

保護海港協會 Society for Protection of the Harbour

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Urgent Press Release dated 19th April 2013

Central Harbourfront PLA Military Berth

Our Society openly and sincerely call upon the people of Hong Kong to write to us and to demonstrate by action their support of a Petition that we are presenting to the Chief Executive-in-Council urging the Government:-

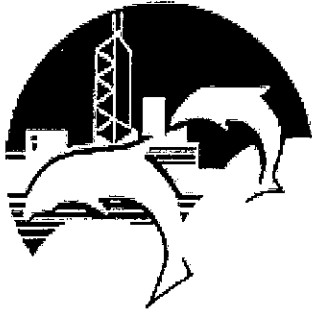
1. To keep the promises made to the people of Hong Kong by the previous Administrations under the two previous Chief Executives of the Hong Kong Special Administrative Region appointed by the Government of the Peoples' Republic of China;
2. To retain the existing 'Open Space' zoning on the Central Outline Zoning Plan and the public promenade on the Central Harbourfront which the Hong Kong Government has promised to the Hong Kong community and which was used by the Government as justification for the Central Reclamation;
3. Not to hand over to the Peoples' Liberation Army this most important and sensitive section of the Central Harbourfront which belongs to and should be enjoyed by the people of Hong Kong and our future generations;
4. To strictly comply with and not go beyond the berthing rights at the Central Harbourfront promised to the Peoples' Liberation Army for occasional social and ceremonial visits by its military vessels to Hong Kong; and
5. To give priority to the welfare of the Hong Kong community as laid down by Section 3(1)(a) of the Town Planning Ordinance.

We urge Hong Kong people to respond to the present threat to the Central Harbourfront in a calm and responsible manner such that the matter could be resolved in a legal, rational and dignified way. We should show our support for the reasonable needs of the Peoples' Liberation Army and our respect of their legitimate rights as well as our appreciation of their important role of defending Hong Kong.

Our contact person is Ms. Vivian Wong e-mail: vivian@winstonchu.com,
Tel. No. 2626-8373.

Harbour Manifesto: To protect and preserve the harbour and enhance the harbour-front to provide a healthy environment and a good quality of life for the people of Hong Kong

維港宣言: 保護及保存維港, 並優化海濱, 為香港市民, 提供一個健康及優質的生活環境



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緊急新聞稿 - 2013 年 4 月 19 日

中環海旁解放軍碼頭

本協會公開地及誠懇地呼籲香港市民來信本會及以行動表示，支持本會現正準備向現任特首及行政會議提出之請願書，該請願書乃懇請政府：

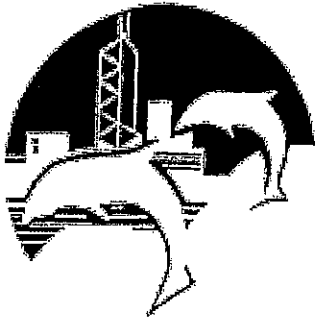
1. 遵守兩位由中國政府委任之前任香港行政長官及其政府，曾對香港市民所作出之承諾；
2. 依照香港政府答應香港市民並用作進行中環填海計劃之理由，保留現時中區分區大綱圖內‘休憩用地’的規劃，及中區海旁的公眾海濱長廊；
3. 不要將這非常重要及敏感的中環海旁地段交給解放軍，這是屬於香港人及應由香港人世代享用的；
4. 嚴格遵守及不可超越解放軍的權益，解放軍只需要他們的艦隻偶爾禮節性訪問儀式情況下，停泊於中環海旁；及
5. 遵守城市規劃條例第 3(1)(a) 條，優先考慮香港市民的利益。

本會懇求香港市民對現時中環海旁的危機，以冷靜及負責任的態度作出反應，以一個合法、合理和有尊嚴的方式解決事件。我們應支持解放軍之合理需要，尊重他們之合法權益，及領會他們負上保衛香港的重責。

本會聯絡人：王小姐 (電郵: vivian@winstonchu.com)

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維港宣言: 保護及保存維港，並優化海濱，為香港市民，提供一個健康及優質的生活環境



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The Secretary,
Town Planning Board,
15/F., North Point Government Offices,
333 Java Road, North Point,
Hong Kong.

11th April 2013

Dear Sir,

**Re: Objections to Proposed Amendments from 'Open Space' to 'Military Use'
Draft Central District (Extension) Outline Zoning Plan No. S/H24/8**

In accordance with Section 7(2) of the Town Planning Ordinance, we submit herewith our following representations for the Board's consideration.

- (a) Our Grounds of Objections to the Re-zoning of the PLA Berth ("the Proposed Amendments");
- (b) The nature and reasons for our Objections; and
- (c) Our request that the Proposed Amendments be dis-allowed and the original Draft Plan be retained.

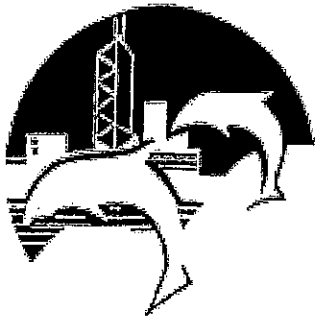
We also respectfully draw the Board's attention to Section 3(1) of the Ordinance which imposes a statutory duty on the Board to consider the Proposed Amendments and our above Objections from the point of view of "*the promotion of the health, safety, convenience and general welfare of the community*", that is, the community of Hong Kong.

Yours faithfully,

Winston K.S. Chu, Advisor
Society for Protection of the Harbour

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Grounds of Objection – Re-zoning of PLA Berth

A. The Planning Intention

The planning intention gleaned from the **Records Leading to Existing Zoning** listed out in **Paragraph F** hereunder has always been to provide for the berthing of military vessels which may occasionally visit Hong Kong while ensuring a minimum adverse impact on the public enjoyment of the new Central Harbourfront as a ‘World-Class Harbourfront’ with an uninterrupted open harbourfront promenade and waterfront gardens.

B. The Present ‘Open Space’ Zoning

The present zoning of ‘**Open Space**’ with the annotation ‘**150 m Military Berth (subject to detailed design)**’ supports and gives effect to the above planning intention.

The Government’s commitments to the ‘**Detailed Design of the Military Berth**’ are set out in the **Annexure** hereto in accordance with which only very minor structures are now erected on the site. As shown on the annexed **photographs and plans**, these ensure a minimum adverse impact on the Central Harbourfront and also still allow for a continuous waterfront promenade for public enjoyment.

C. The Proposed New Zoning

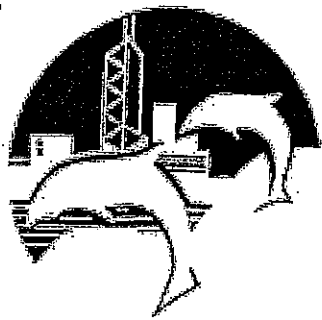
The new zoning proposes ‘Military Use’ on a 30,000 square meter (322,750 sq. ft.) site 150 metres by 20 metres with the right to erect a structure thereon up to 10 metres high and with a further right to apply for minor relaxation of such height restriction.

Therefore the new zoning will allow a huge structure right on the harbour which can be 3 storeys high with a total gross floor area of 90,000 sq. feet.

No further application to the Board will be necessary to erect such a structure and the public will have no right to raise any objection thereto.

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D. No Justification for New Zoning

No justification for the proposed change in zoning for 'military use' has been provided to the public and therefore the present public consultation is flawed. The public has the right to know why such a huge structure of nearly One Million sq. feet in gross floor area which will cause catastrophic and permanent damage to the Central Harbourfront is needed.

No need for 'Military Use' has been demonstrated. The site is only needed for 'berthing of military vessels' and not 'military use' related to the defence of Hong Kong.

These military facilities needed for a military purpose for the defence of Hong Kong are already provided elsewhere in the harbour and along the harbourfront and do not need to be on this sensitive and environmentally valuable site.

There has been no change to the planning intention set out in **Paragraph A** above and in any event none has been proposed or can be justified.

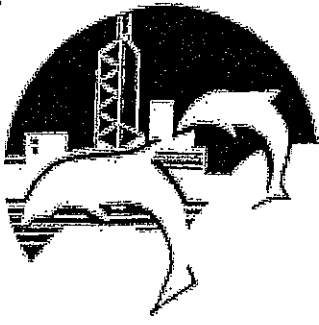
E. Adverse Impact of Re-zoning

The proposed new zoning will permanently:-

1. Sterilize the most central and sensitive section of the Central Reclamation from public enjoyment;
2. Truncate and interrupt the harbourfront promenade which has been planned to run along the whole of the northern shore of Hong Kong Island. The Government has promised this to the public and has used it as a justification for the Central Reclamation;
3. Be visually obtrusive and will down-grade the internationally known Hong Kong waterfront city-scape; and
4. Destroy and degrade the "World-Class Harbourfront" for Hong Kong which has been promised by the Government.

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F. Records Leading to Existing Zoning

We respectfully refer to all documents and records leading to the previous decision of the Town Planning Board ("the Board") on the existing zoning which are set out hereunder. These documents and records are voluminous and are within the knowledge and possession of the Board. In order to save paper, they are not reproduced herein but they are deemed to be incorporated herein by reference.

The Board has a duty to consider these documents and records in coming to a decision on the proposed change in zoning. We reserve the right to refer to them in any future proceedings as there is a legitimate expectation by the public that such commitments will be complied with.

1. Government's previous submissions to the Board supporting the existing zoning;
2. Government's previous public statements regarding this matter;
3. The records of Government's meetings with the Legislative Council, its panels, committees and members on the existing zoning;
4. The results of the previous public consultation on the existing zoning;
5. Government's policy statements and public commitments concerning the harbour and the Central Harbourfront;
6. The Harbourfront Planning Principles promulgated by the Harbourfront Enhancement Committee;
7. The Hong Kong Planning Standards and Guidelines;
8. Town Planning Board Vision Statement for the Victoria Harbour.

G. Suggested Action

The only action necessary is to regularize the existing structures with the formal approval and adoption by the Board of the 'detailed design' relating thereto. No re-zoning is needed as proposed or at all and the existing zoning and annotation on the original draft plan should be retained.

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ANNEXURE

Existing Detailed Design of Military Berth

Government's commitments to the Public, the Panel on Environmental Affairs and the Panel on Planning, Lands and Works of the Legislative Council

1. The planning intention is to visually integrate the proposed PLA berth ("the Berth") layout with the promenade along the waterfront of the Central Reclamation.
2. About 11 hectares of harbourfront public open spaces including a 1.4 km long continuous waterfront promenade with varying widths ranging from 30m to 120m will be provided on the Central Harbourfront.
3. The Berth will not occupy much land and the effect will be small.
4. The Berth area would be open to the public when it is not in military use and the public will not need to go around the Berth by a detour.
5. Only low-rise buildings which will not affect the landscape and which will not create any visual intrusion to the developments behind will be erected for the Berth.
6. Four single-storey structures for supporting the operation of the Berth will be erected and the height of these structures will be about 8.7mPD or lower.
7. Folding gates which can be completely withdrawn and stored away will be constructed at the edge of the Berth area to allow free access by the public.
8. The folding gates for fencing off the Berth can be hidden in the ancillary building structures when not in use to avoid visual obstruction to the harbour and the waterfront promenade.
9. A pedestrian walkway will also be provided in the southern periphery of the site to provide a continuous east-west connection along the waterfront when the Berth is closed for operation.



觀景點 1
VIEWING POINT 1



觀景點 2
VIEWING POINT 2

實地照片 SITE PHOTOS

中區(擴展部分)分區計劃大綱草圖編號S/H24/7的
擬議修訂項目
PROPOSED AMENDMENT TO DRAFT
CENTRAL DISTRICT (EXTENSION) OZP No. S/H24/7
修訂項目A
AMENDMENT ITEM A

規 劃 署
PLANNING
DEPARTMENT



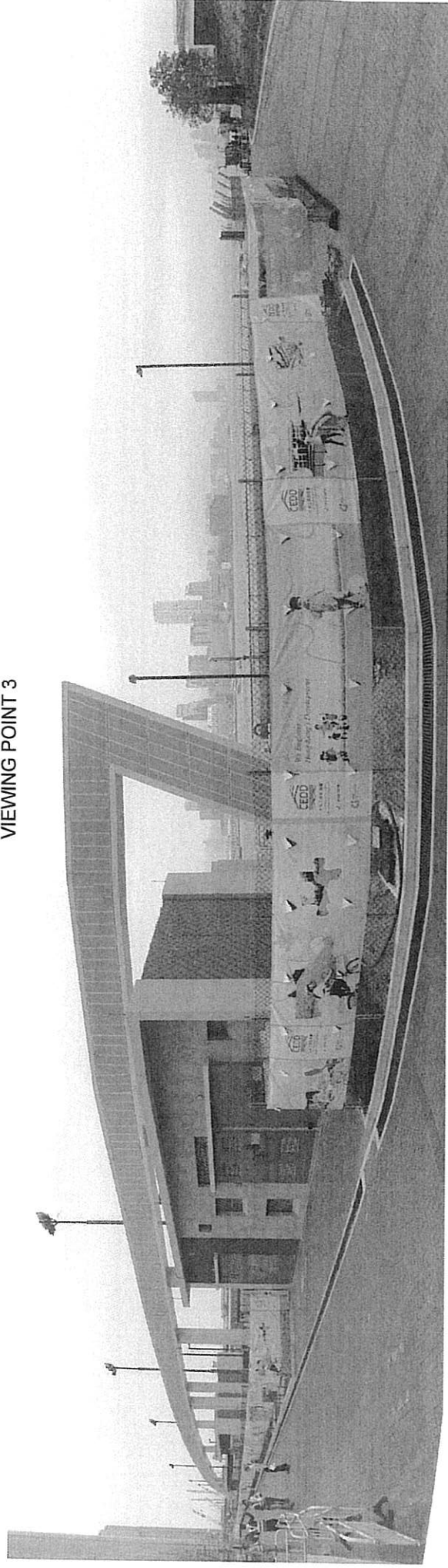
參考編號
REFERENCE No.
M/SD/13/10

圖 PLAN
5

本圖於2013年1月21日擬備，所根據的
資料為攝於2012年11月13日的實地照片
PLAN PREPARED ON 21.1.2013 BASED
ON SITE PHOTOS TAKEN ON 13.11.2012



觀景點 3
VIEWING POINT 3



觀景點 4
VIEWING POINT 4

實地照片 SITE PHOTO

中區(擴展部分)分區計劃大綱草圖編號S/H24/7的
擬議修訂項目

PROPOSED AMENDMENT TO DRAFT
CENTRAL DISTRICT (EXTENSION) OZP No. S/H24/7

修訂項目A

AMENDMENT ITEM A

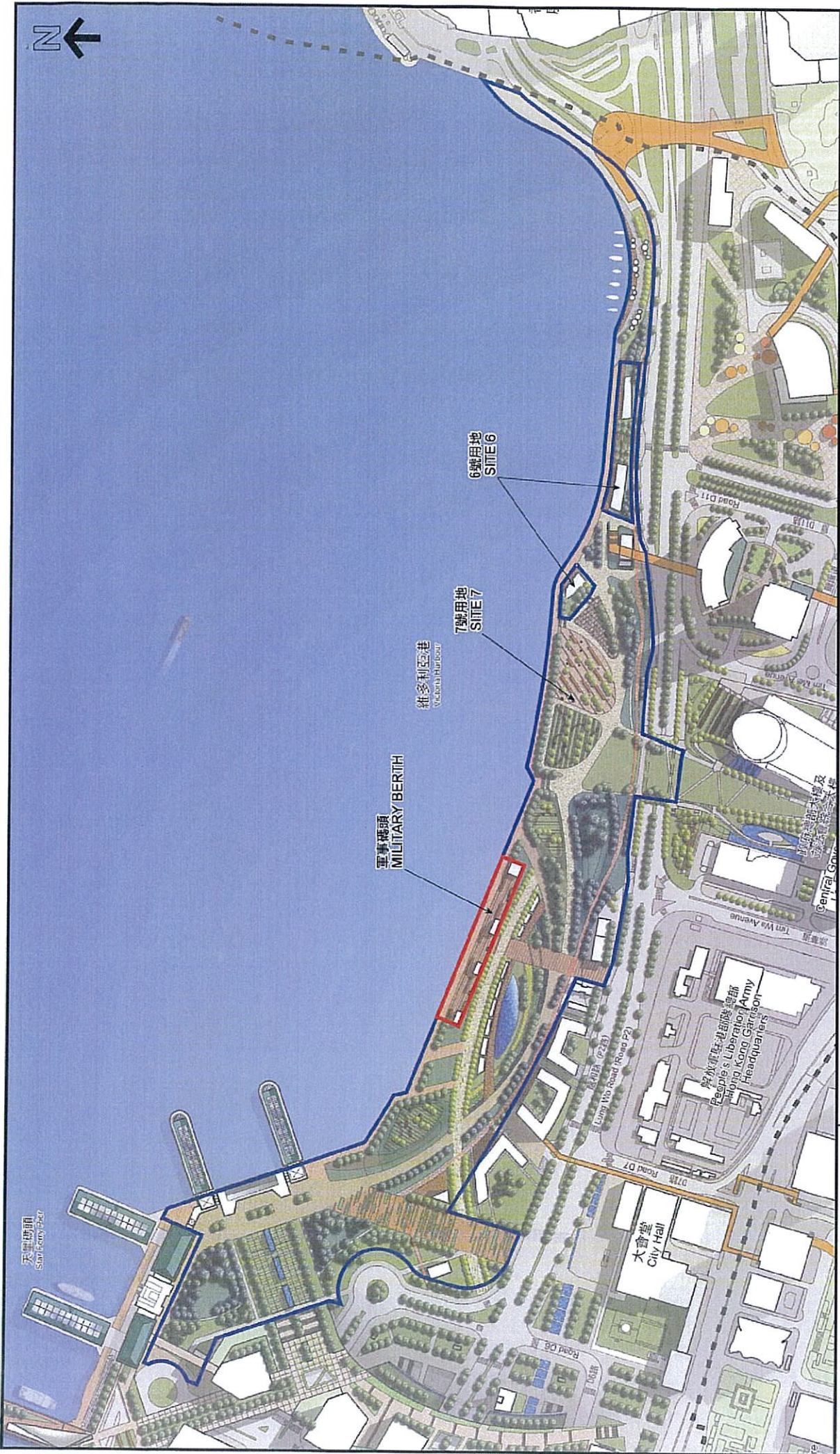
本圖於2012年11月21日擬備，所根據的
資料為攝於2012年11月20日的實地照片
PLAN PREPARED ON 21.11.2012 BASED
ON SITE PHOTOS TAKEN ON 20.11.2012

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/SD/13/10



圖 PLAN
6



界線只作指示用途
BOUNDARY FOR INDICATIVE ONLY

本摘要圖於2013年1月22日攞備，所根據的資料為 MLP (2011年2月)
EXTRACT PLAN PREPARED ON 21.1.2013
BASED ON MLP (Feb 2011)

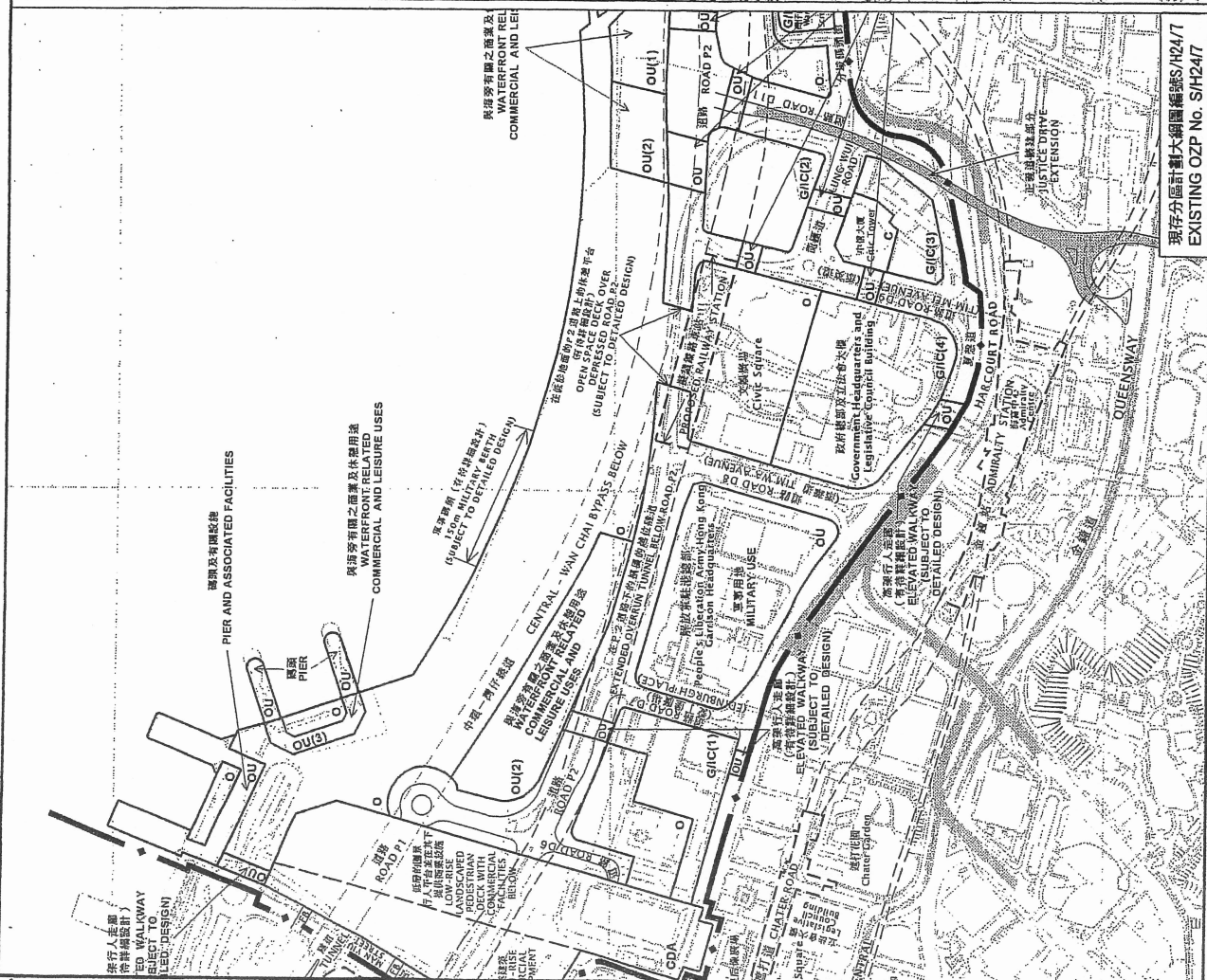
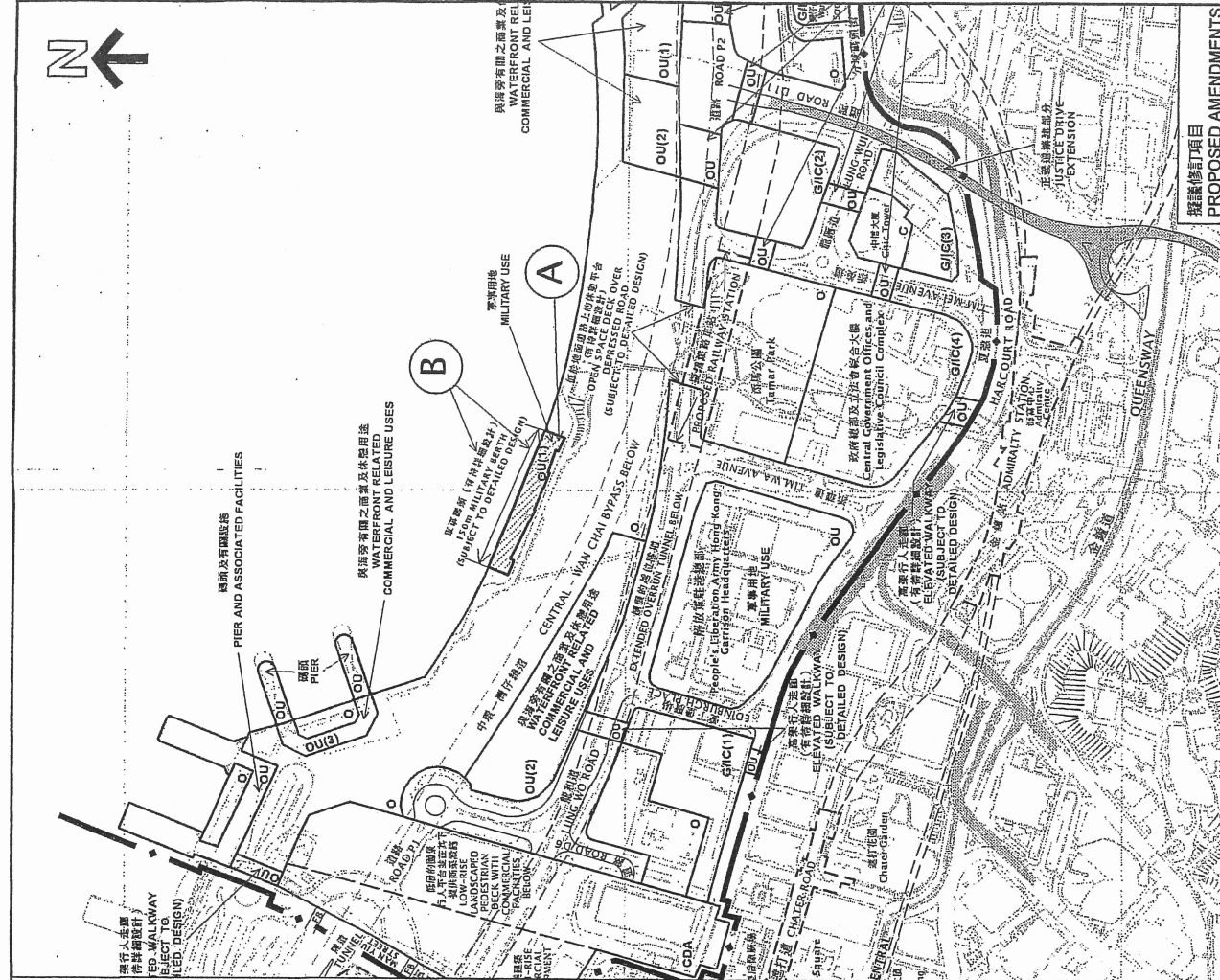
中環(擴展部分)分區計劃大綱草圖編號S/H24/7的擬議修訂項目
PROPOSED AMENDMENT TO DRAFT CENTRAL DISTRICT (EXTENSION) OZP No. S/H24/7
修訂項目A
AMENDMENT ITEM A


中環新海濱城市設計研究總綱發展藍圖(摘要)
MASTER LAYOUT PLAN OF THE URBAN DESIGN STUDY
FOR THE NEW CENTRAL HARBOURFRONT (EXTRACT)

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/SD/13/10

圖 PLAN
4





規劃署

PLANNING DEPARTMENT

建議修訂項目
 PROPOSED AMENDMENTS

參考編號
 REFERENCE No.

M/SD/13/10

圖 PLAN
 1

位置圖 LOCATION PLAN
 現存分區計劃大綱圖編號S/H24/7
 EXISTING OZP No. S/H24/7

中區(擴展部分)分區計劃大綱圖編號S/H24/7的擬議修訂項目
 PROPOSED AMENDMENTS TO DRAFT CENTRAL DISTRICT (EXTENSION) OZP No. S/H24/7
 修訂項目及B
 AMENDMENT ITEMS A AND B

本圖則於2013年1月21日繪製，
 所有圖則均於2013年1月21日
 展出的分區計劃大綱圖編號S/H24/7
 EXTRACT PLAN PREPARED ON 21.1.2013
 BASED ON OUTLINE ZONING PLAN No.
 S/H24/7 EXHIBITED ON 16.3.2012