

Task Force on Harbourfront Developments on Hong Kong Island

For discussion
on 31 July 2012

TFHK/09/2012

Briefing on the Planning of Wan Chai Development Phase II Project

PURPOSE

At the 9th meeting of the Task Force on Harbourfront Developments on Hong Kong Island (“Task Force”), the Task Force Chair requested that the concerned government departments provide a background briefing on the planning of Wan Chai Development Phase II (“WDII”) for Members’ better understanding on the planning of the Wan Chai area. This paper aims to give Members an overview of the planning of WDII project.

WAN CHAI DEVELOPMENT PHASE II

Background

2. The draft Wan Chai North Outline Zoning Plan (“OZP”) No. S/H25/1 was gazetted on 19 April 2002 proposing reclamation for the construction of Central - Wan Chai Bypass (“CWB”), relevant road network and land uses. On 9 January 2004, the Court of Final Appeal (“CFA”) handed down its judgement in respect of the judicial review on the draft Wan Chai North OZP No. S/H25/1. According to the CFA judgement, the presumption against reclamation specified in the Protection of the Harbour Ordinance (“PHO”) could only be rebutted by establishing an overriding public need for reclamation.

3. In the light of the CFA judgement on reclamation, the Government undertook to conduct a comprehensive planning and engineering review of the WDII (“WDII Review”) to ensure full compliance with the requirements of the PHO and the CFA judgment on the interpretation of the PHO. In May 2004, the then Harbour-front Enhancement Committee (“HEC”) was established to advise the then Secretary for Housing, Planning and Lands on the planning, land uses and developments along the existing and new harbourfront of Victoria Harbour. The HEC set up a sub-committee, namely

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the Sub-committee on WDII Review (“Sub-committee”), to advise the Government on the WDII Review.

Harbour-front Enhancement Review – Wan Chai, Causeway Bay and Adjoining Area

4. To enhance public participation in the WDII Review, a public engagement exercise, namely the “Harbour-front Enhancement Review – Wan Chai, Causeway Bay and Adjoining Area (“HER”)”, was carried out under the steer of the Sub-committee. HER was commenced in May 2005 and completed in June 2007. The public views collected in HER provided important inputs to the WDII Review.

5. HER was divided into three Stages, viz the “Envisioning” Stage, the “Realization” Stage and the Detailed Planning Stage –

- (a) **The “Envisioning” Stage** – the purpose was to engage the community at an early stage to solicit their visions on the types of harbour-front developments they aspired, while acknowledging opportunities available and the constraints for development. During this Stage, sustainability principles and indicators were developed with the public, which formed a useful basis for the development of the Concept Plan. Moreover, the need for the CWB has been established.
- (b) **The “Realization” Stage** – based on the findings of the Envisioning Stage, a scheme for the CWB that could meet the PHO requirement was adopted as the basis for the Concept Plan and the Concept Plan was developed for evaluation using the agreed sustainability principles and indicators with a view to arriving at a consensus on the preliminary development proposals. Further public views and opinions were collected at this Stage. There was a consensus that the Concept Plan would form the basis to proceed with the Detailed Planning Stage.
- (c) **The Detailed Planning Stage** – based on the consensus arrived at in the Realization Stage, a Recommended Outline Development Plan (“RODP”) was drawn up. The RODP served as the basis for preparing amendments to the relevant OZPs, namely the Central

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District (Extension), Wan Chai North and North Point OZPs.
Please refer to **Annex** for the RODP.

Five Character Precincts under the Concept Plan

6. To reflect the different planning emphases and identities of the WDII area, five Character Precincts were proposed to provide a vibrant and attractive waterfront. The character of each precinct has been largely defined by the character and setting prevailing in the adjoining hinterland –

- **Arts and Culture Precinct** – this precinct covers the Hong Kong Convention and Exhibition Centre (“HKCEC”) and the area to its west. The planning intention is to reinforce the existing arts, cultural and convention related uses including the Hong Kong Academy for Performing Arts, Hong Kong Arts Centre and HKCEC and to improve the waterfront open space in the precinct.
- **Water Park Precinct** – this precinct covers the new waterfront between the HKCEC and the ex-Wan Chai Public Cargo Working Area (“ex-PCWA”). The planning intention is to create a themed waterfront open space appropriate for the waterfront setting. The precinct will become a leisure and recreation node with waterfront promenade, outdoor performance areas and complementary waterfront food and beverage facilities.
- **Water Recreation Precinct** – this precinct covers the ex-PCWA site. The planning intention is to harness the potential of the ex-PCWA water basin for water sports and recreation, creating a water activity node for the public. Possible uses may include a water sports centre and a harbour education centre.
- **Heritage Precinct** – the Noonday Gun falls under this precinct. The planning intention is to preserve and enhance the historical elements of the Causeway Bay Typhoon Shelter. It is also suggested that a landscaped deck be provided linking Victoria Park to the waterfront area.
- **Leisure and Recreation Precinct** – the land that formed along North Point for building the CWB provides opportunity for a new

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landscaped leisure area, opening up this currently inaccessible part of the harbourfront to the public.

7. More details on HER can be found in the website: http://www.harbourfront.org.hk/eng/content_page/her.html.

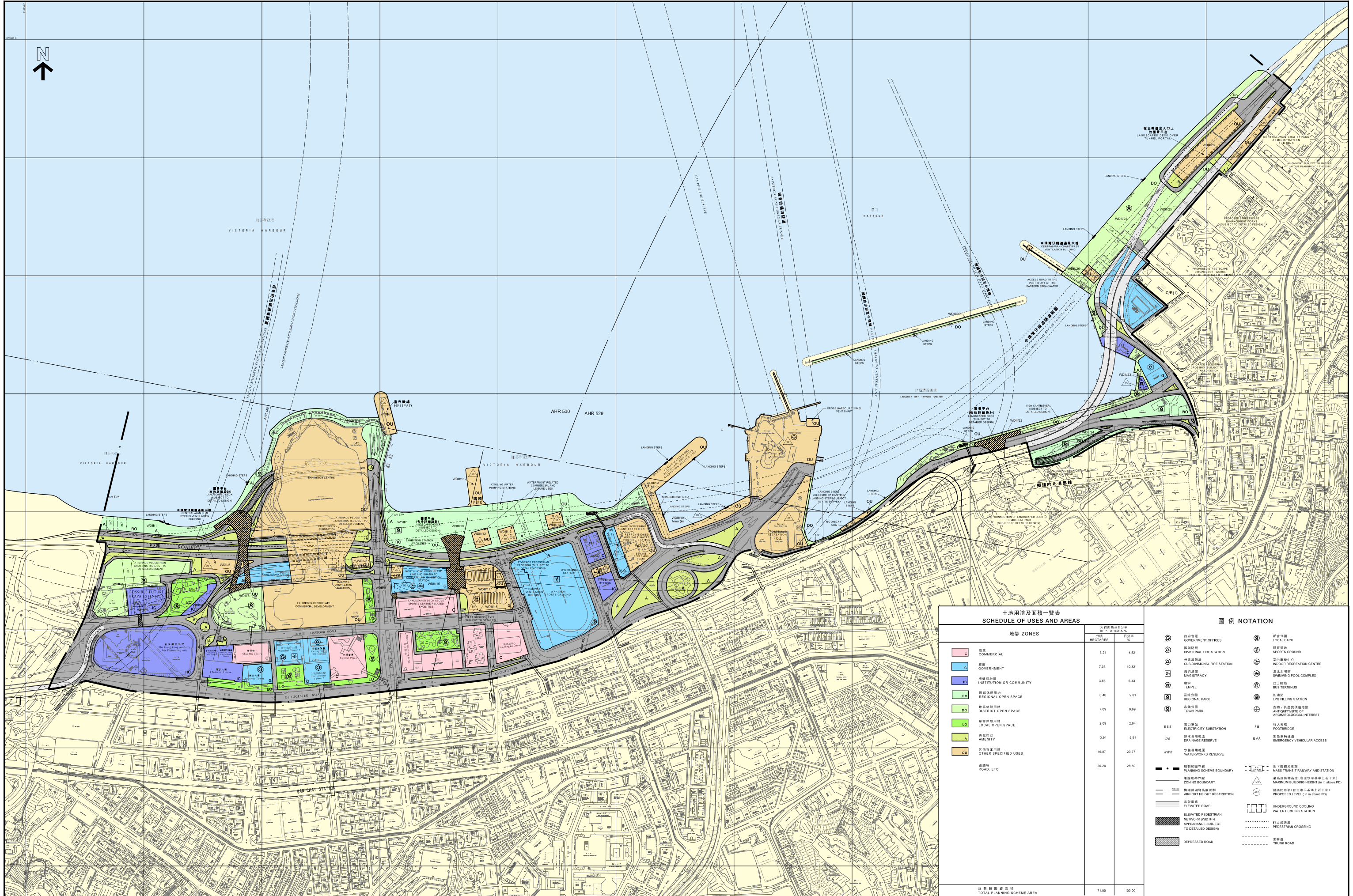
Latest Development

8. It will take some time for the permanent development of the Wan Chai harbourfront to materialise as the construction works of the WDII and CWB will be completed in 2017 only. As advised by the former Secretary for Development at the 10th Harbourfront Commission (“HC”) meeting held on 4 June 2012, the Planning Department (“PlanD”) will carry out a planning study for the Wan Chai area in the interim. PlanD will report to the HC or this Task Force on the preparation of the Study in due course.

CONCLUSION

9. Members are invited to note the background and the latest development of the planning of WDII Area.

**Hong Kong Island and Islands Development Office
Civil Engineering and Development Department
July 2012**



土地用途及面積一覽表 SCHEDULE OF USES AND AREAS		大綱圖劃定面積 APP. AREA & %	
地帶 ZONES	公積 HECTARES	百分比 PERCENT	
C 商業 COMMERCIAL	3.21	4.52	
G 政府 GOVERNMENT	7.33	10.32	
IC 機構或社區 INSTITUTION OR COMMUNITY	3.88	5.43	
RO 區域休憩用地 REGIONAL OPEN SPACE	9.40	9.01	
DO 地區休憩用地 DISTRICT OPEN SPACE	7.09	9.89	
LO 鄰舍休憩用地 LOCAL OPEN SPACE	2.09	2.84	
A 康樂中心 AMENITY	3.91	5.51	
OU 其他指定用途 OTHER SPECIFIED USES	16.87	23.77	
道路等 ROAD, ETC.	20.24	28.50	
總圖劃定總面積 TOTAL PLANNING SCHEME AREA	71.00	100.00	

圖例 NOTATION	
政府辦事處 GOVERNMENT OFFICES	公園 LOCAL PARK
消防局 DIVISIONAL FIRE STATION	體育場地 SPORTS GROUND
分區消防局 SUB-DIVISIONAL FIRE STATION	室內康樂中心 INDOOR RECREATION CENTRE
警政處 MAGISTRACY	游泳池 SWIMMING POOL COMPLEX
廟宇 TEMPLE	巴士總站 BUS TERMINUS
區域公園 REGIONAL PARK	填海 LPG FILLING STATION
市鎮公園 TOWN PARK	古物 / 具歷史價值地點 ANTIQUE/SITE OF ARCHAEOLOGICAL INTEREST
電力車站 ELECTRICITY SUBSTATION	行人天橋 FOOTBRIDGE
排水渠預留 DRAINAGE RESERVE	EVA 緊急車輛通道 EMERGENCY VEHICULAR ACCESS
水務專用預留 WATERWORKS RESERVE	
規劃總圖劃界 PLANNING SCHEME BOUNDARY	地下鐵路及車站 MTR TRAINING RAILWAY AND STATION
發展區界線 DEVELOPMENT BOUNDARY	最高樓宇高度 (包括空中走廊上蓋等) MAXIMUM BUILDING HEIGHT (in m above PD)
機場高度限制 AIRPORT HEIGHT RESTRICTION	建議的水平 (包括主水平基準上若干米) PROPOSED LEVEL (in m above PD)
高架橋 ELEVATED ROAD	地下抽水機 UNDERGROUND COOLING WATER PUMPING STATION
高架行人網絡 (寬度及外觀須符合詳細設計) ELEVATED PEDESTRIAN NETWORK (WIDTH & APPEARANCE SUBJECT TO DETAILED DESIGN)	行人過路處 PEDESTRIAN CROSSING
壓路路 DEPRESSED ROAD	主幹道 TRUNK ROAD

港島規劃區第8區(部份圖則), 第24區(部份圖則)及第25區灣仔北發展大綱圖
 HONG KONG PLANNING AREAS 8 (PART PLAN), 24 (PART PLAN) AND 25 RECOMMENDED WAN CHAI NORTH - OUTLINE DEVELOPMENT PLAN

SCALE 1:2 500 比例尺
 METRES 0 50 100 150 200 250 300 350 400 450 500 METRES

圖則編號
 PLAN No. D/H25/D