

**HEC Sub-committee on
Wan Chai Development Phase II Review**

**Harbour-front Enhancement Review –
Wan Chai, Causeway Bay and Adjoining Areas (HER)
Proposed Work Plan for Detailed Planning Stage**

Background

1. At the Realization Stage of HER, consensus has been reached to proceed to Detailed Planning Stage of HER on the basis of the Concept Plan of Wan Chai Development Phase II (WDII). At the Detailed Planning Stage, the Recommended Outline Development Plan (RODP) of WDII and proposed amendments to the relevant Outline Zoning Plans (OZPs) are prepared.
2. The Expanded HER Task Force was briefed on the RODP on 3 April 2007. The RODP, which sets out the detailed land use proposal, was prepared based on the Concept Plan and the views and suggestions collected during the Realization Stage. It also formed the basis for the proposed amendments to the relevant OZPs. The Expanded HER Task Force accepted that the RODP has in general reflected the public views collected at the Realization Stage.
3. The Expanded HER Task Force was briefed on the proposed amendments to the draft Wan Chai North OZP and North Point OZP on 20 April 2007.
4. The HEC Sub-committee on WDII Review will be briefed on the RODP and the proposed amendments to the two above-mentioned OZPs at the meeting of 14 May 2007. The Legislative Council Panel on Planning, Lands and Works and the four District Councils (DCs) of the Hong Kong Island will also be engaged on the RODP. Their views and those of the Sub-committee will be reported back to the Town Planning Board (TPB) for their consideration prior to finalizing the proposed amendments to the OZPs.

Framework of public engagement at Detailed Planning Stage

5. The objective of the Detailed Planning Stage of HER is to ensure that the RODP and amendments to relevant OZPs would reflect the consensus reached

or majority public views expressed at the Realization Stage. Thus, the main focus of public engagement at this stage is to facilitate the public's understanding of the transformation of the WDII Concept Plan into the RODP and subsequently to the proposed amendments to the relevant OZPs as well as the substance of the RODP and proposed amendments to the relevant OZPs to enable them to express views during the statutory planning process.

6. It is therefore proposed that the work plan for the Detailed Planning Stage will consist of the following:
 - Prepare a public engagement digest to provide the necessary information related to the RODP and proposed amendments to the relevant OZPs;
 - Conduct a public briefing session to explain to the participants the RODP, proposed amendments to the relevant OZPs and the statutory planning process; and
 - Report views collected at the public briefing session to TPB.

Public engagement digest

7. The purpose of the public engagement digest of Detailed Planning Stage is to provide the necessary information regarding the transformation of the WDII Concept Plan into the RODP and subsequently to the proposed amendments to the relevant OZPs as well as the substance of the latter documents. Achievements of the HER process will also be mentioned. A draft outline of the digest is at **Annex A**.
8. The public engagement digest will be widely distributed (to the same extent as for the Realization Stage) and will be uploaded onto the HEC website at above one week before the public briefing.

Public Briefing

9. The aim of the proposed public briefing, to be held on a Saturday afternoon, is to explain the RODP, proposed amendments to the relevant OZPs and the statutory planning process. The participants will be requested to provide feedback. Tentative date for the public briefing is 9 June 2007 (Saturday). Run-down of the public briefing is proposed as follows:
 - Registration
 - Introduction and welcome remark
 - Briefing on the RODP
 - Briefing on the proposed amendments to the relevant OZPs
 - Floor discussion (to be moderated by the Sub-committee Chairman)
 - Summary on points to be reported to TPB
 - Briefing on statutory planning process

- Closing remarks
10. The public briefing will be advertised in the newspapers. Invitation letters (about several thousands in numbers) will be issued to the collaborators, DCs, professional bodies, green groups, stakeholders, schools, incorporated owners associations, mutual aid associations etc, inviting them to attend the public briefing. If e-mail contacts are available, those who have attended the public engagement activities in the previous two stages will be informed of the public briefing.

Reporting of views to TPB

11. The Sub-committee secretariat will report to the TPB on behalf of the Sub-committee the views collected at the public briefing.

**Secretariat, HEC Sub-committee on WDII Review
May 2007**

**Public Engagement Digest
Draft Content Outline**

Introduction

- The 3-stage HER project and its objective
- TPB Vision Statement and HEC's Harbour Planning Principles

Public Views on Concept Plan

- Key public views collected
- Refer to the report of the Realization Stage

Trunk Road and Reclamation Issue

- Recap Trunk Road Tunnel Option Variation 1
- Recap the need to have reclamation
- Set out the extent of reclamation required

RODP and OZPs

- Explain the process of preparing the RODP and OZPs
- Government' commitment on putting the newly reclaimed land for public use
- Overall objective of the RODP and OZPs
- Urban design and landscape framework
- Key land Use Proposals
- Harbour-front accesses/pedestrian linakges

Achievements

- Significant reduction in reclamation
- Continuous promenade and harbour-front enhancement
- Implementation timetable
- Sustainable development

Way Forward

- Explain the statutory process (under town planning, reclamation and road works)
- Public participation under HER (public briefing on 9 June 2007)