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致立法會規劃地政及工程事務委員會主席劉皇發議員及各委員：

**添馬艦發展工程及中環填海計劃 III 期的土地用途規劃**

對貴委員會之工作，有以下意見：

- (1) 2005 年 12 月 17 日（星期六）上午 9 時舉行的特別會議，貴委員會沒有通知香港規劃師學會。今天檢討中區海旁（包括添馬艦舊址）小組會議，也沒有事前通知香港規劃師學會，對如此重要的土地用途規劃貴委員會竟沒有通知或邀請香港規劃師學會參與討論，貴委員會須急需改善日後之會議通知機制。
- (2) 我於 2005 年 12 月 17 日出席上述會議，並即場投影介紹給各委員添馬艦發展工程對港島山脊線及太平山頂下望維多利亞海港之潛在景觀破壞，及中區海旁之未來發展（包括添馬艦舊址及現有政府總部）缺乏可持續發展之整體規劃。交通專家預測若以現時之規劃，就算建議中之中環灣仔繞道建成，中環及灣仔交通也會於 2016 年飽和。  
  
惟會議至今，我仍未收到貴委員會或政府部門對我的書面提問任何答覆，上述會議紀要也未刊載於立法會網站供市民參閱，希望貴委員會能作出改善。
- (3) 我也是剛因記者的提問才知悉今天的會議，煩請秘書處日後在有關之會議前通知本人，以便本人出席或作出書面意見及提問。

- (4) 爲使各委員明白我關注的事項，請參閱隨函附上我於 2005 年 12 月 24 日南華早報 INSIGHT 發表有關之《Sustainable Approach to Tamar》

祝各位議員丙戌年身體健康、萬事如意!



陳耀輝

共建維港委員會獨立委員  
灣仔區議會民選議員  
建築師學會會員

2006 年 2 月 9 日

副本抄送：

共建維港委員會  
灣仔區議會  
香港規劃師學會  
香港建築師學會

## An uninterrupted harbour view

The plan to build a new government headquarters and legislature on the Tamar site is being supported by the chief executive, many politicians, businesspeople and professionals. The administration has also tried to convince the public that the project is vital, creating jobs in the hard-hit construction industry.

Yet, many others have expressed their concerns on the subject, presented studies that have been ignored, and proposed alternatives. The debate continues, while the government pushes the proposal at full speed. It is difficult for the public to fully understand the issues involved, as the vital information is either missing or difficult to find.

So we should ask: do we want to preserve the view of our harbour from The Peak for future generations? Do we want a sustainable and responsible approach for the proposed Tamar development?

Do we want a vibrant, culturally diversified and inclusive public civic space at Tamar, with easy accessibility to the harbourfront? Do we want to bring the people to the harbour and the harbour to the people?

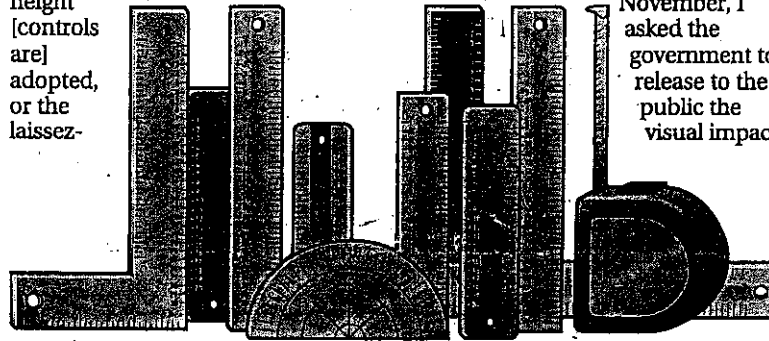
Further, we need to know: do we

want to preserve our historical and cultural heritage buildings and invaluable green space surrounding the existing Central Government Offices? And do we really want sustainable development for Hong Kong for our future generations? The answers should be clear.

Since 1991, the government has recommended that height controls be introduced to protect the view from The Peak. Yet, little has been done to implement this.

Similarly, the Urban Design Guidelines say that developments should not reduce the amount of harbour water surface visible from The Peak. In the government's own words: "There is no possibility of compromise. Either

height [controls are] adopted, or the laissez-



faire approach is maintained and the view to the ridgeline [including the harbour view from The Peak] will become obscured over the next few years." The guidelines also called for a stepped approach to building heights for developments along waterfront areas.

Unfortunately, the guidelines are not yet law. So, sadly, we have been witnessing the continued obscuring of the views – of the ridge of hills on the Kowloon side, and the harbour – by developers. But how can we blame them, as they are just trying to maximise profits? Not only has the government failed to introduce statutory controls to enforce the guidelines, but it is taking the lead in ignoring them. In

November, I asked the government to release to the public the visual impact

assessment of the proposed Tamar development, but it has not responded. My own study indicates that the Tamar project would significantly reduce the water surface area visible from The Peak.

Redeveloping the Central Government Offices will require removing all the trees in and around the compound. The project will remove part of Hong Kong's heritage from our collective memory. To meet its ambitious land-sale target, it will have to build huge commercial blocks that are incompatible with the setting, violating all urban-design guidelines. And the additional traffic could not possibly be absorbed. This, and the traffic generated by the Central reclamations, would accelerate the saturation of the proposed Central-Wan Chai bypass.

In view of the adverse social, environmental and traffic impacts, is it time to fundamentally review the land use and density of the whole region from a sustainable development point of view?

*Steve Chan Yiu-fai is an independent member of the Harbourfront Enhancement Committee*