

Planning of Wan Chai Development Phase II

31 July 2012



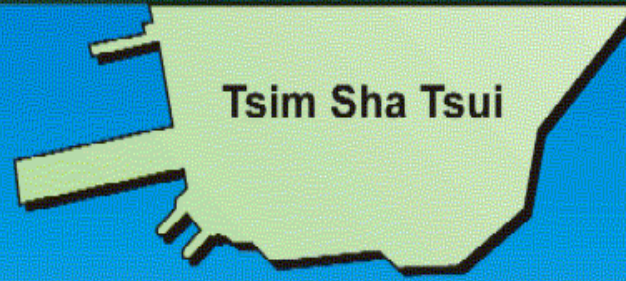
Victoria Harbour



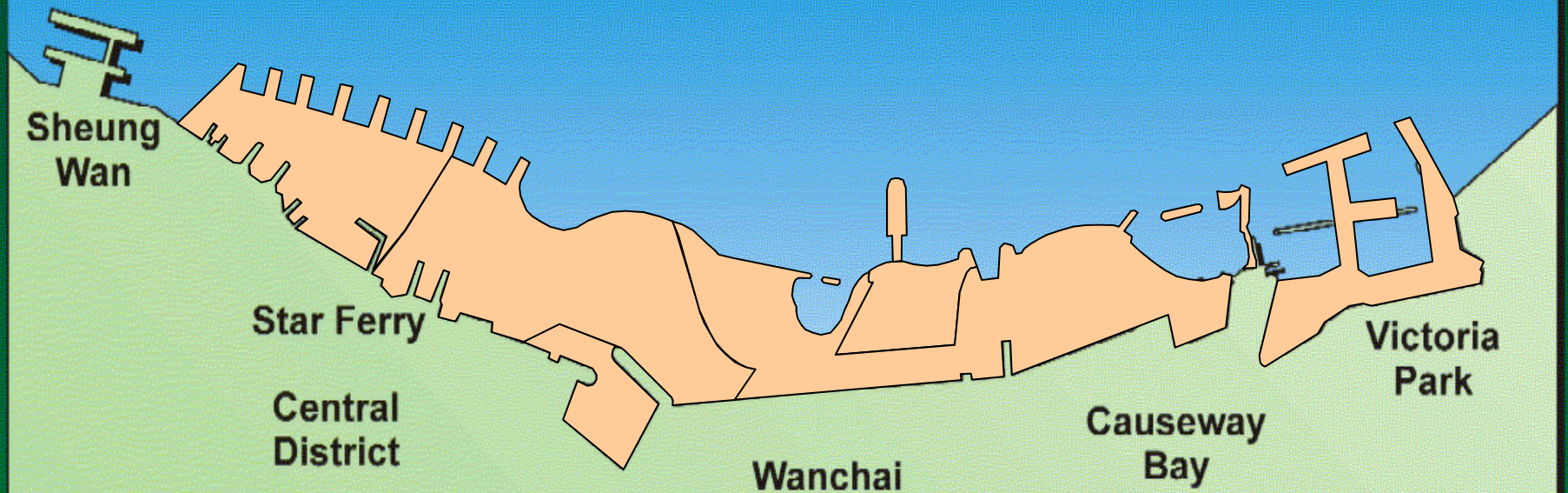
September 1989

Central and Wan Chai Reclamation Feasibility Study

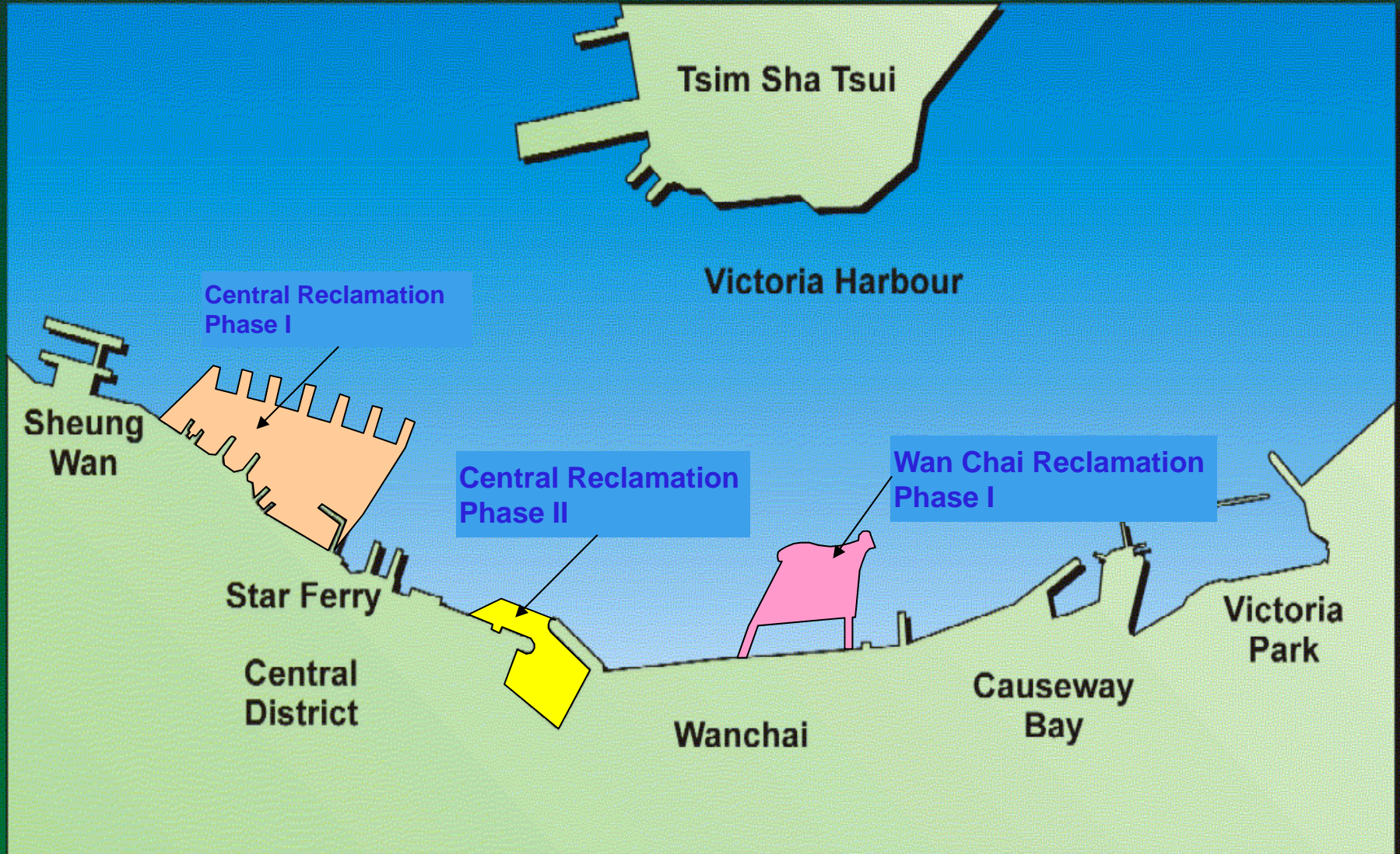
The Study confirmed the feasibility of the reclamation at Central and Wan Chai and recommended to form a total of 110 hectare of new land



Victoria Harbour



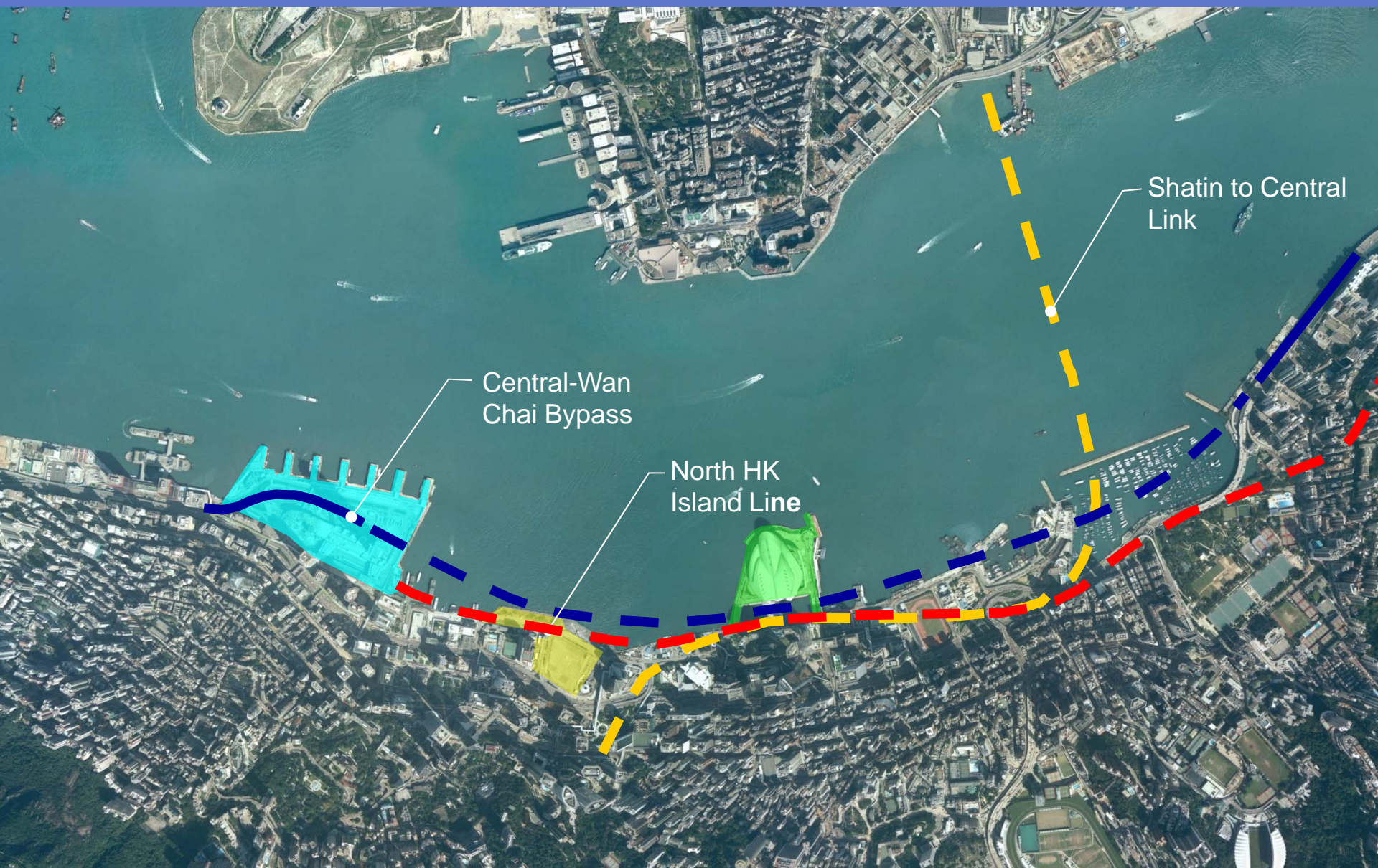
Central and Wan Chai Reclamation (1997)



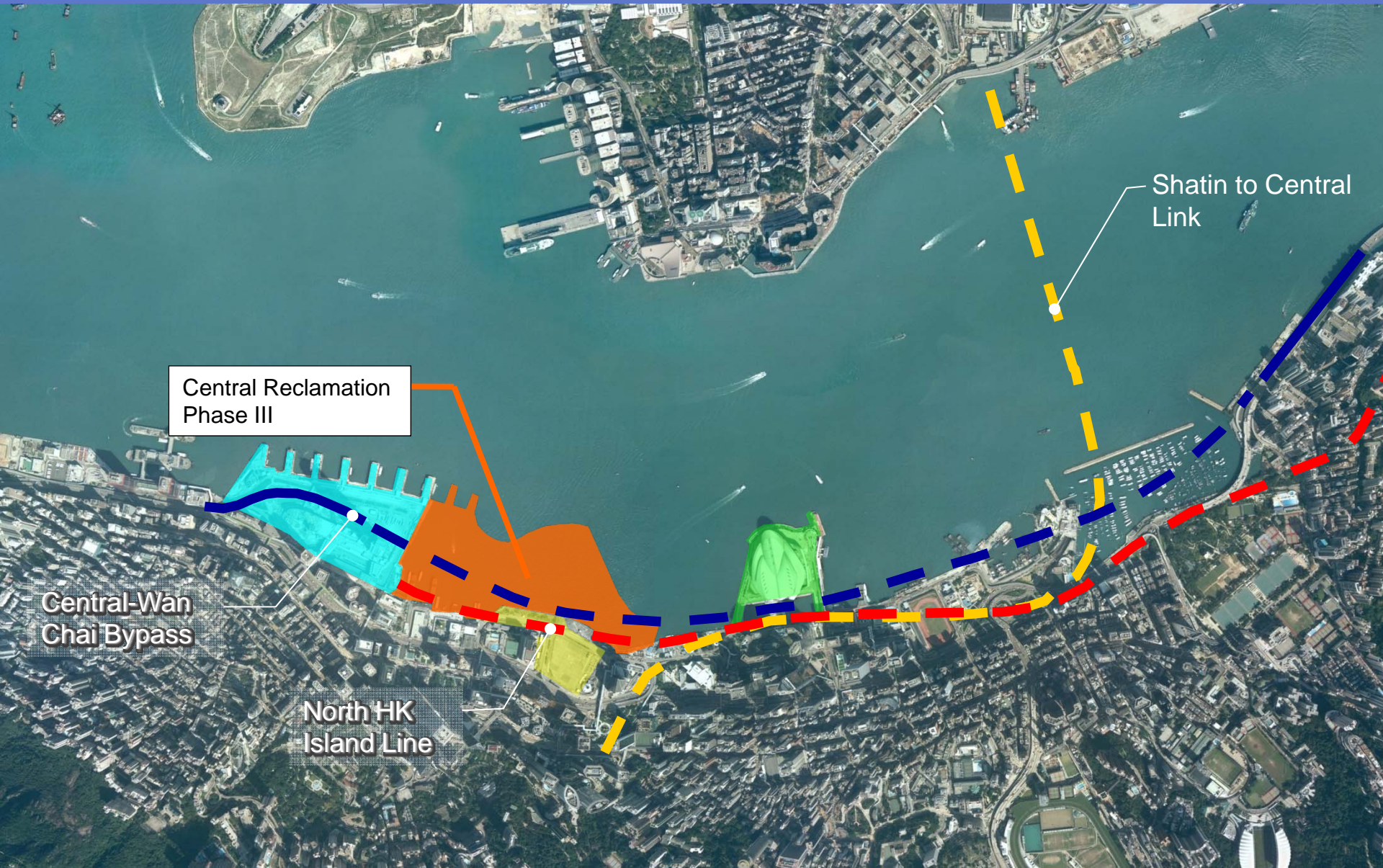
Victoria Harbour



Central and Wan Chai Reclamation



Central and Wan Chai Reclamation



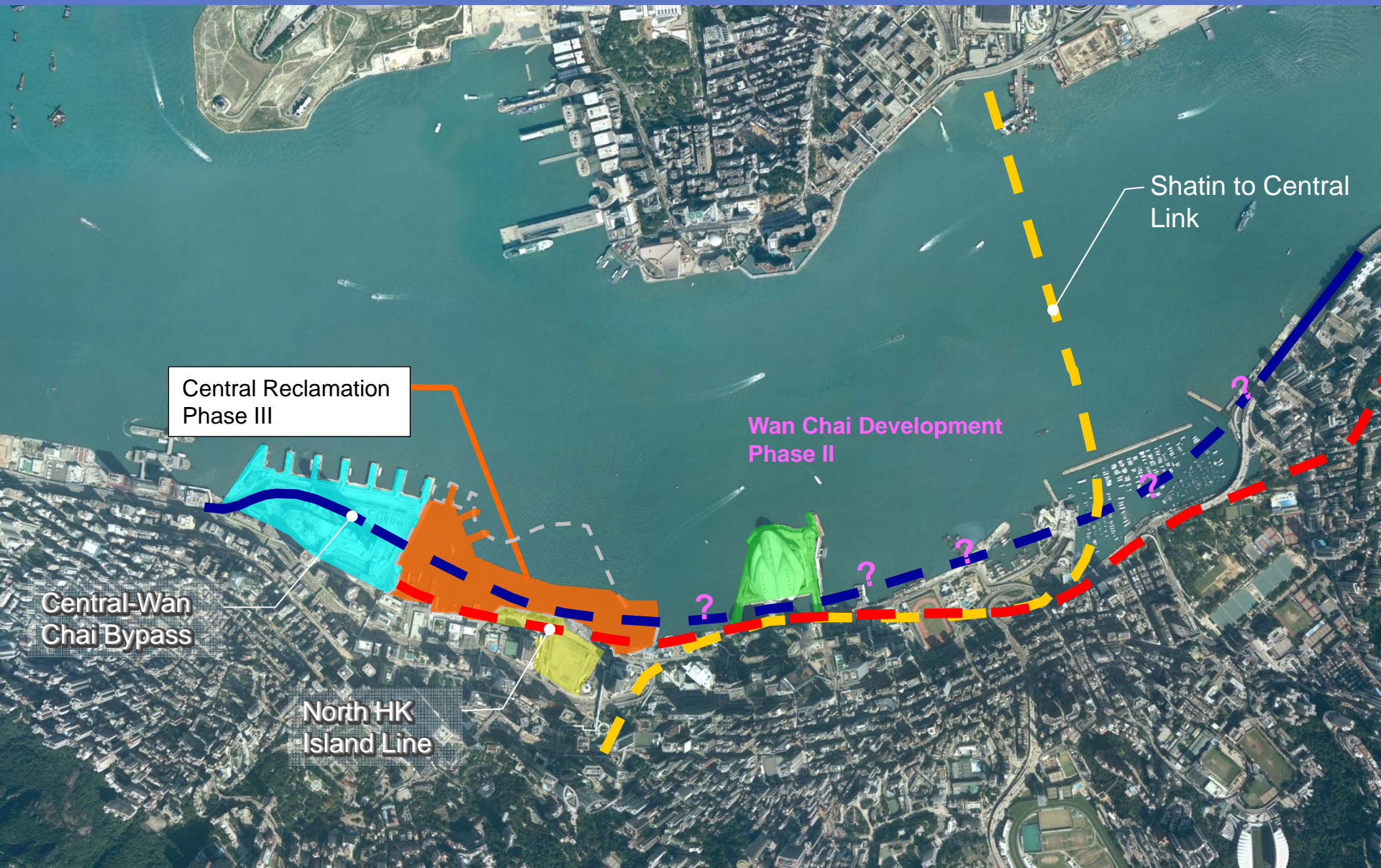
Central Reclamation Phase III

Central-Wan Chai Bypass

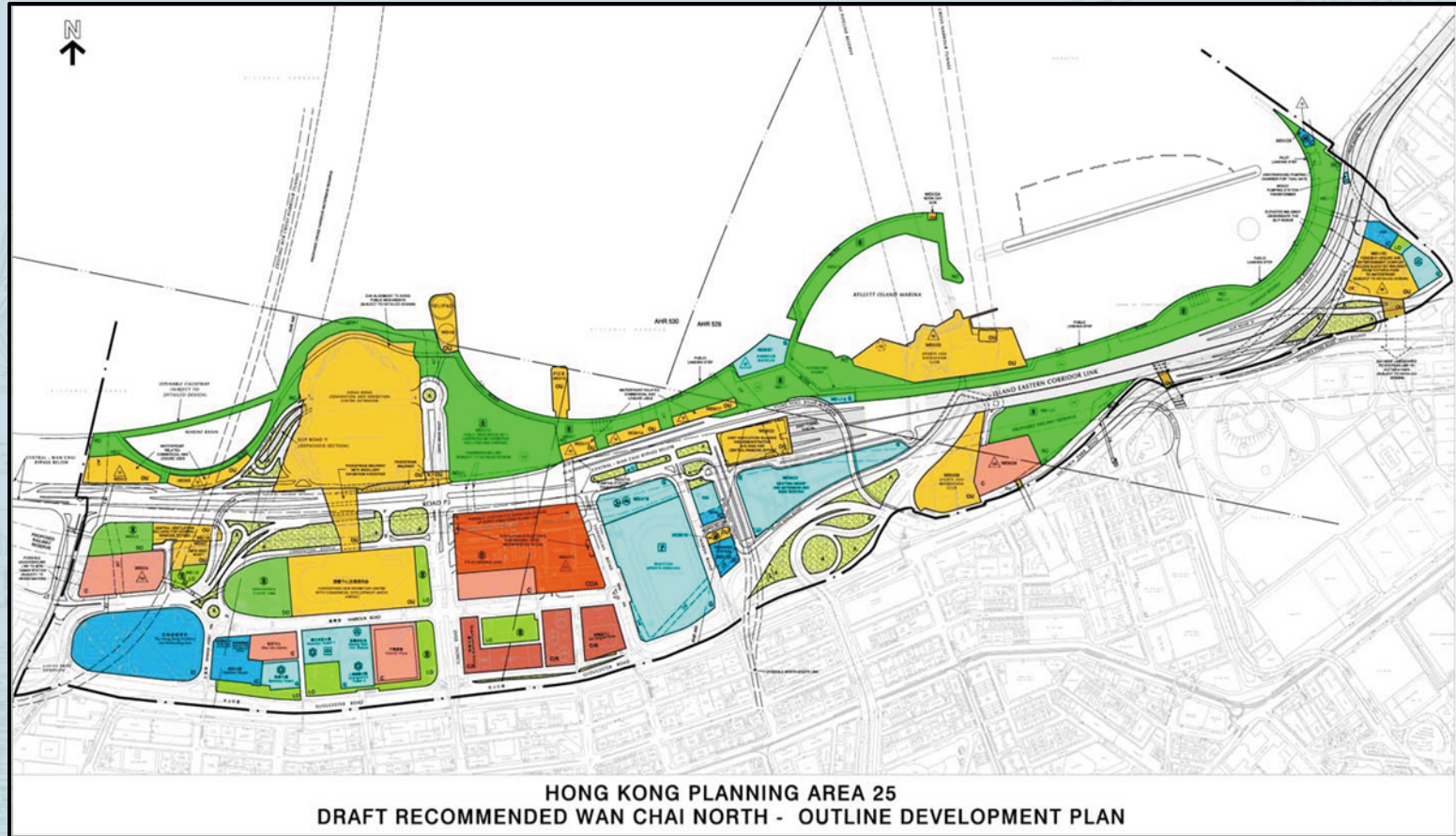
North HK Island Line

Shatin to Central Link

Central and Wan Chai Reclamation



Previous Planning (2002)



Challenged by judicial review in related to PHO!

CAP. 531 Protection of the Harbour

3. Presumption against reclamation in the harbour

- 1) The harbour is to be protected and preserved as a special public asset and a natural heritage of Hong Kong people, and for that purpose there shall be a presumption against reclamation in the harbour.
- 2) All public officers and public bodies shall have regard to the principle stated in subsection (1) for guidance in the exercise of any power vested in them.

CFA Judgment of 9 Jan 2004

- The presumption against reclamation in the Protection of the Harbour Ordinance, Cap 531 can only be rebutted by demonstrating compliance with the Overriding Public Need Test
- There must be cogent and convincing materials before the decision-maker to satisfy him of compliance with the Overriding Public Need Test



WDII Review

- Government's commitment:
 - Re-plan the essential transport infrastructure in accordance with PHO and the CFA Judgment
 - Improve public access to harbour and enhance the harbour-front for public enjoyment

Guiding Principles

- Protection of the Harbour Ordinance
- Town Planning Board's Vision Statement on Victoria Harbour : "to make Victoria Harbour attractive, vibrant, accessible and symbolic of Hong Kong – a harbour for the people and a harbour of life"
- HEC's Harbour Planning Principles
- Sustainability Principles and Indicators formulated with the public during the Envisioning Stage – for evaluation of Concept Plans in the next stage

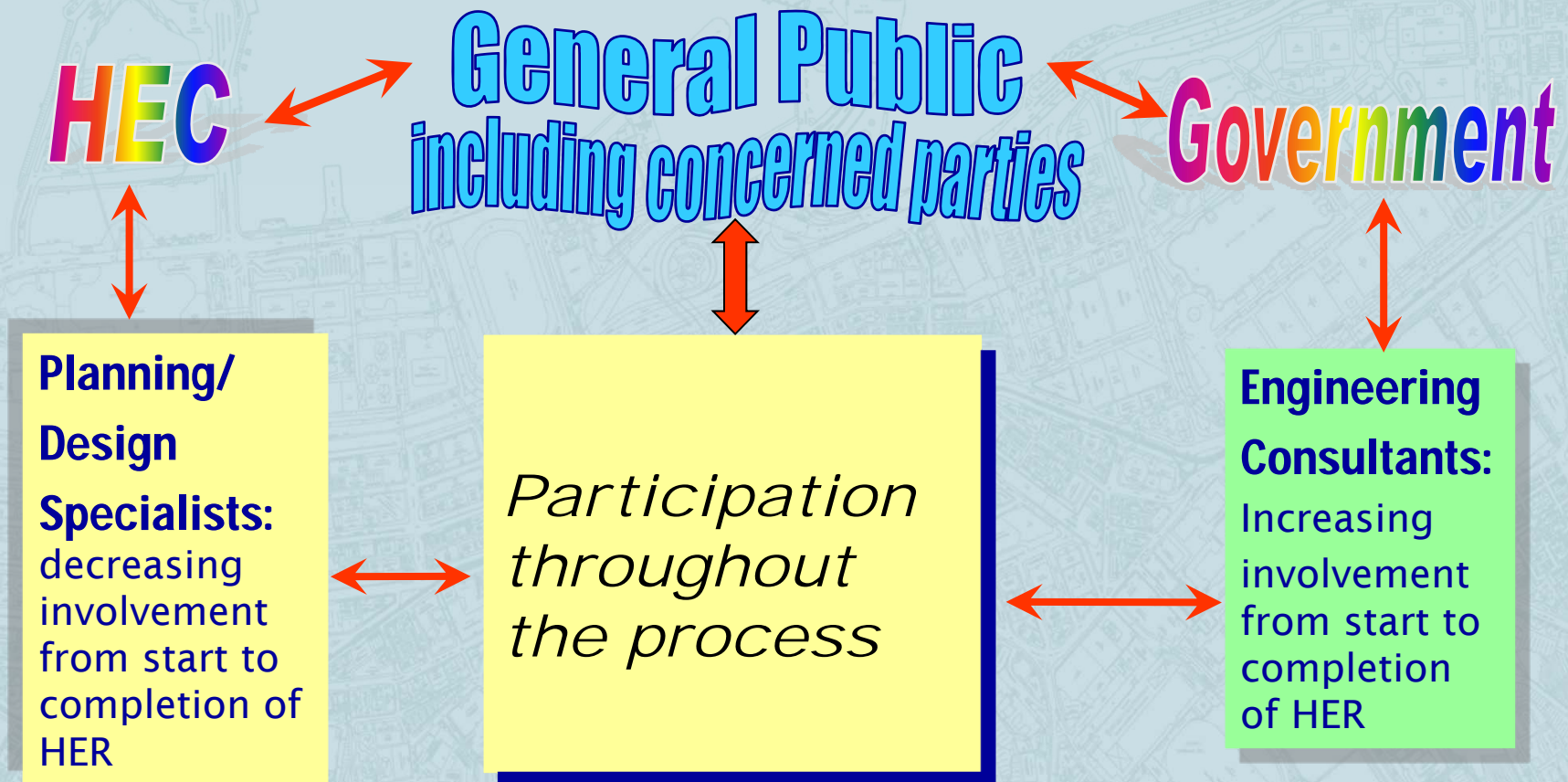


Harbourfront Enhancement Review – Wan Chai, Causeway Bay and Adjoining Areas (HER)

The HER Process

- **Aim of HER:**

- To achieve a socially, environmentally and economically sustainable harbour-front in Wan Chai, Causeway Bay and the adjoining areas

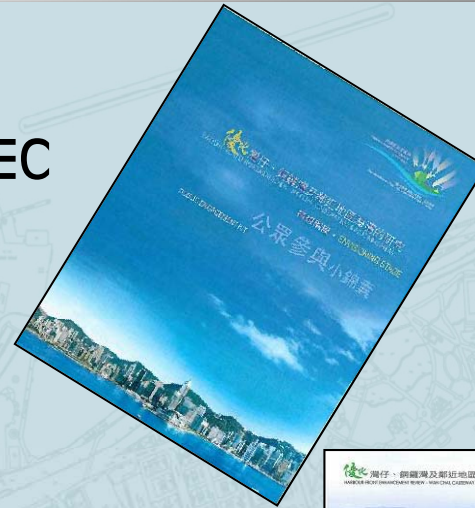


Three-stage process

- **Envisioning Stage (May to Dec 2005)**
 - Public to give visions, wishes and concepts on the kind of harbour-front they hope to have
- **Realization Stage (Oct – Dec 2006)**
 - Public to evaluate concept plan to arrive at consensus
- **Detailed Planning Stage (commenced in Jun 2007)**
 - Public to ensure RODP and OZP reflect consensus

Publicity

- Public engagement kits widely distributed and posted onto HEC website
- Press briefings
- Advertisements in newspapers
- About 7,000 invitation letters/posters/leaflets to LegCo, all 18 DCs, relevant statutory bodies, incorporated owners associations, mutual aid committees, schools, green groups, stakeholders as well as those who have participated in the previous stages of HER



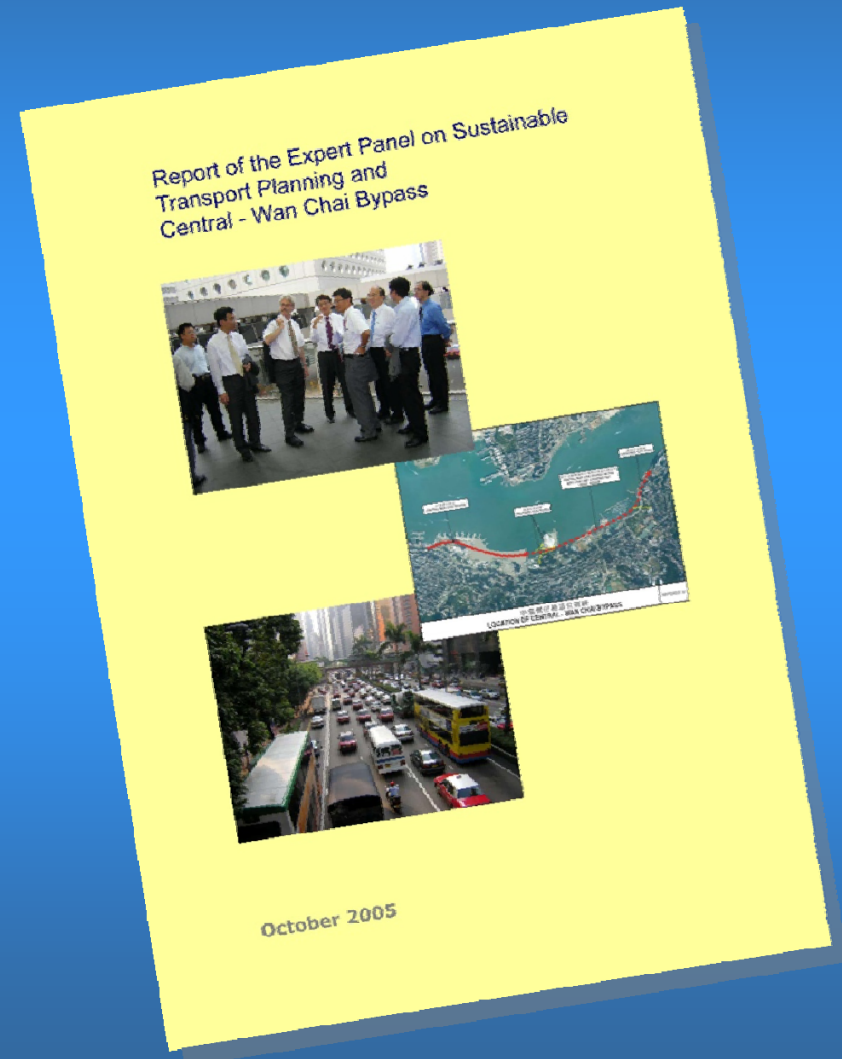
Envisioning Stage

- Public Engagement Activities
 - 5 Public Forums (*421 participants*)
 - 2 Community Design Charrettes (*223 participants*)
 - Opinion Surveys
 - Telephone (*921 interviews*);
 - Road-side (*161 interviews*); and
 - Self-administered questionnaires (*306 numbers*)
 - Written Submissions (*34 numbers + 58 numbers expressed in opinion survey*)
 - **Expert Panel Forum** (*129 participants*)
 - **Consolidation Forum** (*132 participants*)
- **Report of the Envisioning Stage Published in March 2006**



Forum of the Expert Panel on Sustainable Transport Planning and Central – Wan Chai Bypass

- **District Traffic Study**
 - Confirmed the need for Central-Wan Chai Bypass and adjoining roads to diverge the existing traffic flow at east-west Corridor so as to relief the traffic congestion at the Corridor and the road network in the District
- Report of the Expert Panel on Sustainable Transport Planning and Central – Wan Chai Bypass
 - Support the provision of Central – Wan Chai Bypass



Realization Stage Preparation Works

- **Trunk Road Report on Final Alignment Published in April 2006**
 - Public consulted in April to June 2006

**Accepted by HEC in
June 2006**

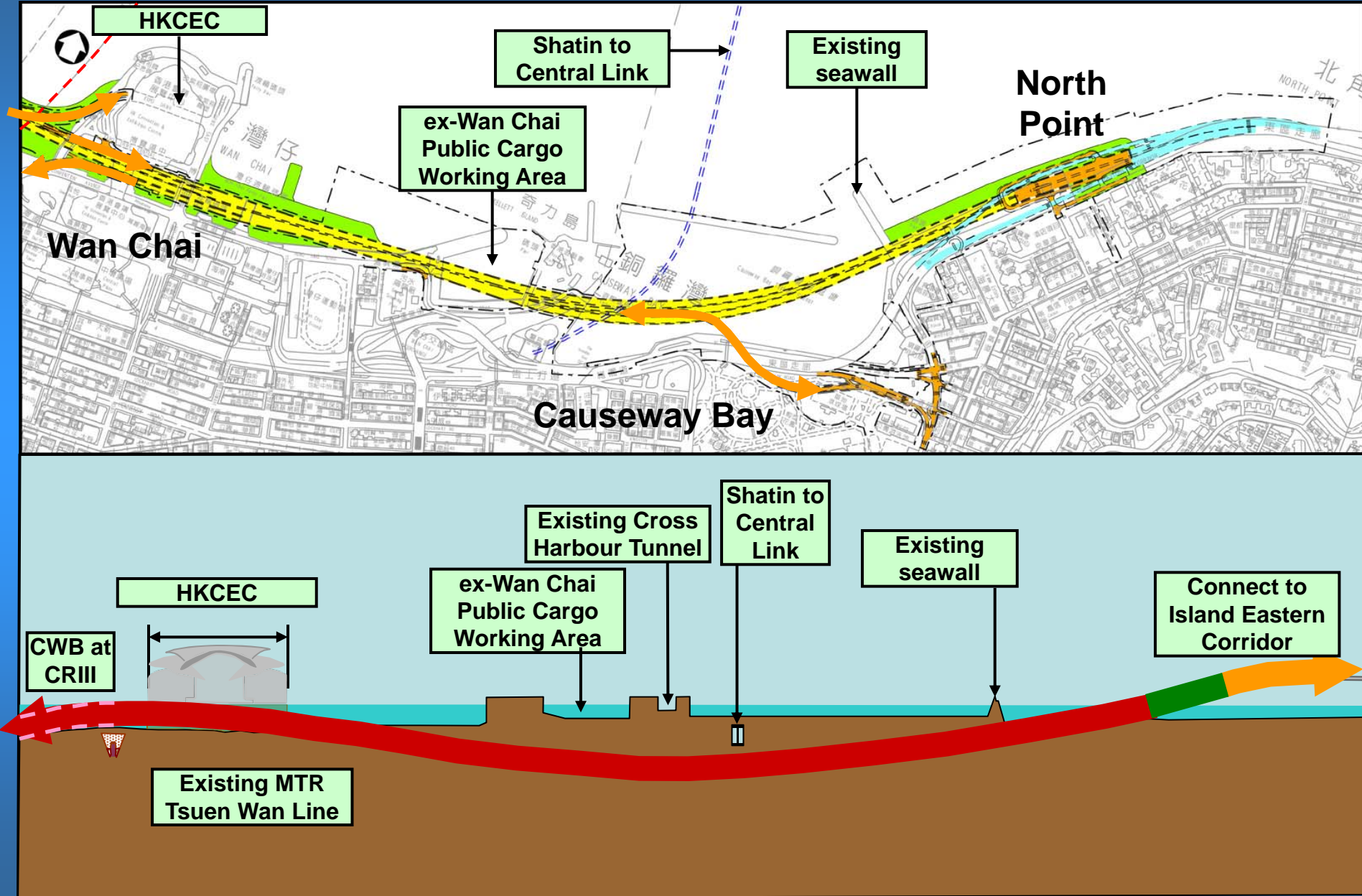
CONSOLIDATION OF HARBOUR-FRONT
& TRUNK ROAD IDEAS

Trunk Road Alignments & Harbour-Front Enhancement

April 2006

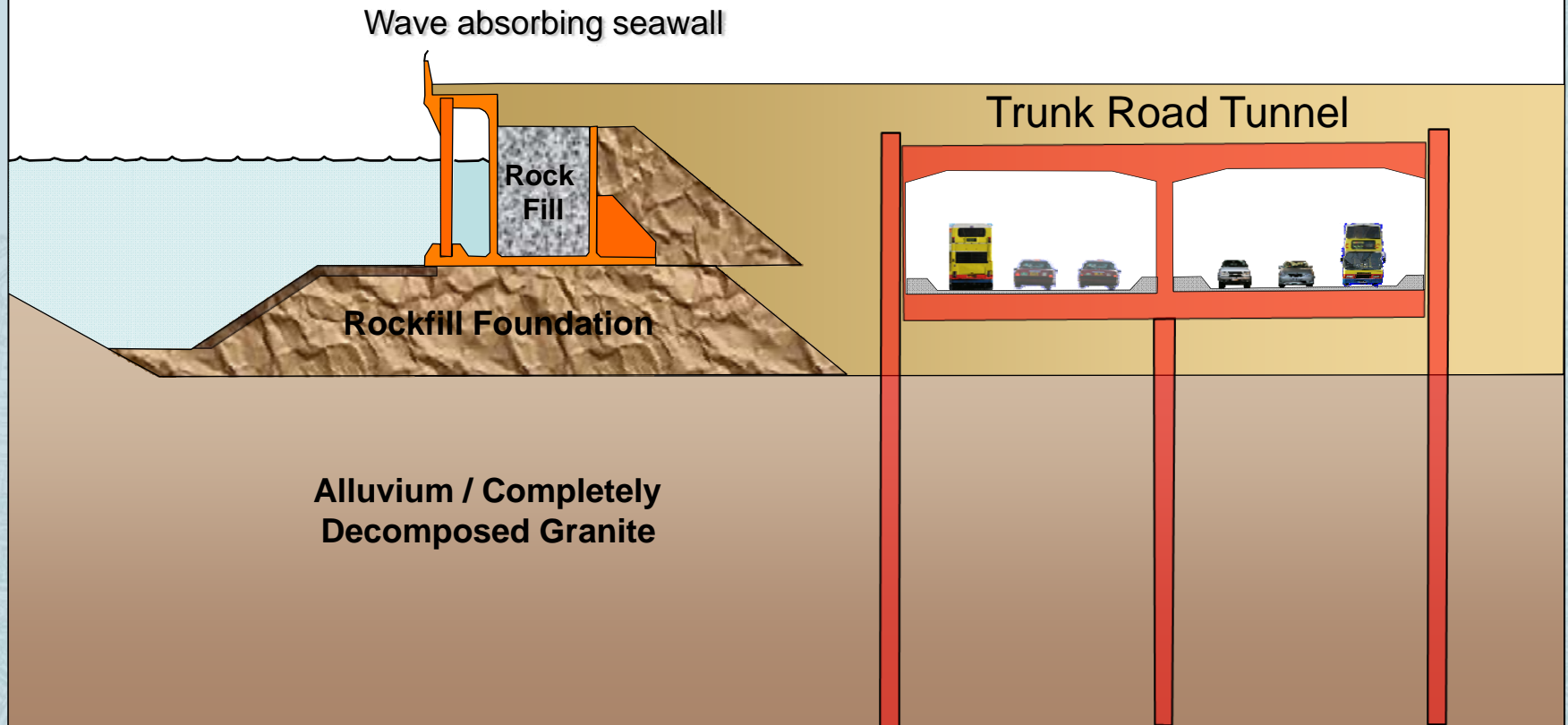
MAUNSELL CONSULTANTS ASIA LTD

CWB Horizontal and Vertical Alignment

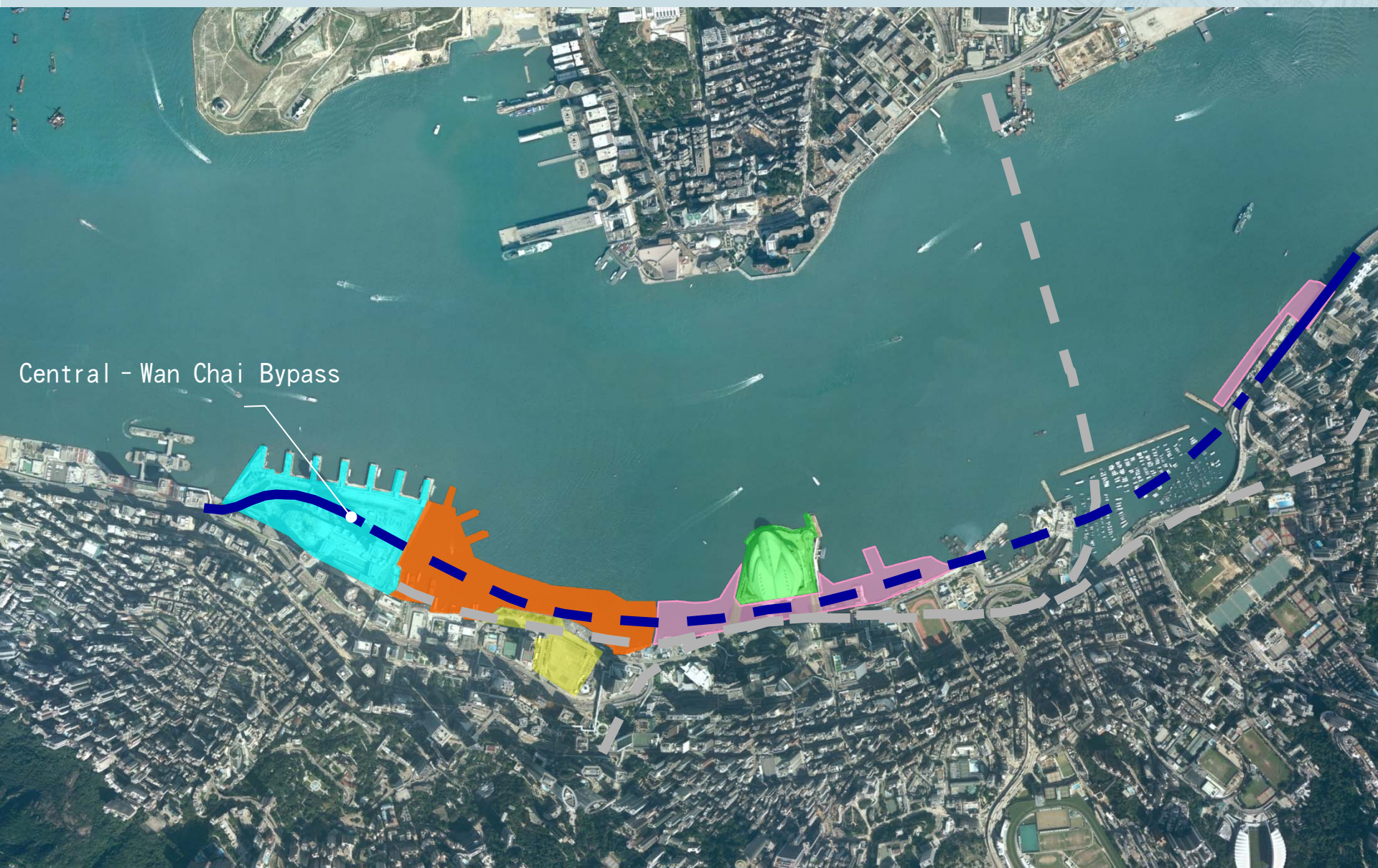


Realization Stage Preparation Works

Typical Section



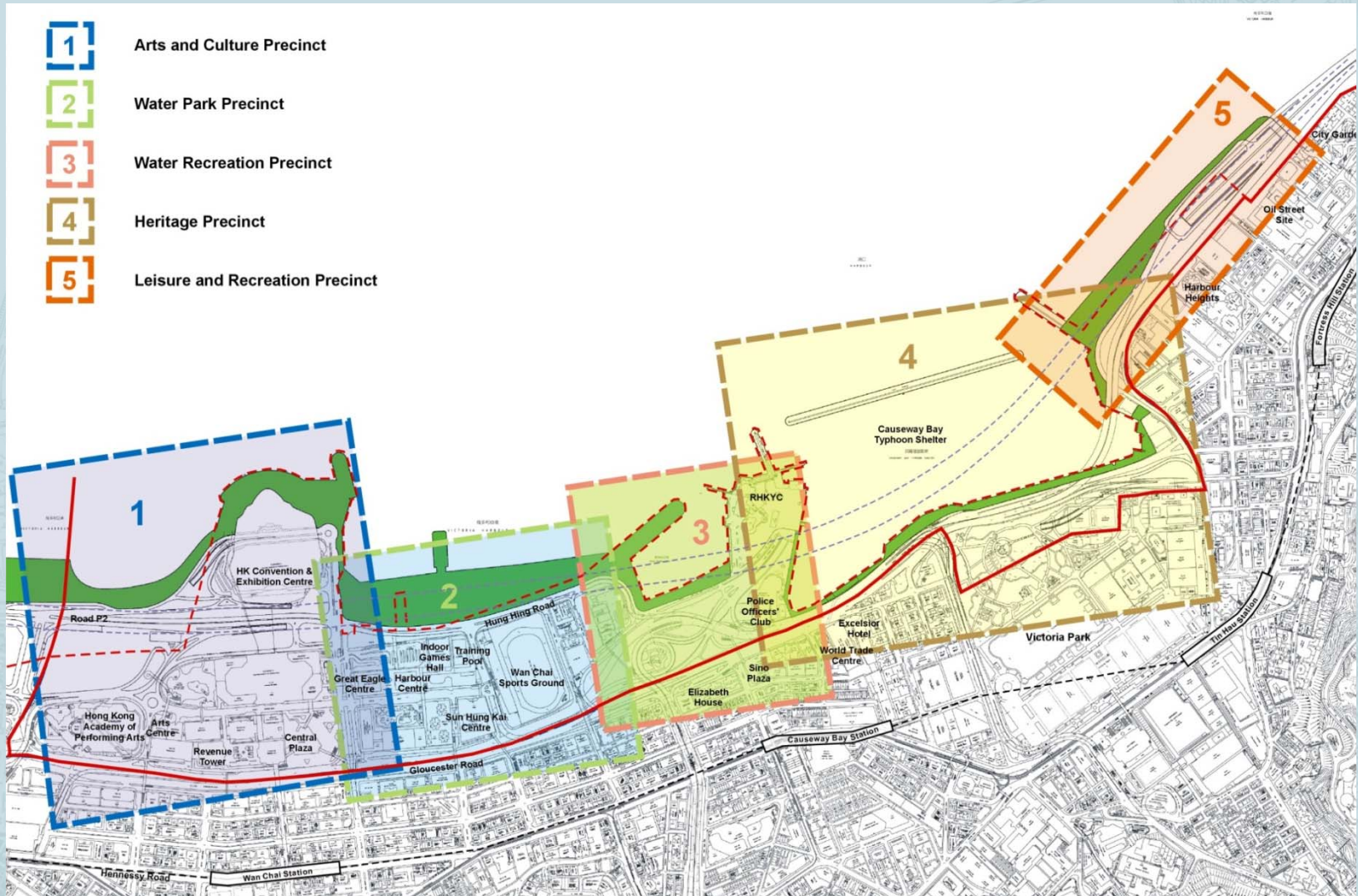
Realization Stage Preparation Works



Central - Wan Chai Bypass

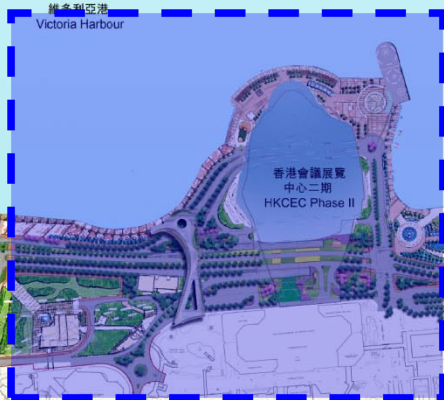
Realization Stage Preparation Works

Harbour-front Enhancement Concept



Harbour-front Enhancement Concept

1. Arts & Culture Precinct



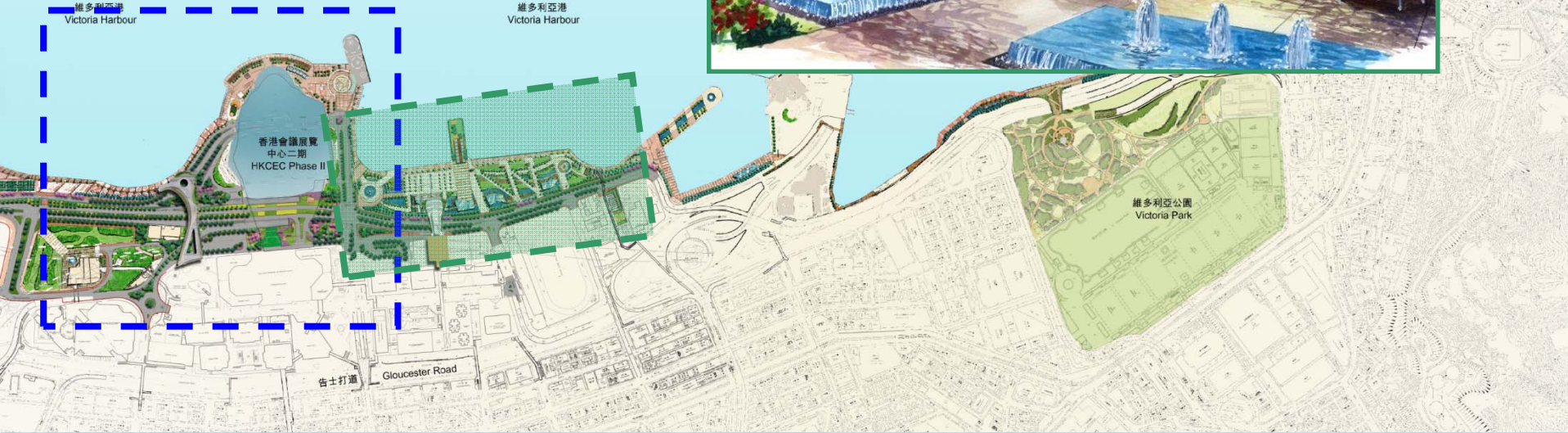
維多利亞港
Victoria Harbour

維多利亞公園
Victoria Park

告士打道
Gloucester Road

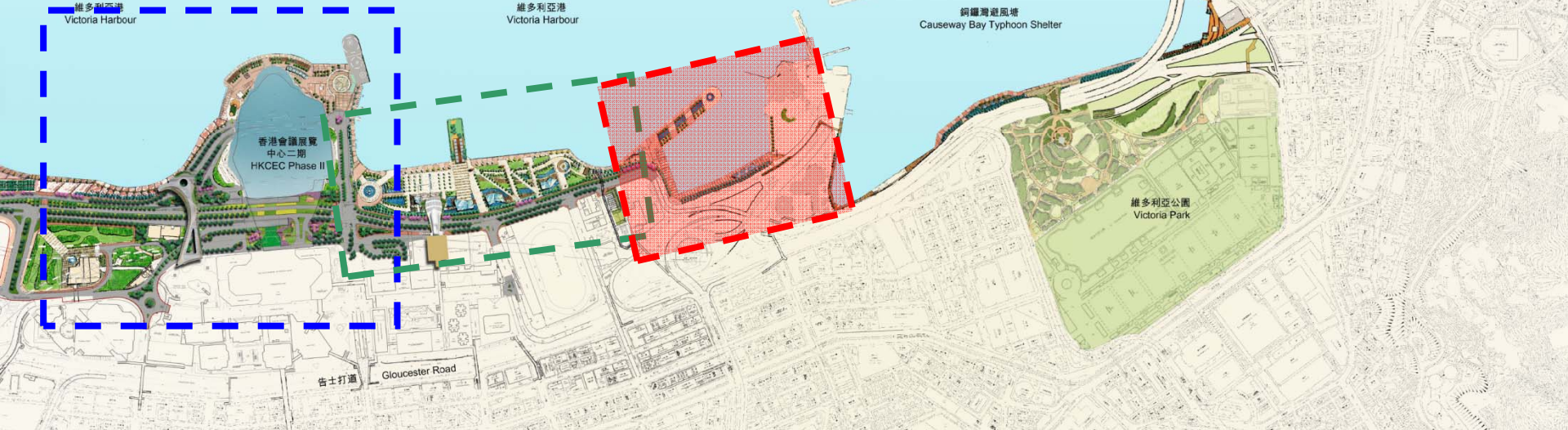
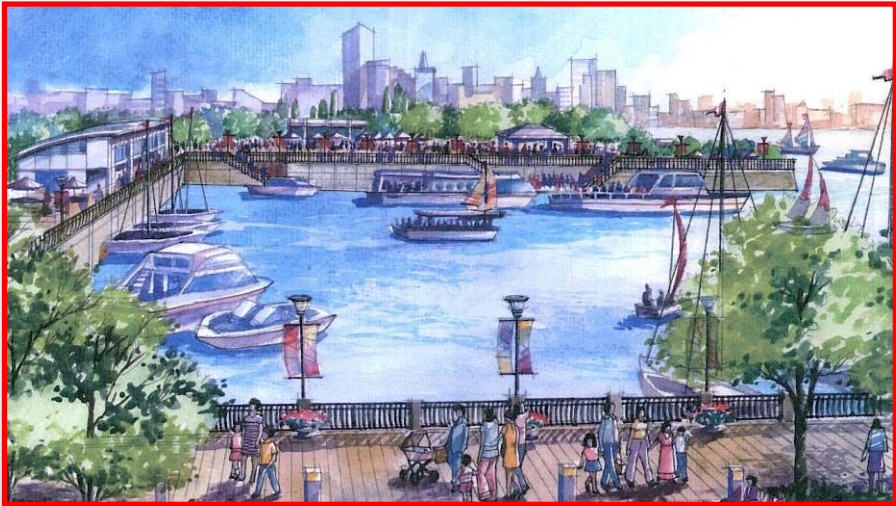
Harbour-front Enhancement Concept

2. Water Park Precinct



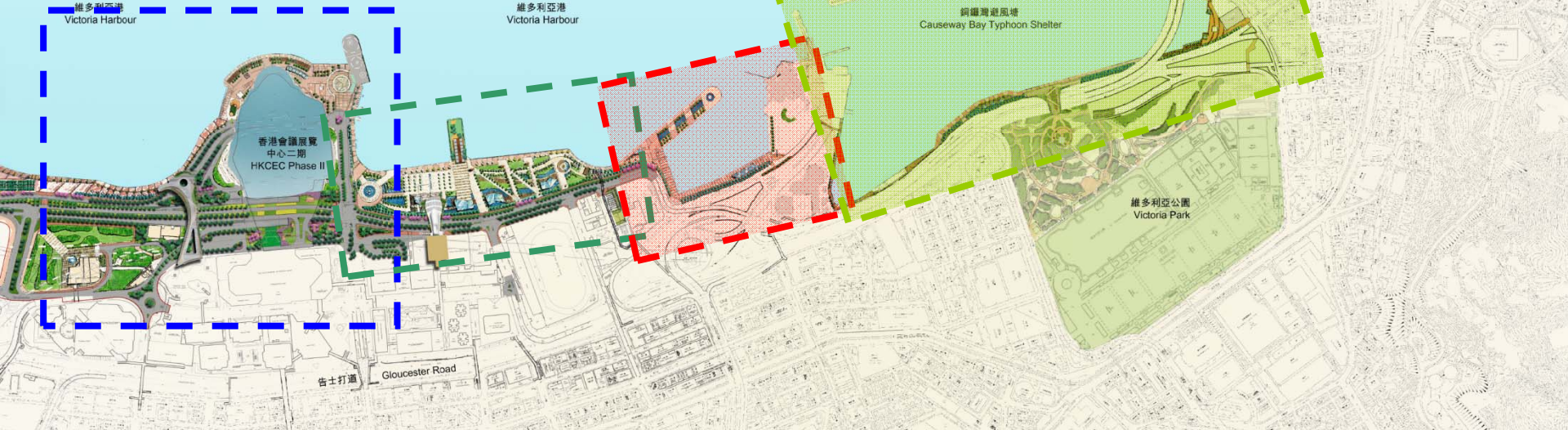
Harbour-front Enhancement Concept

3. Water Recreation Precinct



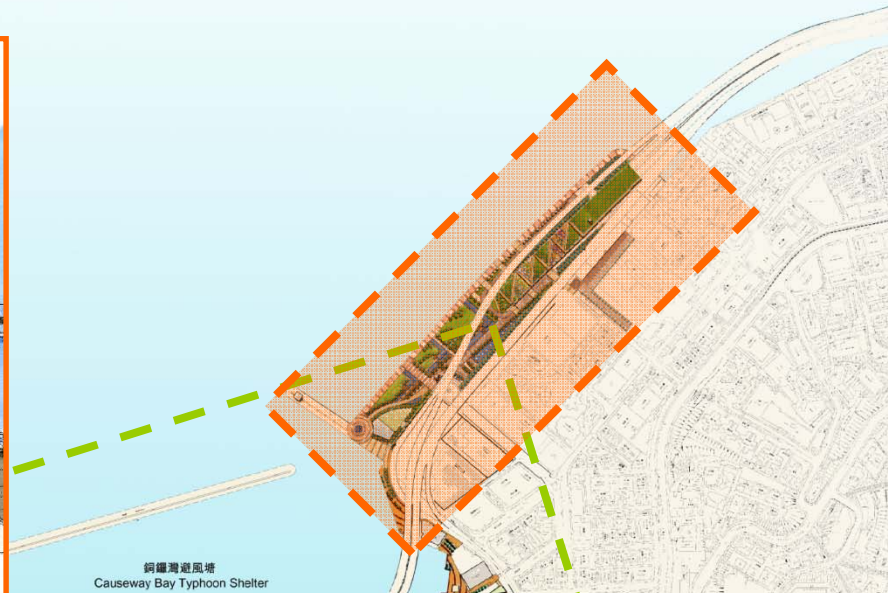
Harbour-front Enhancement Concept

4. Heritage Precinct

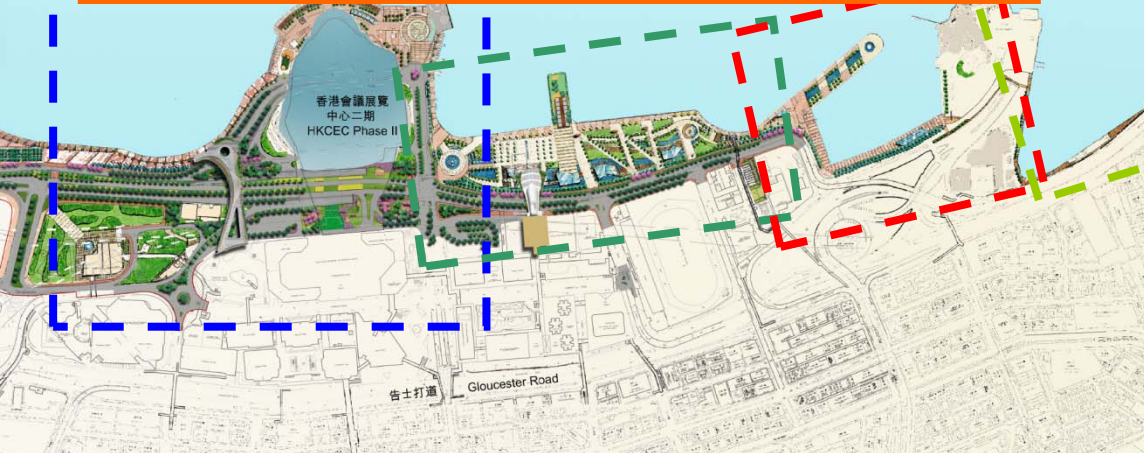


Harbour-front Enhancement Concept

5. Leisure & Recreation Precinct



銅鑼灣避風塘
Causeway Bay Typhoon Shelter



Realization Stage

- Public Engagement Activities
 - Roving exhibition (6 locations)
 - Views Collection
 - View collection form (388 numbers)
 - Written submission (81 numbers)
 - Two Harbour Walks (114 participants)
 - Two Community Workshops (145 participants)
 - One Consensus Building Town Hall Meeting (82 participants)



Realization Stage

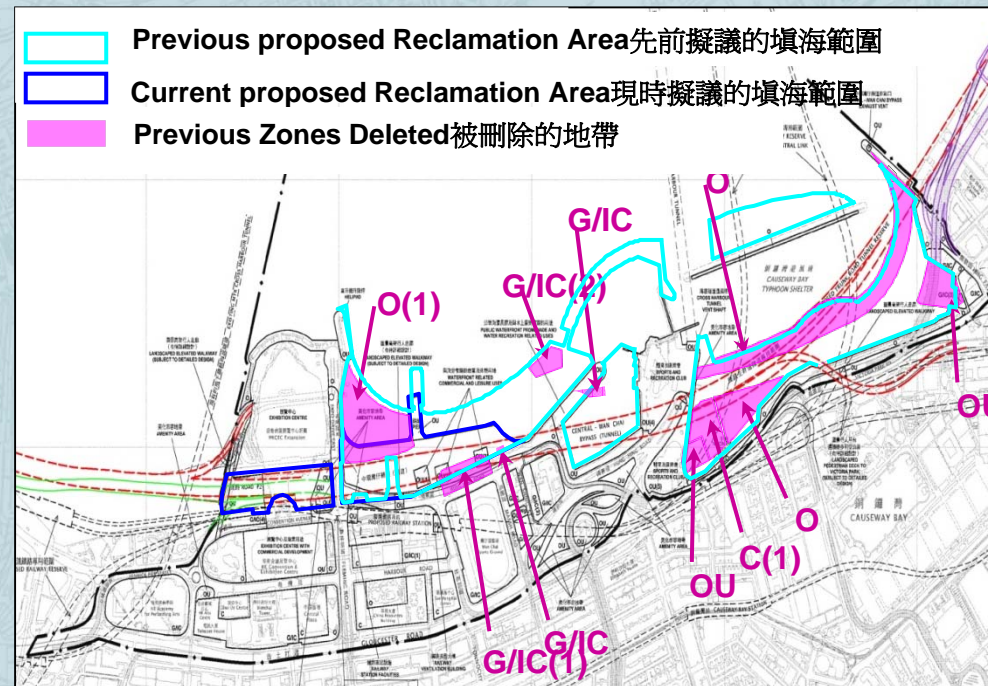
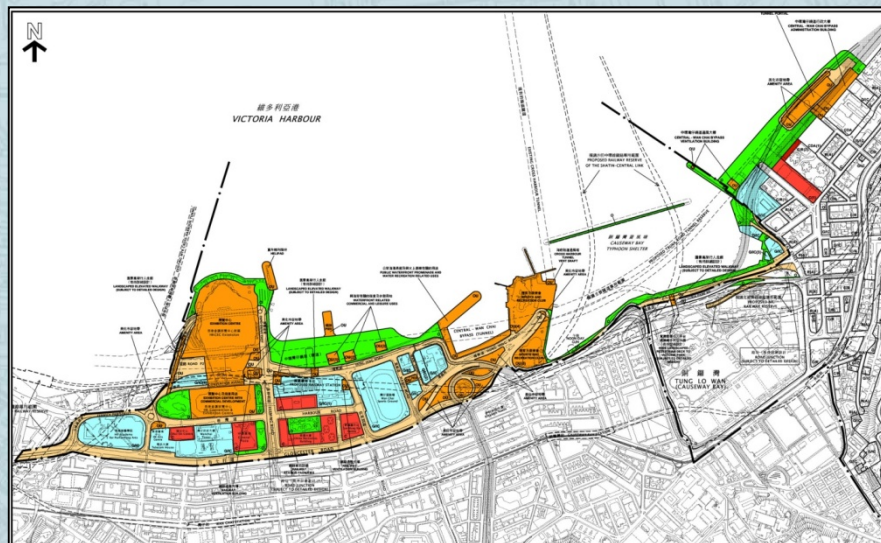
- Concept Plan was supported
- Report of the Realization Stage was published in April 2007



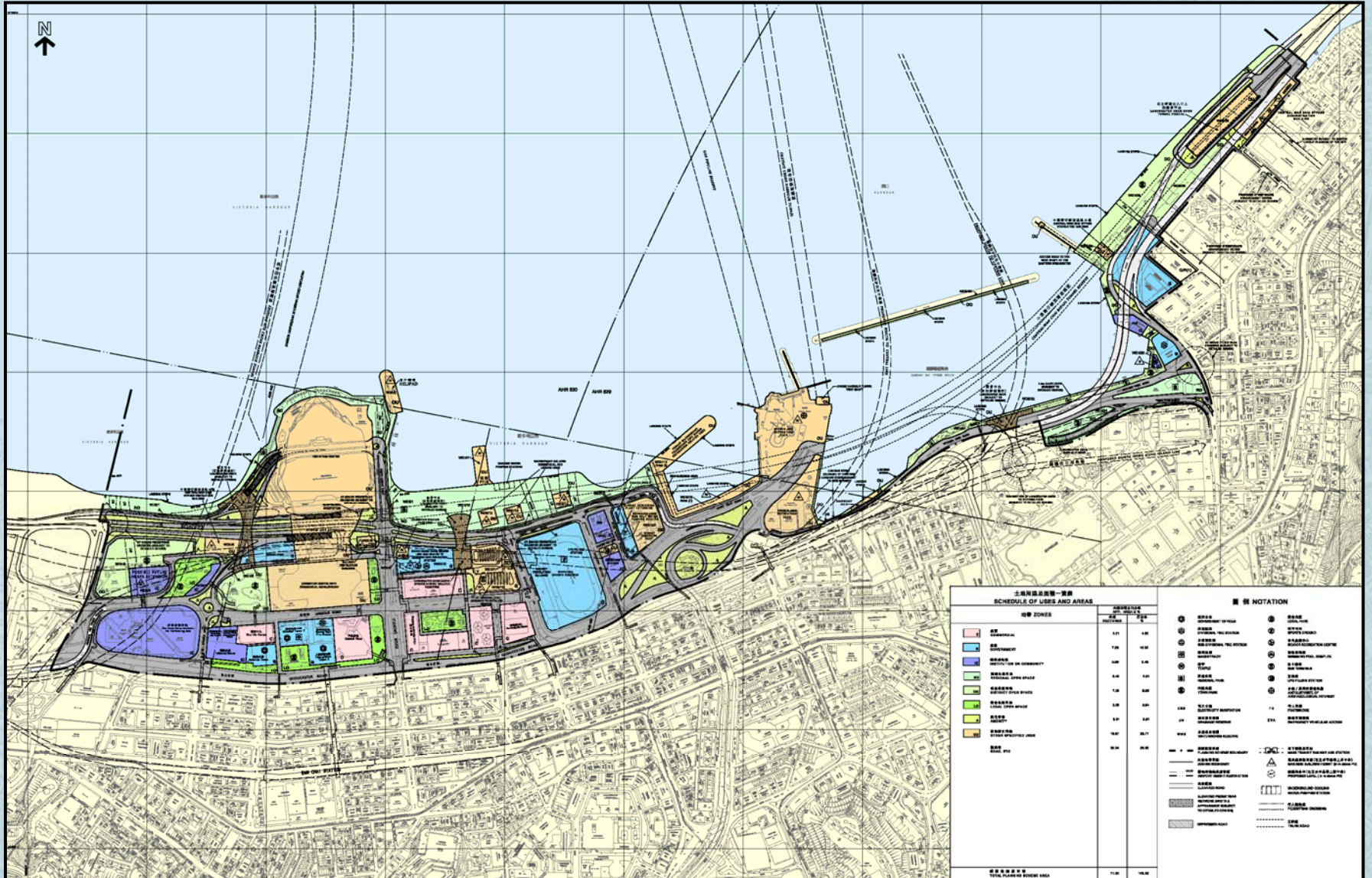
Detailed Planning Stage

- Prepared RODP and amendments to OZP
- Public Engagement Activities
 - Public Briefing on 23 June 2007 (147 participants)
- Comments

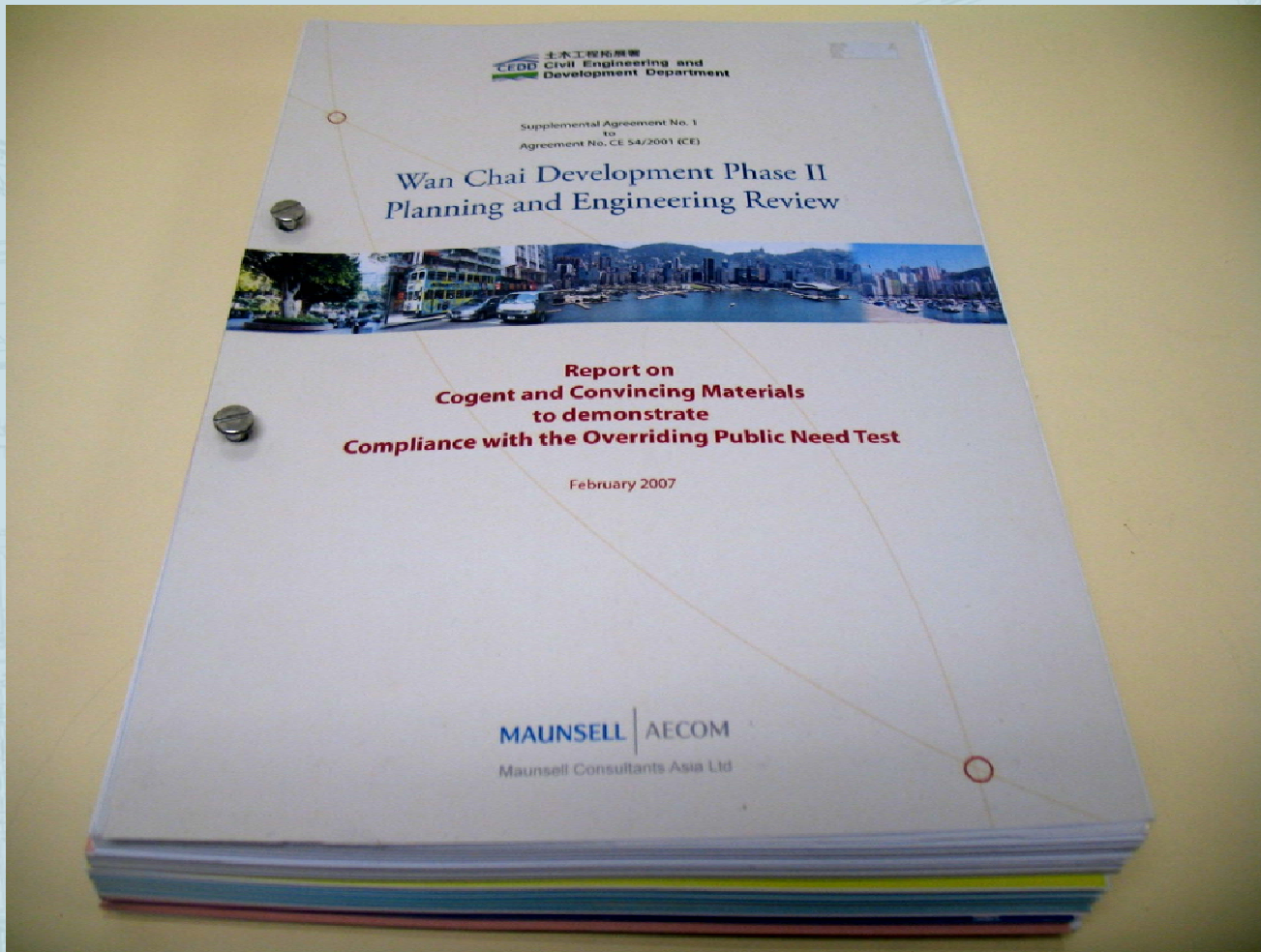
➔ Town Planning Board



New Planning



WDII CCM Report



Implementation Timeline

April 2006

Trunk Road Report published.

June 2007

Detailed Planning Stage
Public Engagement.

December 2009

Commencement of Works

March 2006

Envisioning Stage Public
Engagement Report endorsed.

April 2007

RODP and OZPs prepared

July 2009

Funding approval by FC

December 2005

Envisioning Stage Consolidation
Forum reported views collected

March 2007

Realization Stage Public
Engagement Report endorsed.

May 2009

CE in Council approved the
scheme

September 2005

Expert Panel Forum confirmed
the need of the CWB.

October 2006

Realization Stage Public
Engagement commenced.

July 2007

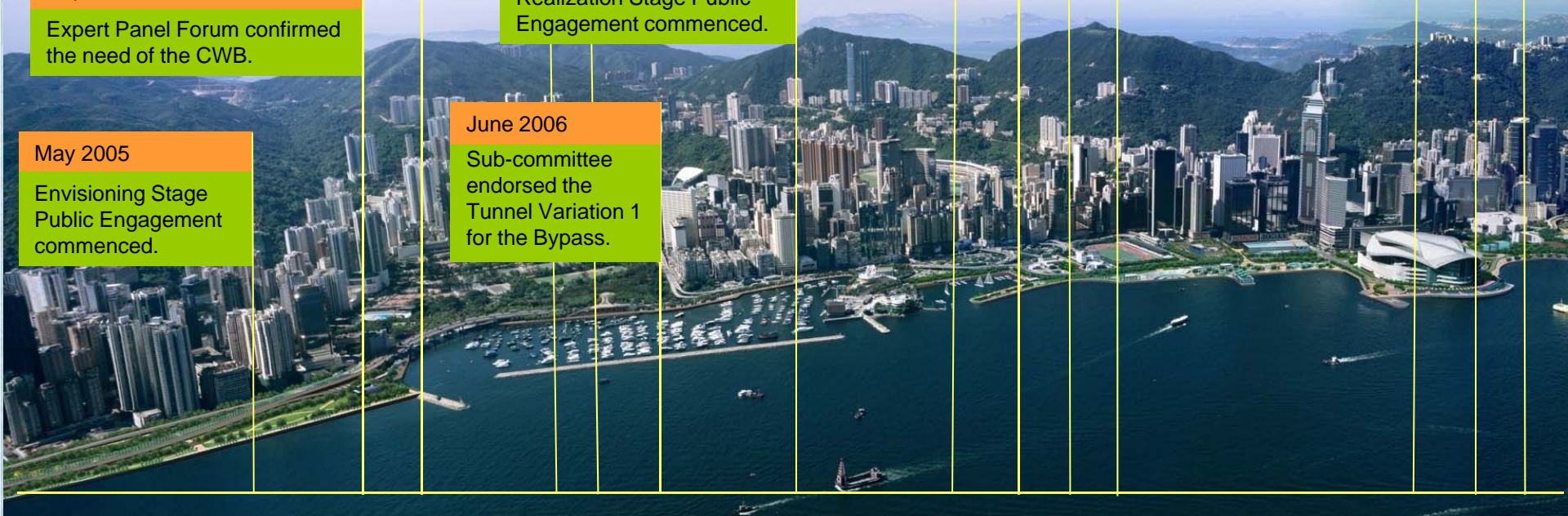
Gazetted the scheme

May 2005

Envisioning Stage
Public Engagement
commenced.

June 2006

Sub-committee
endorsed the
Tunnel Variation 1
for the Bypass.



Way forward

- WDII and CWB construction commenced in 2009
- Land for the Wan Chai harbour-front available in about 2017 after the construction works of the WDII and CWB are completed.
- PlanD will carry out a planning study and will report to the HC or this Task Force on its preparation in due course.

Thank you

<http://www.wd2.gov.hk>