

Harbour-front Enhancement Committee

Information Note on
Wan Chai Development Phase II Review

Background

In the light of the judgment of the Court of Final Appeal (CFA) on 9 January 2004 in relation to the interpretation of the Protection of the Harbour Ordinance (PHO), the Government decided to commence a planning and engineering review of the Wan Chai Development Phase II project (WDII Review) to ensure full compliance with the requirements of the PHO and the CFA judgment. The WDII Review commenced in March 2004.

2. The Government had accepted the recommendation of the Harbour-front Enhancement Committee (HEC) to conduct a public engagement exercise titled “Harbour-front Enhancement Review – Wan Chai, Causeway Bay and Adjoining Areas” (HER) under the steer of the then HEC’s Sub-committee on WDII Review (the Sub-committee) in parallel with the WDII Review. The objectives of HER are to achieve a socially, environmentally and economically sustainable harbour-front at Wan Chai, Causeway Bay and adjoining areas, and to satisfy the planning, transport and infrastructure needs. Results of HER would provide input to the WDII Review.

The HER project

3. The HER project comprised three stages, namely, the Envisioning, Realization and Detailed Planning Stages.

4. The purpose of the Envisioning Stage of HER was to engage the community at an early stage to solicit their visions on the types of harbour-front developments they aspire for at Wan Chai, Causeway Bay and the adjoining areas. Based on the findings of the Envisioning Stage,

Concept Plan for the WDII project was developed at the Realization Stage of HER for evaluation using the Harbour Planning Principles developed by the HEC and the agreed sustainability principles and indicators developed at the Envisioning Stage with a view to arriving at a consensus on the preliminary development proposals. These two stages were completed in December 2005 and December 2006 respectively with the corresponding reports endorsed by the Sub-committee in March 2006 and April 2007 respectively.

5. The purpose of the Detailed Planning Stage of HER was to ensure that the Recommended Outline Development Plan (RODP) and the draft Outline Zoning Plans (OZPs) of the WDII project reflected public consensus. For this purpose, a Public Briefing was held on 23 June 2007 to explain to the public the RODP, proposed amendments to the relevant OZPs and the statutory process. It was well attended by 147 participants with different backgrounds, including the public, representatives of non-government organizations, professional groups, HEC members, District Council members, government officials and consultants' staff. There was a general consensus that the RODP and the draft OZPs had reflected most of the views and directions on the Concept Plan expressed at the previous two stages of HER.

6. The report of the Public Briefing was submitted to the Town Planning Board (TPB) on 27 June 2007. It was also uploaded onto the HEC website. With the submission of the outcome of the Public Briefing to TPB, the HER project was concluded in June 2007.

Gazettal of the WDII Project

7. On 29 June 2007, TPB considered further proposed amendments to the draft Wan Chai North OZP and gave further consideration to the previously unwithdrawn objections to the OZP. TPB also considered and agreed to the proposed amendments to the North Point OZP on the same day.

8. On 20 July 2007, TPB agreed to the proposed amendments to the draft Wan Chai North OZP.

9. The proposed amendments to the draft Wan Chai North OZP and amendments to the North Point OZP were gazetted under the Town Planning Ordinance on 27 July 2007 concurrently with the gazettal of the Central-Wan Chai Bypass and Island Eastern Corridor Link and that of the road work and

reclamation schemes of the WDII project under the Roads (Works, Use and Compensation) Ordinance and the Foreshore and Sea-bed (Reclamations) Ordinance respectively. The WDII project has therefore proceeded into statutory plan making and gazettal stages and further public views will be handled in accordance with the provisions of the respective ordinances.

10. It is hoped that the project could be authorized in April 2008. With funding approval by the Legislative Council in mid 2008, construction works would commence in December 2008.

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