

Key Events

Planning history for Tamar

1983 – 2005

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Supplementary data to the submission made by  
Designing Hong Kong Harbour District  
The Experience Group Limited  
On  
5<sup>th</sup> November 2005

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“The planning history demonstrates that zoning, density and road design for Tamar and adjoining areas were developed in the ‘80s, and few changes have been made since.”

“However, there have been substantial changes in the urban, marine, economic, social and legal environment, and there may well be better and more sustainable alternatives.”

### Key Events for the Site of Tamar and its Adjoining Area (1983 –2005)

Time	Events
1983	<b>Study on Harbour Reclamations and Urban Growth</b> first identified the need for reclamation in Central and Wan Chai
1987-1991	<b>Central and Wan Chai Reclamation Feasibility Study (CWRFS)</b>
1991-1994	<b>The Central and Wan Chai Reclamation Development –                      Development of Urban Design Parameters Study (DUDPS)</b>
Until 1994	- Tamar was zoned “OU” on the approved OZP S/H4/3, area used as <b>British Force Headquarters</b> - <b>For the Adjoining Area:</b> Edinburgh Place (O); City Hall (G/IC); Two G/IC zones near the Tamar site along the Harcourt Road; Six C zones along the Cotton Tree Drive (Please refer to the attached <b>Plan 1</b> )
11-11-1994	- <b>Amended OZP S/H4/4 was gazetted, incorporating <u>the proposals of plan in the CWRFS, with an indicative boundary of CRIII</u></b> -Tamar was zoned as “C” under this OZP (S/H4/4) (See the attached <b>Plan 2</b> ), area as a virgin land - <b>The Prince of Wales Barrack</b> is in a military use as “OU” zone - <b>For the Adjoining Area:</b> Edinburgh Place (O); City Hall (G/IC); One “G/IC”, “U” (Underpass) and “C” zones near the Tamar Site along the Harcourt Road
Early 1997	- <b>Reclamation works of CRI and CRII were completed</b> - <b>Tamar Basin, a section of virgin land was formed and British Force Headquarters had been relocated to the Prince of Wales Barrack</b>
30-6-1997	<b>Enactment of the Protection of the Harbour Ordinance</b>
29-5-1998	- <b>The Tamar Basin and its adjoining areas were included in a new OZP (S/H24/1), exhibited under the TPO</b> - As reflected by the Plan S/H24/1, (See the attached <b>Plan 3</b> ) Areas of the Tamar site were zoned “G/IC (3)” and “O” and the <b>Prince of Wales Barrack</b> remained as “OU zone” used by <b>People’s Liberation Army</b> - <b>For the Adjoining Area:</b> Edinburgh Place (O); City Hall (G/IC(2)); One “G/IC (2)” zone near the Tamar Site along the Harcourt Road; 14 “C” zones within the newly formed area.

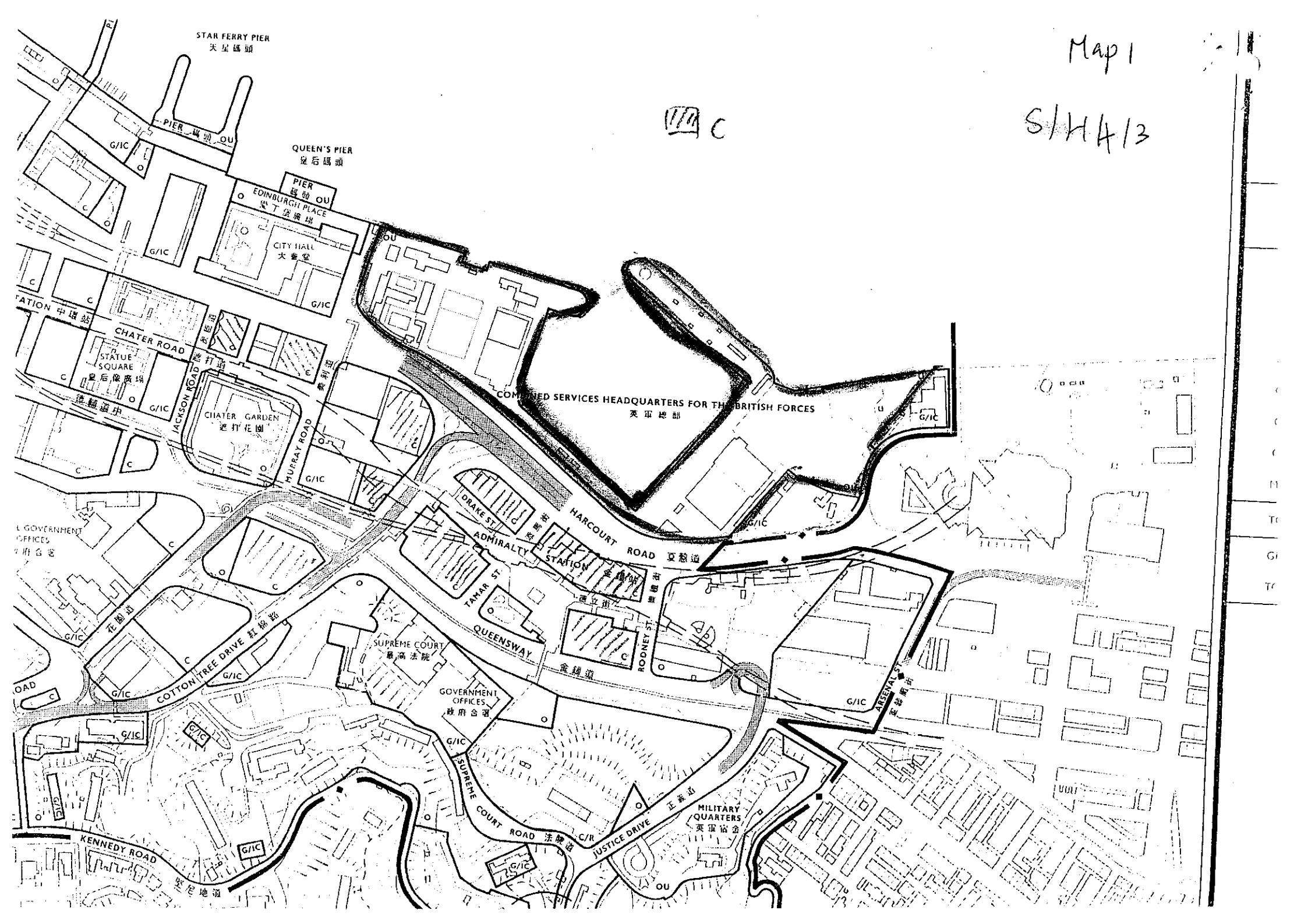
Time	Events
10/1998 – early 2000	<p>To meet objections against the OZP, amendments were made to the Plan S/H24/1.</p> <p>OZP S/H24/2 (See the attached Plan 4) was amended to include the following changes (when comparing with S/H24/1),</p> <ul style="list-style-type: none"> <li>- Scale of reclamation had been reduced;</li> <li>- “C” zones near Central were rezoned as “CDA” to form a large ground scraper site;</li> <li>- Tamar site was redesigned from “G/IC (3)” to “G/IC (4)” and “O” zone</li> </ul>
10-2000 – 8 -2001	Amendments to the OZPs were made. (S/H24/3 to 5), however zoning for Tamar site was not affected. (See the attached Plan 7 (S/H24/ 5) for a reference.
Note:	(Please refer to the attached Plans 5-7 for a detail of S/H24/3, S/H24/4 and S/H24/5, there are no major changes of the Tamar Site)

**Quick Look**

Map 1

S/H 4/13

1111 C



STAR FERRY PIER  
天星碼頭

PIER 碼頭 OU

QUEEN'S PIER  
皇后碼頭

PIER 碼頭 OU

EDINBURGH PLACE  
愛丁堡廣場

CITY HALL  
大會堂

COMBINED SERVICES HEADQUARTERS FOR THE BRITISH FORCES  
英軍總部

ADMIRALTY STATION  
海軍碼頭

SUPREME COURT  
最高法院

GOVERNMENT OFFICES  
政府合署

MILITARY QUARTERS  
英軍宿舍

Map labels and street names:

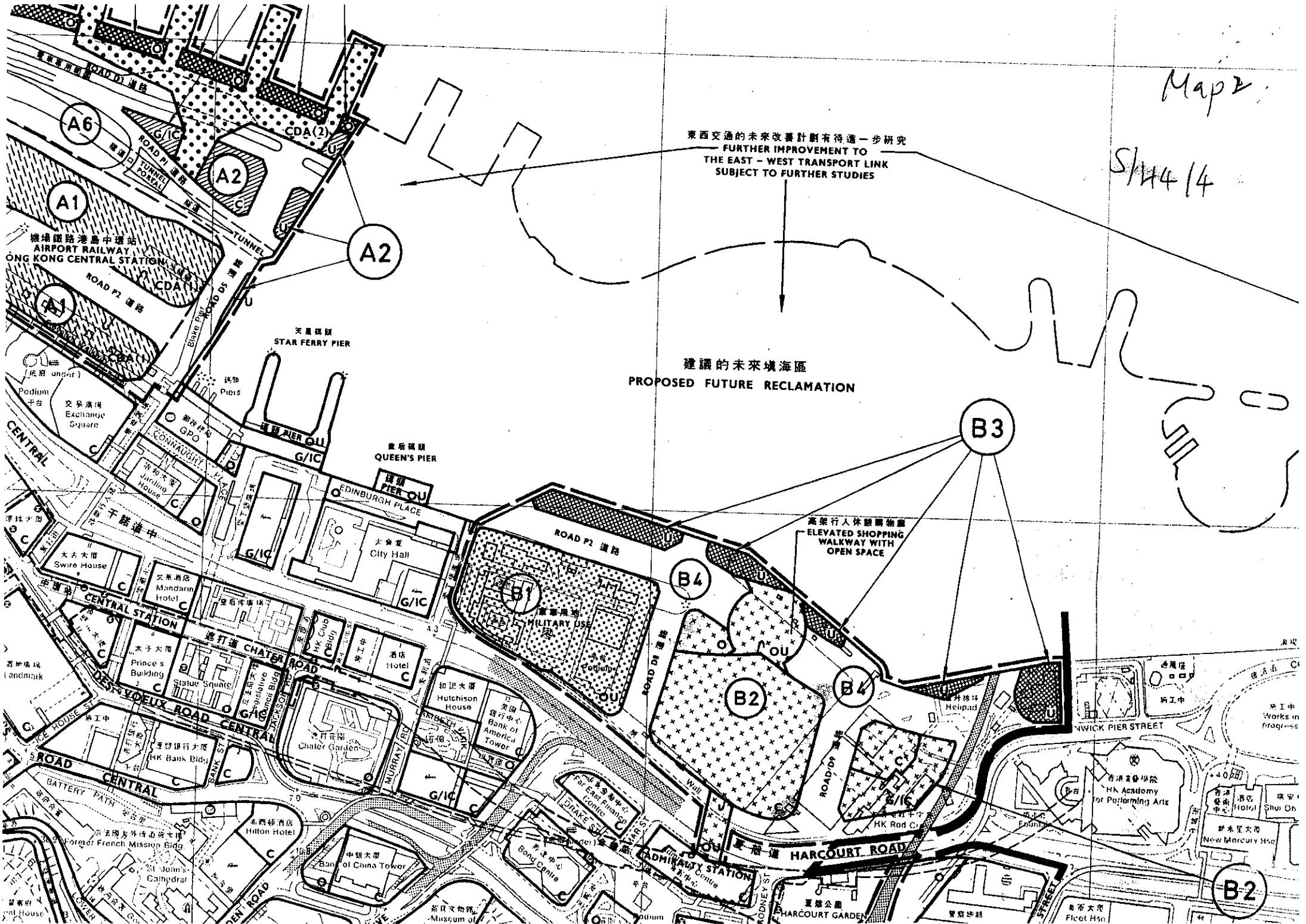
- STAR FERRY PIER 天星碼頭
- PIER 碼頭 OU
- QUEEN'S PIER 皇后碼頭
- PIER 碼頭 OU
- EDINBURGH PLACE 愛丁堡廣場
- CITY HALL 大會堂
- CHATER ROAD 渣打道
- STATUE SQUARE 皇后像廣場
- CHATER GARDEN 渣打花園
- JACKSON ROAD 嘉利道
- MURRAY ROAD 麥利道
- HARCOURT ROAD 夏慤道
- ADMIRALTY STATION 海軍碼頭
- QUEENSWAY 金鐘道
- SUPREME COURT 最高法院
- GOVERNMENT OFFICES 政府合署
- MILITARY QUARTERS 英軍宿舍
- ADMIRALTY 海軍衙門
- RODNEY ST 羅德尼街
- TAMAR ST 泰馬路
- DRAKE ST 德萊街
- JUSTICE DRIVE 正義道
- COTTON TREE DRIVE 紅棉道
- KENNEDY ROAD 堅尼地道
- GOVERNMENT OFFICES 政府合署
- CHATER ROAD 渣打道
- STATUE SQUARE 皇后像廣場
- CHATER GARDEN 渣打花園
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- TAMAR ST 泰馬路
- DRAKE ST 德萊街
- JUSTICE DRIVE 正義道
- COTTON TREE DRIVE 紅棉道
- KENNEDY ROAD 堅尼地道

Map 2

S/H 4/14

東西交通的未來改善計劃有待進一步研究  
FURTHER IMPROVEMENT TO  
THE EAST - WEST TRANSPORT LINK  
SUBJECT TO FURTHER STUDIES

建議的未來填海區  
PROPOSED FUTURE RECLAMATION



高架行人休憩購物區  
ELEVATED SHOPPING  
WALKWAY WITH  
OPEN SPACE

B2

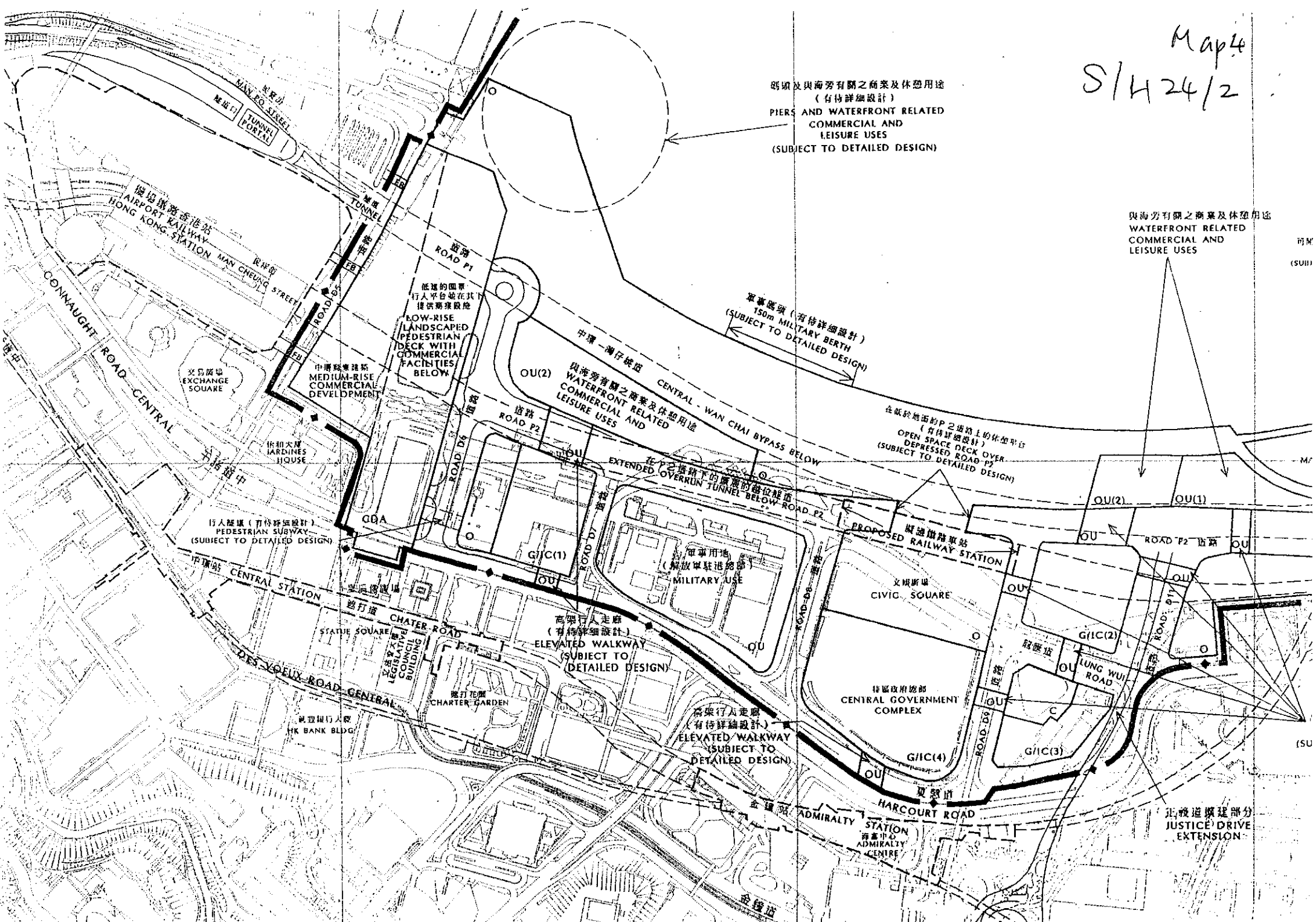


Map 4  
S/H 24/2

碼頭及與海旁有關之商業及休憩用途  
(有待詳細設計)  
PIERS AND WATERFRONT RELATED  
COMMERCIAL AND  
LEISURE USES  
(SUBJECT TO DETAILED DESIGN)

與海旁有關之商業及休憩用途  
WATERFRONT RELATED  
COMMERCIAL AND  
LEISURE USES

可開  
(SUB)



軍事碼頭 (有待詳細設計)  
150m MILITARY BERTH  
(SUBJECT TO DETAILED DESIGN)

位於地庫的P-2道路上的休憩平台  
(有待詳細設計)  
OPEN SPACE DECK OVER  
DEPRESSED ROAD P2  
(SUBJECT TO DETAILED DESIGN)

在P-2道路下的擴闊的過路隧道  
EXTENDED OVERRUN TUNNEL BELOW ROAD P2

高架行人走廊  
(有待詳細設計)  
ELEVATED WALKWAY  
(SUBJECT TO DETAILED DESIGN)

高架行人走廊  
(有待詳細設計)  
ELEVATED WALKWAY  
(SUBJECT TO DETAILED DESIGN)

北橋道擴建部分  
JUSTICE DRIVE  
EXTENSION

Map 8

S/H 24/3

碼頭及與海旁有關之商業及休憩用途  
(有待詳細設計)  
PIERS AND WATERFRONT RELATED  
COMMERCIAL AND  
LEISURE USES  
(SUBJECT TO DETAILED DESIGN)

與海旁有關之商業及休憩用途  
WATERFRONT RELATED  
COMMERCIAL AND  
LEISURE USES

軍事碼頭 (有待詳細設計)  
150m MILITARY BERTH  
(SUBJECT TO DETAILED DESIGN)

在低於地面的P-2填路上的休憩平台  
(有待詳細設計)  
OPEN SPACE DECK OVER  
DEPRESSED ROAD P2  
(SUBJECT TO DETAILED DESIGN)

與海旁有關之商業及休憩用途  
COMMERCIAL AND  
LEISURE USES

低層的園藝  
行人平台並在其下  
提供商業設施  
LOW-RISE  
LANDSCAPED  
PEDESTRIAN  
DECK WITH  
COMMERCIAL  
FACILITIES  
BELOW

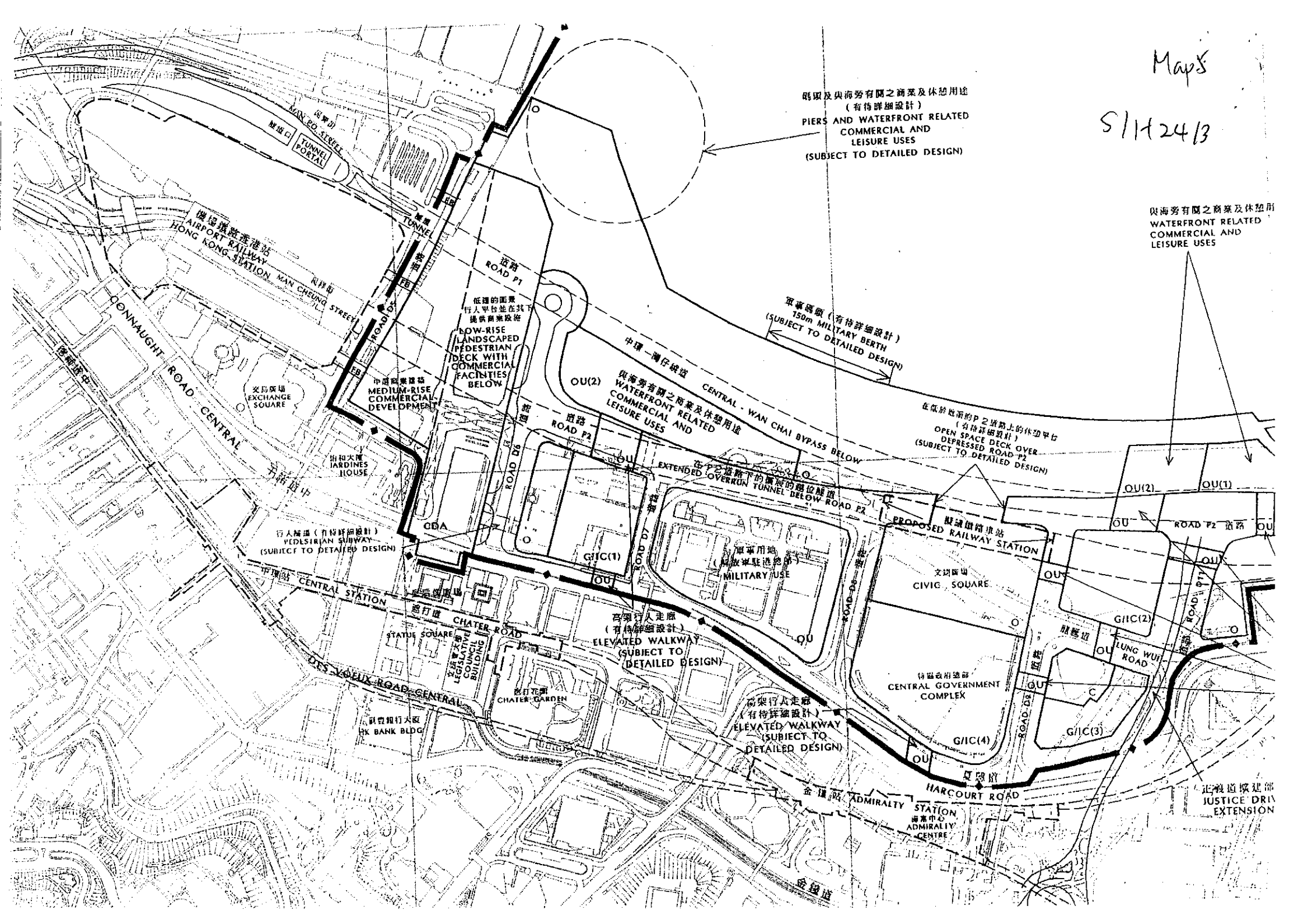
中區商業發展  
MEDIUM-RISE  
COMMERCIAL  
DEVELOPMENT

行人隧道 (有待詳細設計)  
PEDSIRIAN SUBWAY  
(SUBJECT TO DETAILED DESIGN)

高層行人走廊  
(有待詳細設計)  
ELEVATED WALKWAY  
(SUBJECT TO DETAILED DESIGN)

高層行人走廊  
(有待詳細設計)  
ELEVATED WALKWAY  
(SUBJECT TO DETAILED DESIGN)

正港道擴建部  
JUSTICE DRIV  
EXTENSION

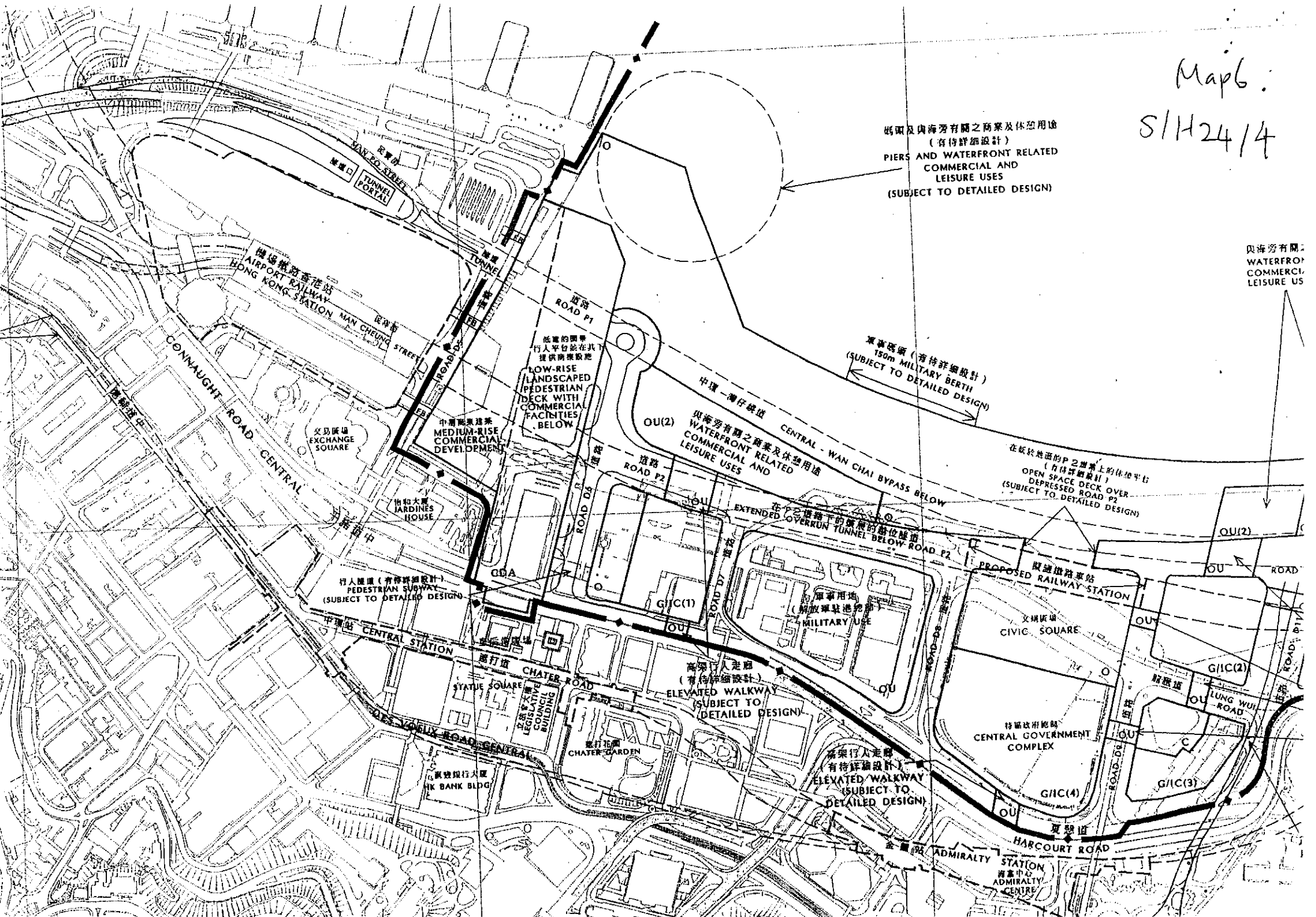




Map 6  
S/H24/4

碼頭及與海旁有關之商業及休憩用途  
(有待詳細設計)  
PIERS AND WATERFRONT RELATED  
COMMERCIAL AND  
LEISURE USES  
(SUBJECT TO DETAILED DESIGN)

與海旁有關之  
WATERFRONT  
COMMERCIAL  
LEISURE USES



低層之商業  
行人平台設在其下  
提供商業設施  
LOW-RISE  
LANDSCAPED  
PEDESTRIAN  
DECK WITH  
COMMERCIAL  
FACILITIES  
BELOW

中層商業發展  
MEDIUM-RISE  
COMMERCIAL  
DEVELOPMENT

與海旁有關之商業及休憩用途  
COMMERCIAL AND  
LEISURE USES

軍事碼頭 (有待詳細設計)  
150m MILITARY BERTH  
(SUBJECT TO DETAILED DESIGN)

在低於地面的P2層上的休憩平台  
(有待詳細設計)  
OPEN SPACE DECK OVER  
DEPRESSED ROAD P2  
(SUBJECT TO DETAILED DESIGN)

在P2層路下的擴展的船位離道  
EXTENDED OVERRUN TUNNEL BELOW ROAD P2

行人隧道 (有待詳細設計)  
PEDESTRIAN SUBTUNNEL  
(SUBJECT TO DETAILED DESIGN)

高層行人走廊  
(有待詳細設計)  
ELEVATED WALKWAY  
(SUBJECT TO DETAILED DESIGN)

高層行人走廊  
(有待詳細設計)  
ELEVATED WALKWAY  
(SUBJECT TO DETAILED DESIGN)

擬議鐵路車站  
PROPOSED RAILWAY STATION

特區政府總局  
CENTRAL GOVERNMENT  
COMPLEX

海軍中心  
ADMIRALTY  
CENTRE



*Column 1*  
Uses always permitted

*Column 2*  
Uses that may be permitted with or without conditions on application to Town Planning Board

Ambulance Depot  
Ancillary Car/Lorry Park  
Canteen  
Clinic/Polyclinic  
Cooked Food Centre  
Driving Test Centre  
Educational Institution  
Exhibition or Convention Hall  
Fire Station  
Government Refuse Collection Point  
Government Staff Quarters  
Government Use (not elsewhere specified)  
Hospital  
Judicial Facility  
Pier  
Place of Recreation, Sports or Culture  
Police Reporting Centre  
Police Station  
Post Office  
Private Swimming Pool  
Public Car/Lorry Park  
Public Convenience  
Public Library  
Public Swimming Pool  
Public Transport Terminus or Station  
Public Utility Installation  
Religious Institution  
School (in free standing purpose-designed school building only)  
Social Welfare Facility  
Underground Pumphouse

Bank  
Broadcasting, Television and/or Film Studio  
Fast Food Shop  
Helicopter Landing Pad  
Hotel  
Marine Fuelling Station  
Off-course Betting Centre  
Office (other than Government Office)  
Petrol Filling Station  
Photographic Studio  
Place of Public Entertainment  
Private Club  
Radar, Telecommunication Electronic  
Microwave Repeater, Television and/or Radio  
Transmitter Installation  
Railway Vent Shaft or Other Structure above Ground Level other than Entrances  
Residential Institution  
Restaurant  
Retail Shop  
School (other than in free standing purpose-designed school building)  
Service Apartment  
Service Trades  
Sewage Treatment/Screening Plant  
Showroom excluding Motor-vehicle Showroom  
Staff Quarters  
Utility Installation for Private Project

*Remarks*

The maximum height of any building within each sub-area of the zone shall be limited to that stipulated below :

Sub-area	Restriction
G/IC(1)	A maximum building height at 30mPD
G/IC(2)	A maximum building height at 130mPD
G/IC(3)	A maximum building height at 180mPD

Remarks

On land designated "Government, Institution or Community" ("G/IC"), any new development, and any addition, alteration and/or modification to the existing building(s) shall not result in a total development or redevelopment in excess of the maximum building height for each sub-area set out below :

<u>Sub-area</u>	<u>Restriction</u>
G/IC(1)	A maximum building height at 50 metres above Principal Datum
G/IC(2)	A maximum building height at 80 metres above Principal Datum
G/IC(3)	A maximum building height at 130 metres above Principal Datum
G/IC(4)	A maximum building height at 180 metres above Principal Datum