

立法會
Legislative Council

LC Paper No. CB(1) 18/03-04(01)

Ref. : CB1/PL/PLW,
CB1/PL/EA

Panel on Planning, Lands and Works
Panel on Environmental Affairs and

Background brief on Central and Wanchai reclamation

This paper gives a brief account of the Central and Wanchai reclamation project.

2. The need for reclamation in Central and Wanchai was first identified in the Harbour Reclamation and Urban Growth Study in 1983 and later confirmed by the 1984 Territorial Development Strategy (TDS), 1991 Metroplan and 1996 TDS Review. The Central and Wanchai Reclamation Feasibility Study was endorsed by the Land Development Policy Committee on 22 September 1989. The recommendation was to reclaim an area of about 108 hectares along the waterfront from Central to Causeway Bay. The main objective of the subject study was to provide land for the Central and Wanchai Bypass, the Island Eastern Corridor Link, the Mass Transit Railway North Hong Kong Island Line and to improve the existing waterfront. The Central and Wanchai reclamation is divided into five phases -

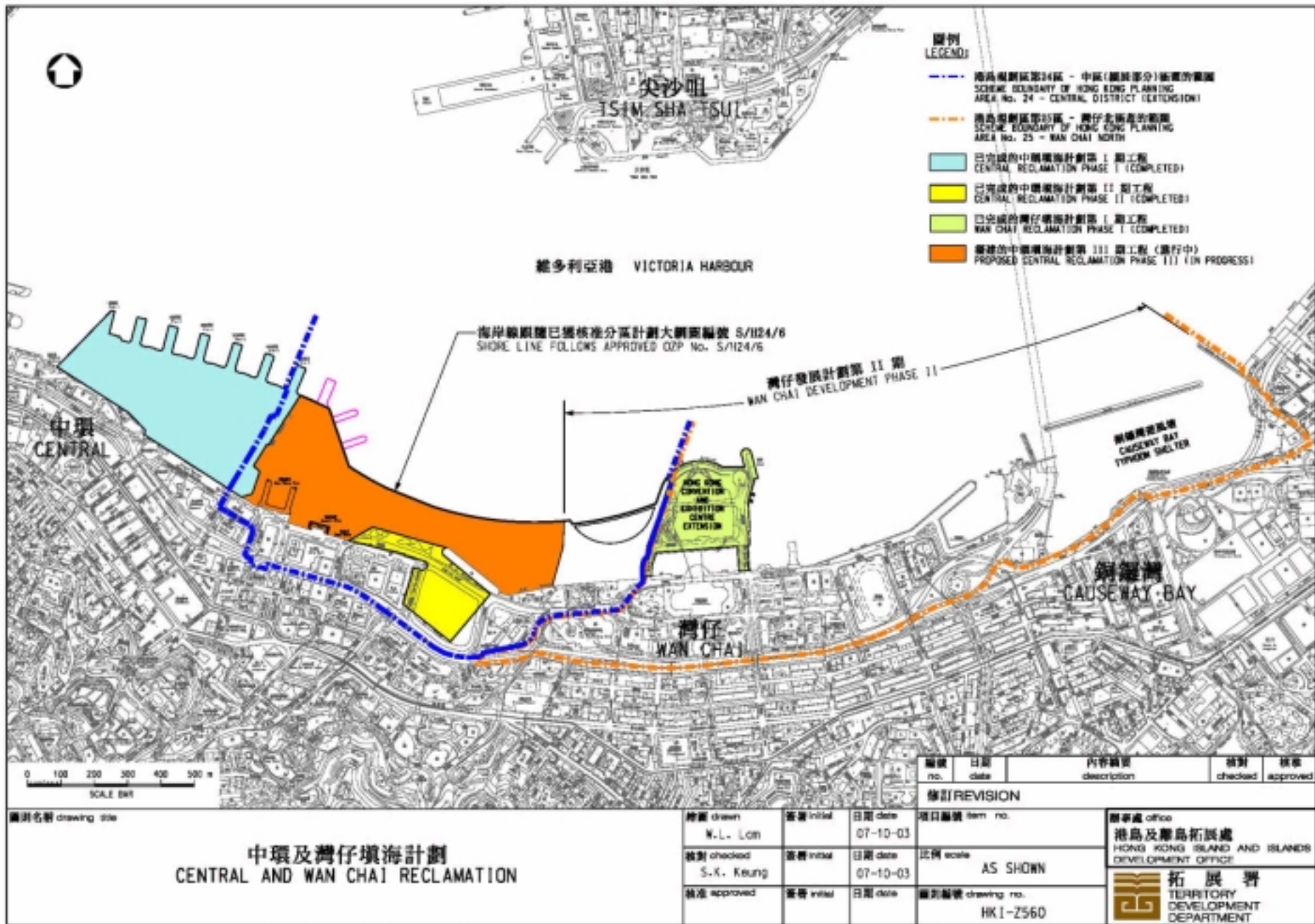
- (a) **Central reclamation phase I (CRI)** involved the reclamation of about 20 hectares of seabed which extended from Rumsey Street to Blake Pier. The reclamation provided land for the extension of the Central Business District and for the construction of the Hong Kong Central station of the airport railway. The engineering works commenced in September 1993 and completed in June 1998;
- (b) **Central reclamation phase II (CRII)** involved the reclamation of about 5.3 hectares of land in the Tamar Basin area to provide commercial development sites and public open space in the Central District. The engineering works commenced in December 1994 and completed in September 1997;

- (c) **Central reclamation phase III (CRIII)** originally involved a reclamation of about 32 hectares in the central harbour for the construction of the Central and Wanchai Bypass and other infrastructural facilities. As a result of public concerns over the need to protect and preserve the central harbour and the motion passed by the Legislative Council, the Administration subsequently scaled down the extent of reclamation from 32 to 18 hectares;
- (d) **Wanchai reclamation phase I (WRI)** formed part of the construction of a reclamation island to support the extension of the Hong Kong Convention and Exhibition Centre (HKCEC). To facilitate the completion of HKCEC within budget by the target date of June 1997, an entrustment agreement between the Government and the Hong Kong Trade Development Council (TDC) was drawn up. Under the agreement, the reclamation and certain related infrastructural works were entrusted to TDC and undertaken by the Government on behalf of TDC. The engineering works commenced in March 1994 and completed in July 1997; and
- (e) **Wanchai development phase II (WDII)** originally involved reclamation of 48 hectares of the seabed to provide land for key transport infrastructure, residential and hotel development as well as development of a cruise centre and a public park. Having regard to the Protection of the Harbour Ordinance (Cap. 531) (PHO) and the strong public sentiments against reclamation, the Administration subsequently reduced the extent of reclamation to 28.5 hectares to provide the land just enough to accommodate the necessary transport infrastructure as well as to permit the design and development of a waterfront promenade.

3. The plan of the relevant phases and a chronology of events (based on available information) are attached at **Appendices I and II** respectively. A list of references is also attached at **Appendix III** with hyperlinks to the relevant information papers at the LegCo Website.

Council Business Division 1
Legislative Council Secretariat

10 October 2003



圖例
LEGEND

- - - 港島規劃區第24區 - 中環(圍填部分)填海的範圍
SCHEME BOUNDARY OF HONG KONG PLANNING AREA No. 24 - CENTRAL DISTRICT (EXTENSION)
- - - 港島規劃區第25區 - 灣仔北填海的範圍
SCHEME BOUNDARY OF HONG KONG PLANNING AREA No. 25 - WAN CHAI NORTH
- 已完成的中央填海計劃第 I 期工程
CENTRAL RECLAMATION PHASE I (COMPLETED)
- 已完成的中央填海計劃第 II 期工程
CENTRAL RECLAMATION PHASE II (COMPLETED)
- 已完成的灣仔填海計劃第 I 期工程
WAN CHAI RECLAMATION PHASE I (COMPLETED)
- 擬建的中央填海計劃第 III 期工程 (進行中)
PROPOSED CENTRAL RECLAMATION PHASE III (IN PROGRESS)

海岸線根據已獲核准分區計劃大綱圖編號 S/124/6
SHORE LINE FOLLOWS APPROVED OZP No. S/124/6

灣仔發展計劃第 II 期
WAN CHAI DEVELOPMENT PHASE II

銅鑼灣避風塘
CAUSEWAY BAY TYPHOON SHELTER

0 100 200 300 400 500 m
SCALE BAR

編號 no.	日期 date	內容簡要 description	核對 checked	核准 approved
修訂 REVISION				

圖則名稱 drawing title

中環及灣仔填海計劃
CENTRAL AND WAN CHAI RECLAMATION

繪圖 drawn	簽署 initial	日期 date	項目編號 item no.
W.L. Lam		07-10-03	
核對 checked	簽署 initial	日期 date	比例 scale
S.-K. Keung		07-10-03	AS SHOWN
核准 approved	簽署 initial	日期 date	圖則編號 drawing no.
			HK 1-Z560

辦事處 office
港島及離島拓展處
HONG KONG ISLAND AND ISLANDS DEVELOPMENT OFFICE



拓展署
TERRITORY DEVELOPMENT DEPARTMENT

Chronology of events relating to the Central and Wanchai reclamation project

Date \ Project	CRI	CRII	CRIII	WRI	WDII
23 July 1993	The funding proposal was endorsed by the Finance Committee (FC).				
25 February 1994				The funding proposal of \$750 million for the cost of the reclamation and infrastructure works which was funded under the capital subvention of \$4,829 million to TDC for the construction of the extension of HKCEC was endorsed by FC.	
8 July 1994		The funding proposal of \$307 million was endorsed by FC.			
July 1997				Works completed.	
September 1997		Works completed.			
29 May 1998			The draft Outline Zoning Plans (OZP) were gazetted.		
June 1998	Major reclamation works completed.				

Date \ Project	CRI	CRII	CRIII	WRI	WDII
29 July 1998			The Legislative Council passed a motion urging the Administration to scale down the reclamation plans.		
15 October 1998 19 January 1999					The Panel on Planning, Lands and Works (PLW Panel) was briefed on the funding proposal for a comprehensive feasibility study on the revised WDII.
12 March 1999					The funding proposal was endorsed by FC.
10 June 1999			The PLW Panel was briefed on the revised CRIII. Concern had been raised on whether the scale of reclamation should be further reduced.		
16 July 1999			The amended Central District (Extension) OZP, covering reclamation of 23 hectares (5 hectares included under WDII) was gazetted.		

Date \ Project	CRI	CRII	CRIII	WRI	WDII
24 February 2000					The PLW Panel was briefed on the Trunk Road options and their associated conceptual land use proposals and recommendations.
3 March 2000			The OZP covering the revised CRIII was gazetted.		
6 July 2001	The funding request for additional engineering works was endorsed by FC.				
7 December 2001					The PLW Panel was briefed on the key proposals of WDII.
11 January 2002					The funding proposal for detailed design of WDII was endorsed by FC.
1 March 2002			The PLW Panel was briefed on the funding proposal for the revised CRIII. Concern had been raised on whether the reduced extent was the minimum option given that part of the reclaimed land was for the waterfront promenade and recreational/leisure use.		

Date \ Project	CRI	CRII	CRIII	WRI	WDII
8 May 2002					The PLW Panel was briefed on the draft Wanchai North OZP.
21 June 2002			The funding proposal was endorsed by FC.		
10 February 2003			The main contract was awarded.		
27 February 2003					The Society for Protection of the Harbour Limited (SPHL) applied for a judicial review of the Town Planning Board (TPB)'s decision on the relevant OZP.
14 March 2003					The Court ordered to stay the submission of the draft OZP to the Chief Executive in Council (CE in C) until the final determination of the judicial review.
8 July 2003					The Court ruled that TPB had failed to comply with section 3 of PHO.

Date \ Project	CRI	CRII	CRIII	WRI	WDII
25 September 2003			<p>SPHL filed an application for -</p> <p>(i) judicial review of the CE in C's approval of OZP; and</p> <p>(ii) interim relief that all works under CRIII directly or indirectly connected to the reclamation of the harbour be stopped pending a determination of all relevant litigation.</p>		Appeal to be heard by the Court of Final Appeal on 9 December 2003.
26 September 2003			Leave to apply for judicial review granted.		
6 October 2003			The Court dismissed the application for interim relief.		

List of references

Project	Council/Committee	Date of meeting	Paper
Central and Wanchai reclamation	FC	1 June 1990	PWSC1990/107 FC4/90-01
CRI	FC	23 July 1993 6 July 2001	FCR(93-94)75 PWSC(2001-02)53 (http://www.legco.gov.hk/yr00-01/english/fc/pwsc/papers/p01-53e.pdf) FC152/00-01 (http://www.legco.gov.hk/yr00-01/english/fc/fc/minutes/fc010706.pdf)
CRII	FC	8 July 1994	FCR(94-95)52
CRIII	Council PLW Panel FC	29 July 1998 10 June 1999 1 March 2002 21 June 2002	Hansard (http://www.legco.gov.hk/yr98-99/english/counmtg/hansard/980729fe.htm) LC Paper No. CB(1)1443/98-99(01) (http://www.legco.gov.hk/yr98-99/english/panels/plw/papers/pl1006_4.htm) LC Paper No. CB(1)91/99-00 (http://www.legco.gov.hk/yr98-99/english/panels/plw/minutes/pl100699.pdf) LC Paper No. CB(1)1134/01-02(03) (http://www.legco.gov.hk/yr01-02/english/panels/plw/papers/plw0301-cb1-1134-3e.pdf) LC Paper No. CB(1)1454/01-02 (http://www.legco.gov.hk/yr01-02/english/panels/plw/minutes/pl020301.pdf) LC Paper No. CB(1)1806/01-02 (http://www.legco.gov.hk/yr01-02/english/panels/plw/papers/plw0301cb1-1806-e.pdf) PWSC(2002-03)41 (http://www.legco.gov.hk/yr01-02/english/fc/pwsc/papers/p02-41e.pdf) FC21/02-03 (http://www.legco.gov.hk/yr01-02/english/fc/fc/minutes/fc020621.pdf)
WRI	FC	25 February 1994	FCR(93-94)144 FC19/93-94

Project	Council/Committee	Date of meeting	Paper
WDII	PLW Panel	15 October 1998	LC Paper No. CB(1)304/98-99(01) (http://www.legco.gov.hk/yr98-99/english/panels/plw/papers/pl1510_6.htm)
			LC Paper No. CB(1)568/98-99 (http://www.legco.gov.hk/yr98-99/english/panels/plw/minutes/pl151098.htm)
		19 January 1999	LC Paper No. CB(1)760/98-99(01) (http://www.legco.gov.hk/yr98-99/english/panels/plw/papers/p760e01.pdf)
			LC Paper No. CB(1)1057/98-99 (http://www.legco.gov.hk/yr98-99/english/panels/plw/minutes/pl190199.htm)
	FC	12 March 1999	PWSC(98-99)70 (http://www.legco.gov.hk/yr98-99/english/fc/pwsc/papers/pw240270.htm)
			FC156/98-99 (http://www.legco.gov.hk/yr98-99/english/fc/fc/minutes/fcmn1203.htm)
	PLW Panel	24 February 2000	LC Paper No. CB(1)991/99-00(04) (http://www.legco.gov.hk/yr99-00/english/panels/plw/papers/a991e04.pdf)
			LC Paper No. CB(1)1384/99-00 (http://www.legco.gov.hk/yr99-00/english/panels/plw/minutes/pl240200.pdf)
		7 December 2001	LC Paper No. CB(1)440/01-02(04) (http://www.legco.gov.hk/yr01-02/english/panels/plw/papers/plw1207cb1-440-4e.pdf)
			LC Paper No. CB(1)952/01-02 (http://www.legco.gov.hk/yr01-02/english/panels/plw/minutes/pl011207.pdf)
FC	11 January 2002	PWSC(2001-02)89 (http://www.legco.gov.hk/yr01-02/english/fc/pwsc/papers/p01-89e.pdf)	
		FC72/01-02 (http://www.legco.gov.hk/yr01-02/english/fc/fc/minutes/fc020111.pdf)	
PLW Panel	8 May 2002	LC Paper No. CB(1)1570/01-02 (http://www.legco.gov.hk/yr01-02/english/panels/plw/papers/plw1207cb1-1570-e.pdf)	
		LC Paper No. CB(1)28/02-03 (http://www.legco.gov.hk/yr01-02/english/panels/plw/minutes/pl020508.pdf)	
		LC Paper No. CB(1)183/02-03 (http://www.legco.gov.hk/yr01-02/english/panels/plw/papers/plwcb1-183-e.pdf)	