

# 保護海港協會有限公司

## Society For Protection Of The Harbour Limited

香港中環雲咸街69號賀善尼大廈6樓602室  
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Chairman, HEC Sub-committee on  
Wan Chai Development Phase II Review,  
13/F., North Point Government Offices,  
333 Java Road,  
North Point, Hong Kong.

**Attention: Mr. Leung Kong-Yui**

# URGENT



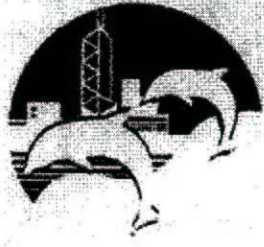
30<sup>th</sup> August 2005

Dear Sir,

### Expert Panel Forum on Sustainable Transport Planning and Central-Wan Chai Bypass

#### REVIEW OF CENTRAL-WAN CHAI BYPASS – IS IT REALLY NEEDED?

1. We refer to the Town Planning Board and Metro Planning Committee Papers relating to this matter as set out in the enclosed Schedule.
2. We also refer to the numerous meetings of the Town Planning Board and the Metro Planning Committee that had taken place over the past twelve years with regard to the following topics:-
  - (a) Central Wanchai Bypass (“the Bypass”);
  - (b) Central Reclamation Phases I, II, III and IV;
  - (c) Wanchai Reclamation Phases I & II;
  - (d) Green Island Reclamation;
  - (e) Green Island Link to Lantau; and
  - (f) Route 7.
3. We specifically refer to TPB Paper No. 2880 and the Plan thereto and hereto attached headed ‘Reclamation in the Victoria Harbour’ considered by the Town Planning Board on 23.10.1994 in which the Government submitted to the Board its reclamation proposals as set out in the enclosed ‘Table of Reclamations’.



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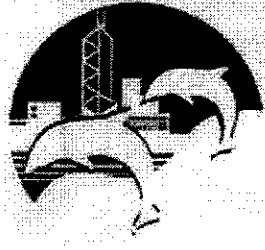
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4. From the above, it is clear that the Bypass was considered necessary only because of the projected traffic increase due to the following developments:-
  - (a) The proposed expansion of the Central Business District by reclaiming 83 hectares of the harbour (20 hectares in CR Phase 1; 45 hectares in CR Phase II & III; and 18 hectares in CR Phase IV);
  - (b) The extension of the business district to Wanchai by reclaiming 52 hectares of the harbour for commercial development;
  - (c) The 168,000 increase in population on the proposed Green Island Reclamation of 190 hectares;
  - (d) The connection to Lantau Island and the new Container Port (to be created by 1,040 hectares of reclamation) by means of the Green Island Link; and
  - (e) The connection with the proposed Route 7 which would run along the north-western shoreline of the harbour and then southward to Aberdeen.
  
5. The Bypass now needs to be reviewed because:-
  - (a) The extent of the part of the Central Reclamation not yet completed as well as the proposed commercial and office developments thereon have been substantially reduced (from 38 to 23 hectares).
  - (b) The extent of the Wanchai Reclamation and the proposed developments thereon have been substantially reduced (by half from 52 to 26 hectares).
  - (c) The Government has recently announced that the Green Island Reclamation will no longer go ahead.
  - (d) The Green Island Link to Lantau and the proposed Container Port have been cancelled by the Government.
  - (e) Route 7 was recently cancelled by the Government.
  
6. Conclusion

The disappearance of the reasons and justifications for the By-pass and the stringent requirements of the recent Court of Final Appeal Judgment dictate that the need for the Bypass must now be fundamentally reviewed.

Yours faithfully,





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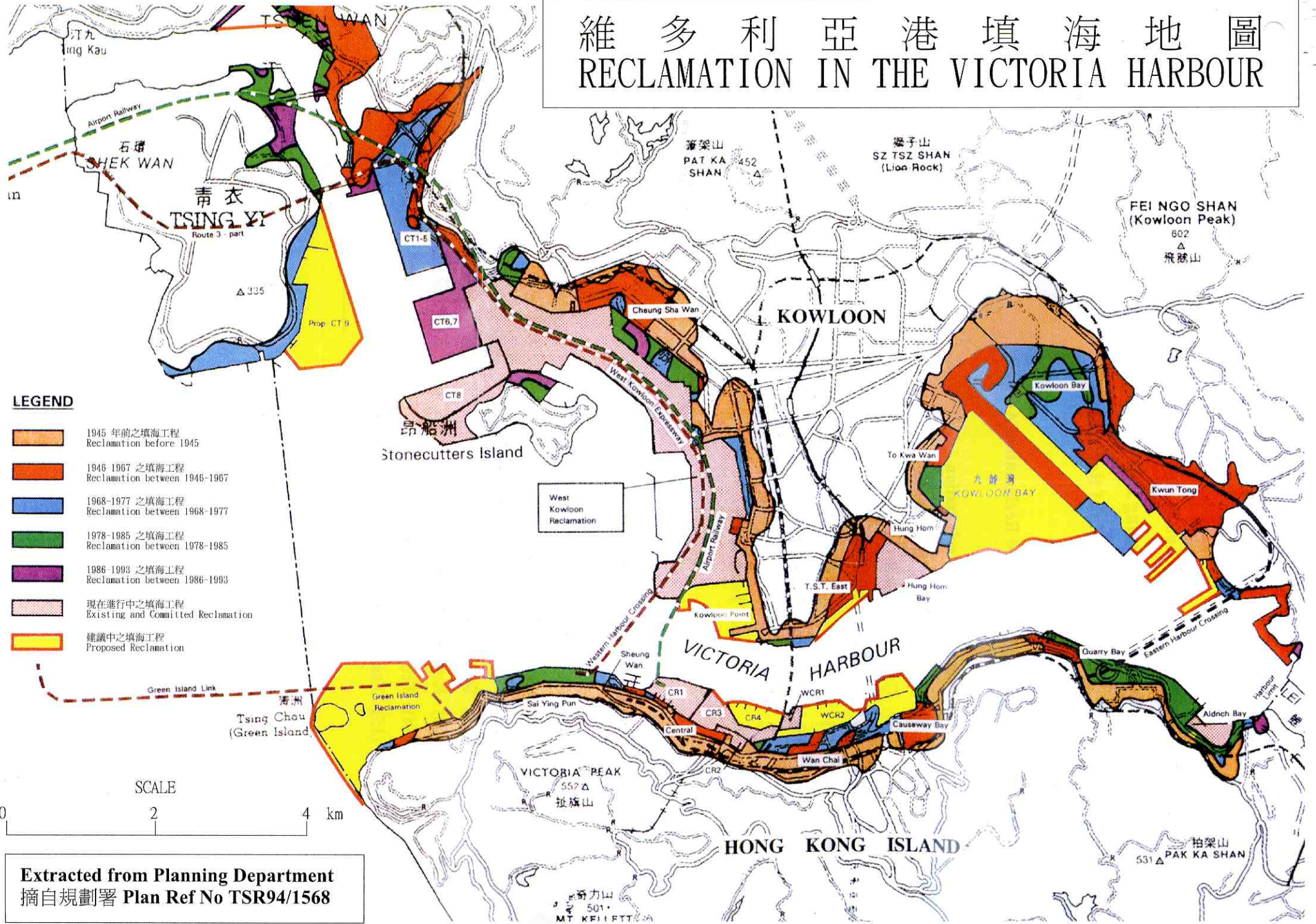
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### **Schedule**

- (a) TPB Paper No. 2853 headed 'Transport Planning for the North Shore of Hong Kong Island West' considered by the Town Planning Board on 26.8.1994.
- (b) MPC Paper No. 12/94 headed 'Proposed Amendments to the Approved Central District Outline Zoning Plan No. S/H4/3' considered by the Metro Planning Committee on 22.4.94.
- (c) MPC Paper No. 13/94 headed 'Proposed Amendments to the Draft Wan Chai Outline Zoning Plan No. S/H5/7' considered by the Metro Planning Committee on 22.4.94.
- (d) TPB Paper No. 2598 headed 'Briefing Session on the Traffic Arrangement in Central Reclamation Phase I' considered by the Town Planning Board on 15.4.1994.
- (e) TPB Paper No. 2523 headed 'Final Report of Urban Design Investigation, Central and Wan Chai Reclamation Development' considered by the Town Planning Board on 28.1.94.
- (f) MPC Paper No. 38/92 headed 'Central & Wanchai Reclamation (Phase 1) Traffic and Transport Aspects' considered by the Metro Planning Committee on 18.9.92.

# 維多利亞港填海地圖 RECLAMATION IN THE VICTORIA HARBOUR



Extracted from Planning Department  
 摘自規劃署 Plan Ref No TSR94/1568

**Reclamation in the Victoria Harbour**  
**Town Planning Board Paper No. 2880**  
**Table of Reclamation**

**Existing and Committed Reclamation Areas**

(1) West Kowloon Reclamation	340	
(2) Hung Hom Bay Reclamation	35	
(3) Central Reclamation Phase I	20	
(4) Wanchai Reclamation Phase I	6	
(5) Aldrich Bay Reclamation	28	
(6) Container Terminal No. 8	97	
(7) Central Reclamation Phases 2 and 3	45	
(8) Container Terminal No. 9	90	
		<hr/>
		661 hectares

**Proposed Reclamation Areas**

(9) Green Island	190	
(10) Central Reclamation Phase 4	18	
(11) Wanchai Reclamation Phase 2	52	
(12) South East Kowloon	300	
(13) Kowloon Point	40	
(14) Tsim Sha Tsui East	6	
(15) Tsuen Wan Bay	30	
		<hr/>
		636 hectares
		<hr/>
	<b>Total</b>	<b>1,297 hectares</b>
		<hr/> <hr/> <hr/>