

Task Force on Harbourfront Developments on Hong Kong Island

For discussion
on 21 February 2013

TFHK/02/2013

Amendments to the Draft Central District (Extension) Outline Zoning Plan No. S/H24/7

PURPOSE

The purpose of this Paper is to invite Members' views on the amendments to the draft Central District (Extension) Outline Zoning Plan ("the OZP") No. S/H24/7 (**Plan and Annex**).

BACKGROUND

2. The 1994 Exchange of Notes between the Government of the United Kingdom of Great Britain and Northern Ireland and the Government of the People's Republic of China on the Arrangements for the Future Use of the Military Sites in Hong Kong provides that the then Hong Kong Government would "leave free 150 metres of the eventual permanent waterfront in the plans for the Central and Wan Chai Reclamation at a place close to the Prince of Wales Barracks (i.e. the current Central Barracks of the Hong Kong Garrison) for the construction of a military dock after 1997". When the OZP was first approved in 2000, the design that the dock would take and the area it would occupy were not decided at the time. It was therefore represented by a straight line annotated '150m Military Berth (subject to detailed design)' on the OZP.

3. The design and construction of the military dock were subsequently included in the Central Reclamation Phase III project. According to the recommended planning and urban design proposals of the Urban Design Study for the New Central Harbourfront (UDS Study) completed in mid-2011, the military dock area should be designed to integrate with the new waterfront promenade and the open area within the dock will be open to the public when it is not in use. The folding gates for fencing off the dock can be hidden in the ancillary building structures when not in use to avoid visual obstruction to the harbour

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and the waterfront promenade. When the dock is closed for military use, the public can use the pedestrian walkway to the immediate south of the dock area to maintain the east-west connectivity. The design concept of the military dock was widely made known to the public during the public engagement exercises of the UDS Study.

4. With the delineation of the military dock confirmed, it is opportune to reflect the final delineation and the land use of the Military Dock in the OZP.

5. At the request of the HKSAR Government, the Garrison agreed in 2000 to open the land area of the military dock (except for the utilities, ancillary structures and landing steps) for enjoyment by members of the public when it is not in military use. The amendments do not affect this undertaking. The Garrison recently confirmed again that it would open the area of the military dock site to the public as part of the waterfront promenade for enjoyment when it is not in military use, having regard to its operation and need for protecting the military dock. A pedestrian walkway has also been provided in the southern periphery of the dock for a continuous east-west connection along the waterfront.

AMENDMENTS TO THE OZP

6. The amendments to the OZP are as follows:

Amendment of the zoning of a strip of waterfront site to the north of the existing People's Liberation Army Hong Kong Garrison Headquarters from "Open Space" ("O") to "Other Specified Uses" annotated "Military Use (1)" ("OU(Military Use)1") (Item A)

To reflect the final delineation and the land use of the military dock in the OZP, the zoning of a strip of waterfront site is amended from "O" to "OU(Military Use)1".

Deletion of the straight line with annotation '150m Military Berth (subject to detailed design)' from the OZP (Item B)

In accordance with Item A above, the straight line together with

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the annotation '150m Military Berth (subject to detailed design)' is no longer required and is deleted.

7. Amendments have also been made to revise the Notes of the OZP by adding the remarks for the imposition of the building height restriction of 10mPD and the incorporation of minor relaxation clause for the new "OU(Military Use)1" zone.

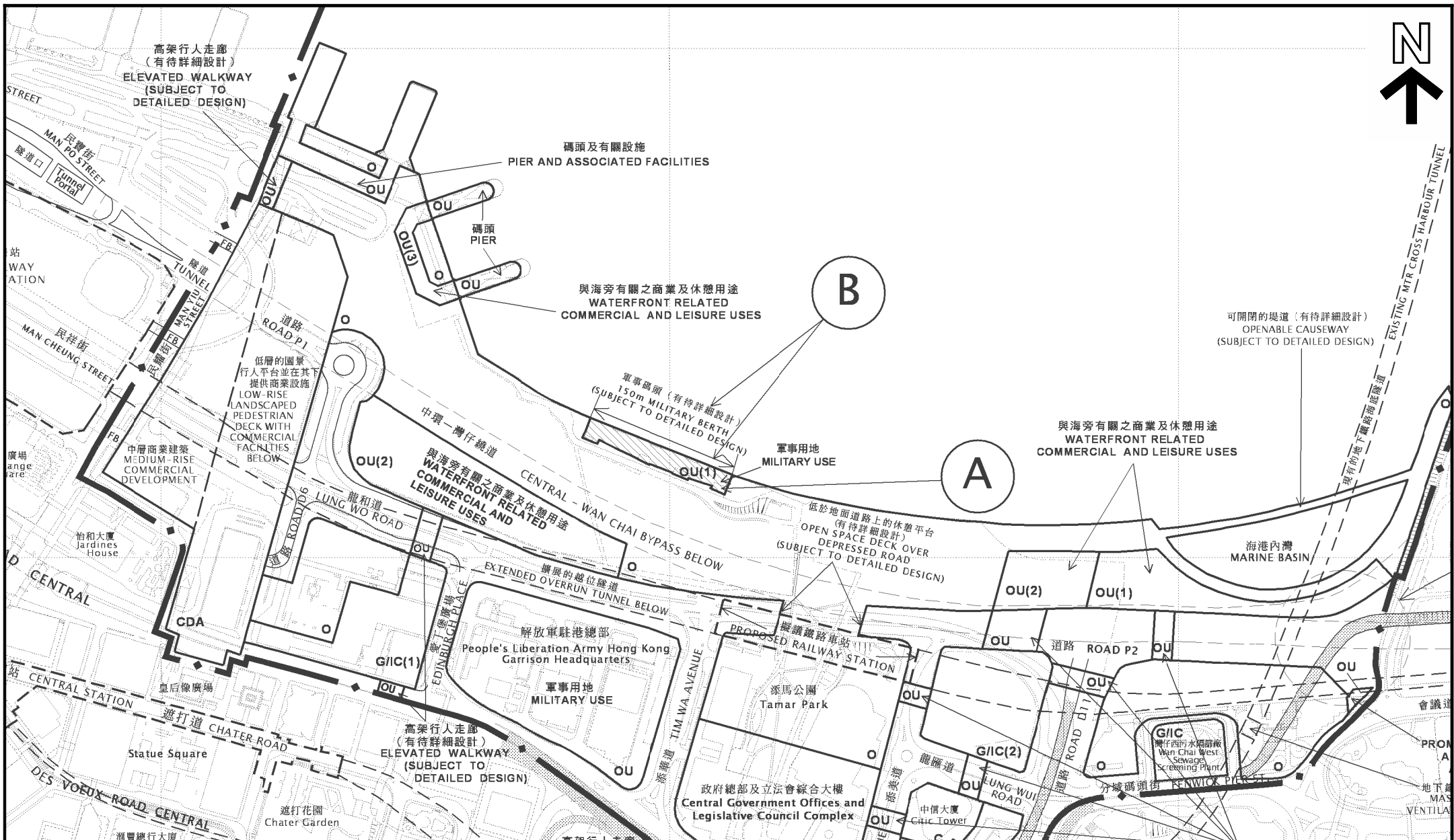
PUBLIC INSPECTION

8. The draft Central District (Extension) OZP No. S/H24/8 showing the amendments is exhibited for public inspection for a period of two months from 15 February 2013 to 15 April 2013. The OZP including its accompanying Notes and Explanatory Statement is available for inspection at the Secretariat of the Town Planning Board (TPB), Planning Enquiry Counters of Planning Department at North Point Government Offices and Sha Tin Government Offices, the Central and Western District Office and the Wan Chai District Office. Members of the public can also access the OZP at the Statutory Planning Portal (<http://www.ozp.tpb.gov.hk>). During the exhibition period, any person may make representation to the TPB in respect of any of the amendments.

ATTACHMENTS

- Plan: Extract of the Draft Central District (Extension) OZP No. S/H24/8
- Annex: Schedule of Amendments to the Draft Central District (Extension) OZP No. S/H24/7

**Planning Department
February 2013**

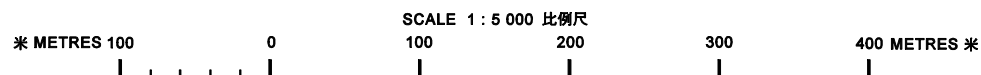


位置圖 LOCATION PLAN

中區(擴展部分)分區計劃大綱草圖編號S/H24/8的摘要圖
EXTRACT OF THE DRAFT CENTRAL DISTRICT (EXTENSION) OZP No. S/H24/8

本摘要圖於2013年2月15日擬備，
 所根據的資料為於2013年2月15日展示的
 分區計劃大綱圖編號 S/H24/8

EXTRACT PLAN PREPARED ON 15.2.2013
 BASED ON OUTLINE ZONING PLAN
 No.S/H24/8 EXHIBITED ON 15.2.2013



**規劃署
 PLANNING
 DEPARTMENT**



參考編號
 REFERENCE No.

M/SD/13/12

圖 PLAN

**SCHEDULE OF AMENDMENTS TO
THE DRAFT CENTRAL DISTRICT (EXTENSION)
OUTLINE ZONING PLAN NO. S/H24/7
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A – Amendment of the zoning of a strip of waterfront site to the north of the People’s Liberation Army Hong Kong Garrison Headquarters from “Open Space” to “Other Specified Uses” annotated “Military Use (1)”.
- Item B – Deletion of the straight line with annotation ‘150m Military Berth (subject to detailed design)’ from the OZP.

II. Amendments to the Notes of the Plan

- (a) Revision to the heading of the Schedule of Uses for the “Other Specified Uses” zone annotated “For All Other Sites (Not Listed Above)” to “For All Other Specified Uses (Not Listed Above)” for clarity purpose.
- (b) Incorporation of remarks for the imposition of the building height restriction of 10mPD and a clause that allows for minor relaxation in the new “Other Specified Uses” annotated “Military Use (1)” zone under the Schedule of Uses “For All Other Specified Uses (Not Listed Above)” for the “Other Specified Uses” zone.

Town Planning Board
15 February 2013

城市規劃委員會根據城市規劃條例(第 131 章)
對中區(擴展部分)分區計劃大綱草圖編號 S/H24/7
所作修訂項目附表

I. 就圖則所顯示的事項作出的修訂項目

- A 項 — 把解放軍駐港總部以北的一幅海旁土地由「休憩用地」地帶修訂為「其他指定用途」註明「軍事用地(1)」地帶。
- B 項 — 刪除圖則上標上附註「軍事碼頭(有待詳細設計)」的直線連此附註。

II. 就圖則《註釋》作出的修訂項目

- (a) 把「其他指定用途」地帶註明為「適用於所有其他地點(上文未有列明者)」的土地用途表標題修訂為「適用於所有其他指定用途(上文未有列明者)」，使文義更為清晰。
- (b) 在「其他指定用途」地帶註明為「適用於所有其他指定用途(上文未有列明者)」的土地用途表之下，為新的「其他指定用途」註明「軍事用地(1)」地帶加入主水平基準上 10 米的建築物高度限制及略為放寬建築物高度限制的條款。

城市規劃委員會
2013 年 2 月 15 日