

**File Ref: PELB(CR)51/28/3**

**LEGISLATIVE COUNCIL  
PLANNING, LANDS AND WORKS PANEL**

**WAN CHAI DEVELOPMENT PHASE II**

**BACKGROUND**

When the Administration briefed the Planning, Lands and Works Panel of the Legislative Council on our funding request for a comprehensive feasibility study (the Study) on our proposed Wan Chai Development Phase II (WDII) on 15 October 1998, some Members expressed concern that the proposed development may involve excessive reclamation. This paper provides supplementary information to address these concerns.

**THE PROPOSAL**

2. The primary objective of the Study is to investigate the feasibility of providing along the waterfront of Wan Chai and Causeway Bay the following key transport infrastructure and other essential facilities -

- (1) the Central-Wan Chai Bypass (CWB);
- (2) the Island Eastern Corridor Link (IECL);
- (3) the North Hong Kong Island Line (NHKIL);
- (4) the necessary at-grade connection roads to facilitate through traffic from Central to Wan Chai (via the new roads on Central Reclamation Phase III and the Convention and Exhibition Centre);

- (5) the landfall for a possible fourth cross harbour rail link and a Mass Transportation Centre; and
- (6) a reprovisioned Government helipad (affected by Central Reclamation Phase III).

3. Tentative alignments of these transport facilities are illustrated on the site plan at Annex. They are for indicative purposes only and the final alignments would be subject to findings of the Study.

4. As the alignments of the key transport infrastructure may cut across some part of the existing Wan Chai and Causeway Bay waterfront, some of the existing waterfront facilities might be affected. Therefore, in addition to the key transport infrastructure, the scope of the Study will also cover the following elements -

- (a) if necessary, the reprovisioning of any existing waterfront facilities that are affected;
- (b) recommendations of any necessary measures to improve the resultant shoreline so that an attractive waterfront would be created for the enjoyment of the public.

5. The Administration strongly recommends that a comprehensive feasibility study should be conducted to ensure comprehensive planning of the essential transport infrastructure and the reprovisioning of waterfront facilities. Piecemeal planning of individual infrastructure facility may bring undesirable results. It is worth noting that the objective of the proposed development in Wan Chai is not to reclaim land for development and that there is no pre-determined limit of reclamation.

6. In the Study Brief, the Administration would specifically request the consultants to avoid reclamation as far as possible. Every piece of reclamation recommended would have to be fully justified and no additional land would be reclaimed for development purposes, except for the provision of the key infrastructure and facilities set out in paragraph 2. However, due emphasis would be given to the overall design of the new waterfront to ensure that the value of the waterfront would not be diminished due to the development of these transport infrastructure facilities.

## **TIMING**

7. Funding of the proposed comprehensive feasibility for WDII would be sought through partial upgrading to Category A of 439CL (Wan Chai Development Phase II). Subject to funding approval, we propose to commence the study in mid-1999 for completion in late-2000. Early commencement of this study is essential to enable the much needed CWB and IECL to be completed in 2010.

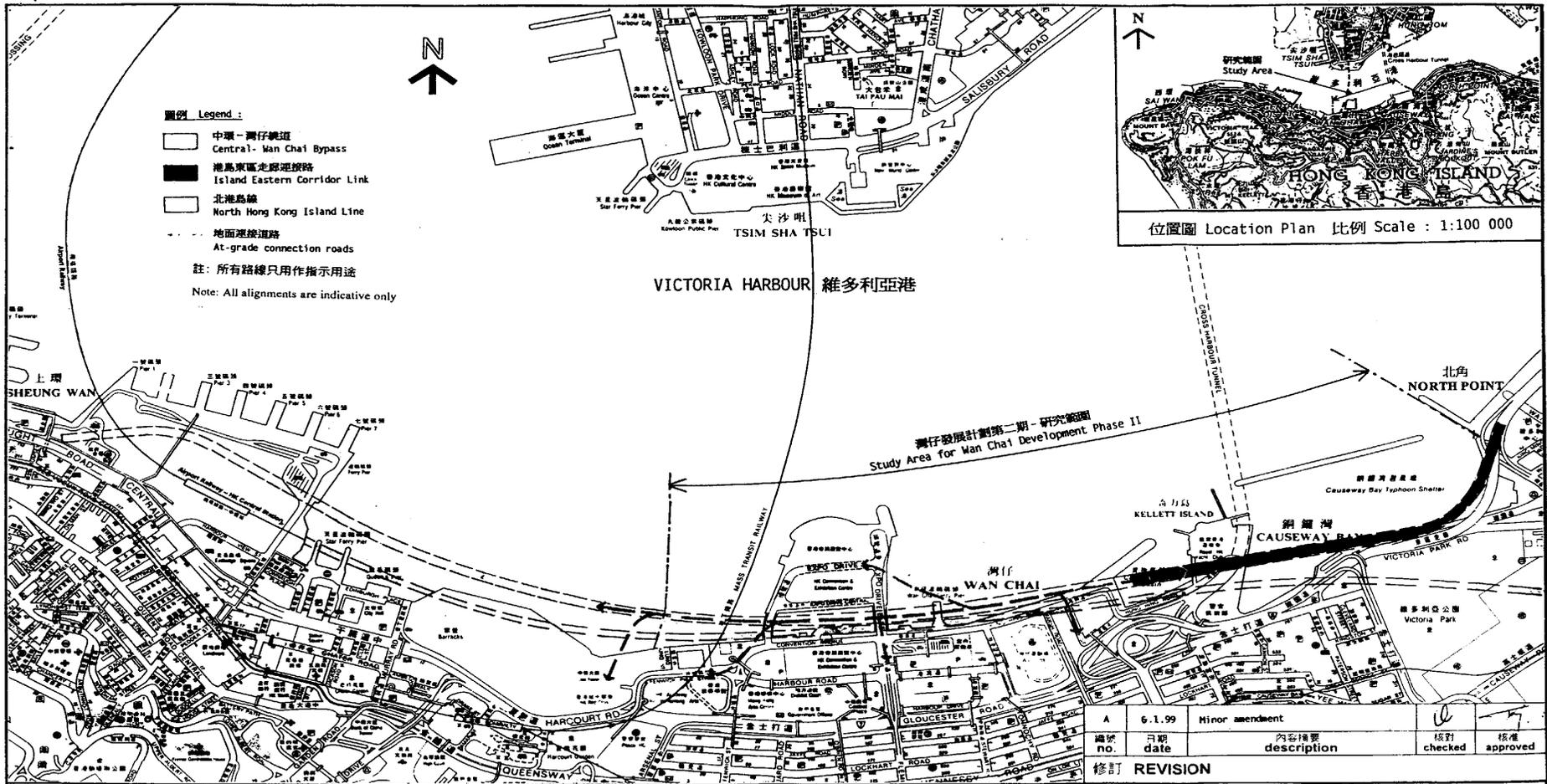
## **COST**

8. The cost estimate of the proposed feasibility study is \$51.3M at December 1997 prices, i.e. \$60M in MOD. The Administration will submit a paper for consideration of PWSC on 3 February 1999.

## **PUBLIC CONSULTATION**

9. We will consult the Wan Chai District Board and the Eastern District Board after we have finalised the details of the proposed study.

**Planning, Environment and Lands Bureau**  
**January 1998**



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編號 no.	日期 date	內容摘要 description	核對 checked	核准 approved
修訂 REVISION				

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工程項目 Project Title	灣仔發展計劃第二期 - 顧問費及地盤勘測 Wan Chai Development Phase II - Consultants' Fees and Site Investigation	核對 checked Kevin Lee	簽署 initial <i>Lee</i>	日期 date 28-12-98	比例 scale 1:10 000	
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