群之間的點綴空間，並為商貿區的主要邊緣區帶來更廣闊深遠的視野

PROPOSED HEIGHT CONTROL OF KOWLOON BAY BUSINESS AREA

Main Features of the building height concept for the Kowloon Bay Business Area (Figures 9, 10, 11 and 12):

- (a) generally preserving a minimum of 20% to 30% building-free zone of the ridgeline and allow skyline punctuation effect at Sha Tin Pass
- (b) creating discernible townscape of the business area by:
 - an identifiable area node of 170 mPD circumscribed by a stepped backdrop of 120 mPD and 140 mPD to reinforce the business area image
 - 120 mPD to avoid an extreme height contrast with Telford Gardens and allow greater visual penetration to the Harbour
 - 100 mPD in the southeastern tip to conform with the Kwun Tong Business Area waterfront height profile
 - lower heights ranging from 15 mPD to 60 mPD for the G/IC and utility sites as punctuating spaces between the tall building masses and for greater visual permeability along the principal edges of the business area



圖十：從正面觀看九龍灣商貿區的主要高度級別
Figure 10 : Elevation View to the Major Height Bands of Kowloon Bay Business Area

圖十二：九龍灣商貿區：從順利紀律部隊宿舍所見景觀

Figure 12 : Kowloon Bay Business Area: View from **Shun Lee Disciplined Services Quarters**



現時觀景
Existing View



圖十一：九龍灣商貿區的擬議高度管制

Figure 11 : Proposed Height Control for Kowloon Bay Business Area



在沒有任何建築物高度管制的情況下可能出現的景象
Possible Scenario without any building height control



在施行建築物高度管制的情況下可能出現的景象
Possible Scenario with building height control

你的意見

- 你是否贊成對觀塘及九龍灣商貿區施加载於第四及第七頁和顯示於圖八及圖十一的建築物高度限制？
- 若你不贊成擬議的高度限制，原因會否是你認為這些限制大致上太嚴厲或太寬鬆？你有何反建議？
- 你有沒有其他意見或建議向我們提出？

請於二零零四年七月十三日前

把意見送交：

香港北角渣華道333號

北角政府合署14樓

規劃署九龍規劃處

或傳真至2894 9502

或以電子郵件傳送至kdpo@pland.gov.hk

公眾諮詢論壇

本署將會舉行公眾諮詢論壇，與你們交流意見。請將你的姓名，電郵地址及聯絡資料，以電子郵件傳送至kdpo@pland.gov.hk或傳真至2894 9502，本署會通知你有關該諮詢論壇的進一步安排。你亦可瀏覽本署網頁(www.info.gov.hk/planning)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，然後就九龍灣及觀塘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。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，並在憲報公布有關法定分區計劃大綱圖的相應修訂，便會有另一輪的公眾諮詢。

Your Views

- Do you agree to impose building height restrictions for the Kwun Tong and Kowloon Bay Business Areas as suggested on pages 4 and 7 and shown in Figures 8 and 11?
- If you do not agree to the proposed height restrictions, is it because you consider them to be in general 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

Kowloon District Planning Office

14/F, North Point Government Offices,

333 Java Road, North Point,

HONG KONG

OR by fax to 2894 9502

OR by email to kdpo@pland.gov.hk

BEFORE 13 JULY 2004

Public Forum

A public forum will be organised for you to exchange views with us. Please send us your name, email address and contact details by email to kdpo@pland.gov.hk or by fax (2894 9502) so that we can notify you the arrangement of the forum, or you can visit Planning Department's web site (www.info.gov.hk/planning) for the details.

Next Steps

We will carefully assess all the public comments received and recommend appropriate building height limits for the Kowloon Bay and Kwun Tong Business Areas for the consideration of Town Planning Board. There will be another round of public consultation under the Town Planning Ordinance when the building height limits are agreed by the Town Planning Board for gazetting as amendments to the relevant Statutory Outline Zoning Plans.

Building Height Restrictions
For Kwun Tong and Kowloon Bay
Business Areas

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政府物流服務署印製

二零零四年五月