

**Harbour-front Enhancement Review –
Wan Chai and Adjoining Areas**

PURPOSE

This paper briefs Members' of the details of the Harbour-front Enhancement Review – Wan Chai and Adjoining Areas (HER) project.

BACKGROUND

2.1 In light of the judgment of the Court of Final Appeal ("CFA") on 9 January 2004 related to the interpretation of the Protection of the Harbour Ordinance ("PHO"), the Government has undertaken to conduct the planning and engineering review of the Wan Chai Development Phase II project ("WDII Review") to ensure that the proposed developments will comply with the CFA's judgment.

2.2 As a further step to working with the community to achieve our common vision for the harbour, the Government formed the Harbour-front Enhancement Committee ("HEC") on 1st May 2004 so as to advise the Government on planning, land uses and developments along the existing and new harbour-front of Victoria Harbour.

2.3 The Government has accepted HEC's suggestion that, besides adopting a holistic planning and engineering approach, the WDII Review should also emphasize public participation and be guided by a sustainable development framework. The Government has also accepted HEC's recommendation to conduct the HER project, under the steer of the HEC through its Sub-committee on Wan Chai Development Phase II Review, for enhancing public participation.

2.4 It is hoped, by engaging the public for ideas, to achieve a socially, environmentally and economically sustainable harbour-front at Wan Chai and the adjoining areas. This sustainable harbour-front will realize ideas well supported by the public and with allowances for satisfying other needs, such as planning, transport and infrastructure needs, as well as complying with the PHO.

OVERVIEW OF HER

3.1 HER is broadly divided into three Stages:

- (i) **Envisioning Stage** – During this stage, the public will be empowered with adequate understanding of the constraints and opportunities regarding harbour-front enhancement at Wan Chai and the adjoining areas and be engaged for ideas on the kind of harbour-front that they hope to have. An agreed list of sustainability principles and indicators will also be generated together with the public for evaluation of the Concept Plans of proposed developments to be developed subsequently.
- (ii) **Realization Stage** – Based on findings of the Envisioning Stage, technically feasible Concept Plans will be developed for evaluation with the public using the agreed sustainability principles and indicators so as to arrive at a consensus on the development proposals.
- (iii) **Detailed Planning Stage** – Based on the consensus arrived at the Realization Stage, the draft Outline Zoning Plan (“OZP”) will be prepared in accordance with the statutory requirements and procedures of the Town Planning Ordinance.

3.2 To enhance the public participation at the Envisioning Stage, a consultation digest “Public Engagement Kit for the Envisioning Stage” is being prepared.

3.2 The Envisioning Stage is expected to complete in July/August 2005. The Realization Stage and Detailed Planning Stage will follow immediately with the target of getting the draft OZP ready in early 2006

PROPOSED WORK PLAN FOR ENVISIONING STAGE

4.1 The work plan for the Envisioning Stage has the following key components :

Sustainability framework

4.2 The concept of sustainability development will guide the whole HER project. At the Envisioning Stage, an agreed list of sustainability principles and indicators will be generated. These agreed indicators will be used to evaluate the Concept Plan and Master Plan to be developed in the Realization Stage. This will ensure a high degree of community support on the draft OZP and draft RODP to be developed in the Detailed Planning Stage of HER.

Collaborators

4.3 To ensure an open and inclusive engagement process, a number of organizations representing different sectors of the public, including the relevant District Councils, community groups, business groups, green groups as well as academic and professional institutions will be approached to act as collaborators. They will help in the following respects:

- (i) promote the public participation activities through their social network;
- (ii) ensuring a transparent and fair process;
- (iii) reviewing the constraints and opportunities of harbour-front development;
- (iv) establishing the preliminary set of sustainability principles and indicators; and
- (v) evaluating the Concept Plan and Master Plan.

Information to Public

4.4 To empower the stakeholders and the public with adequate background knowledge, digest, information packages and exhibition panels, etc. will be prepared. Information will also be uploaded onto HEC's website.

Public Forums

4.5 To reach out to the public, five public forums are proposed; four at different districts on Hong Kong Island and one in Kowloon. Besides collecting views and concerns of the public regarding the future harbour-front at Wan Chai and the adjoining areas, the public forums are also intended to contribute towards establishing the set of sustainability development principles and indicators which will be adopted in evaluating options during the Realization Stage of HER.

Community Design Charettes

4.6 Two community design charrettes are proposed to assist participants to envision the future harbour-front at Wan Chai and the adjoining areas after gaining a proper understanding of the constraints, opportunities, issues and concerns of the general public related the WDII project. One charrette will be conducted on Hong Kong Island and the other in Kowloon for the convenience of the public.

Opinion surveys

4.7 To ensure a wider coverage of the public in collecting views, opinion surveys are proposed. These surveys will be in the form of telephone survey covering all eighteen districts of Hong Kong, road-side survey around the WDII project area, and on-line survey on HEC web-site.

Promotion

4.8 Collaborators are expected to promote the public participation activities in their own groups/institutions. Further promotion through the media will be arranged to facilitate even wider community participation in the activities.

Programme

4.9 The programme for the Envisioning Stage of HER is as follows:

- (i) Opinion surveys, public forums and charrettes – May to June 2005
- (ii) Report on findings of Envisioning Stage – around August 2005

Causeway Bay Typhoon Shelter

4.10 We are aware fishermen have concern about the possible effect that the development of WDII might have on Causeway Bay Typhoon Shelter. We have had initial contact with some of the fishermen representatives and will strengthen our communication and cooperation with the fishermen.

ADVICE SOUGHT

5.1 Members are invited to contribute and participate in the public participation activities of HER.

HEC Sub-committee on WDII Review

April 2005