

**For Discussion
on 25 October 2005**

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

**Central Reclamation Phase III
Land Uses of the Reclamation Area**

Purpose

This paper briefs Members on the land uses of the reclamation area under the Central Reclamation Phase III (CRIII) project.

Planning History of the Central District (Extension) Outline Zoning Plan

2. The draft Central District (Extension) Outline Zoning Plan (OZP) was first exhibited for public inspection in 1998. After the due process of public consultation and considerations of the public views and objections received by the Town Planning Board (the Board), the draft OZP was substantially revised to reduce the proposed scale of reclamation from 38 ha to 23 ha¹. The original land use proposals were also substantially amended. The revised OZP was subsequently approved by the Chief Executive in Council on 22 February 2000. Since then, the OZP has gone through several amendments and the current approved plan is the Central District (Extension) OZP No. S/H24/6. A copy of the OZP is available at the Panel Secretariat for Members' reference.

3. Recently, the Board considered three rezoning requests submitted by the Society for Protection of Harbour Ltd, Save Our Shorelines and Clear the Air on 5 August 2005, and decided not to agree to the rezoning requests. Taking account of the views expressed, the Board decided to request the Government to prepare/refine the planning design briefs for the Central District waterfront to ensure that future developments would blend in with the waterfront setting, facilitate pedestrian access to the waterfront, and promote visual permeability of the developments.

¹ For CRIII project, the reclaimed land amounts to 18.73 ha. The rest of the reclaimed land is under Wan Chai Development Phase II project, which is currently under review.

The CRIII Project

4. The approved Central District (Extension) OZP No. S/H24/6 covers an area of about 46.70 ha, of which about 18.73 ha are reclaimed land proposed under the CRIII project. The extent of the CRIII project boundary is shown on the OZP in **Plan 1**.

5. CRIII is a duly authorized project and has gone through all the necessary statutory procedures as well as the due process of public consultation where public views and objections were fully considered. It will provide land for the essential transport infrastructure required in the area (including the proposed Central-Wan Chai Bypass (CWB), the Road P2 network, and the extended overrun tunnel of the Airport Railway) and the reprovisioning of the existing piers and sea-water cooling pumping stations. The reclamation will also provide Hong Kong with an opportunity to restructure its existing waterfront and create a world-class waterfront district at the heart of the city, with unique development opportunities that cannot be easily accommodated within the existing urban area.

Planning and Design Framework

6. Integrated in the land use proposals is a planning and design framework which is structured around a world-class waterfront promenade running in an east-west direction and three principal design corridors running in a north-south direction (viz. Statute Square Corridor, Civic Corridor, and Arts and Entertainment Corridor) (**Plan 2**). The concept is to provide continuous pedestrian and visual connections between the existing urban area and the waterfront, and bringing people to the Harbour and the Harbour to the people.

7. The waterfront promenade (**Plan 3**) stretches from the reprovisioned Star Ferry Pier to the west of the Hong Kong Convention and Exhibition Centre. Ample public open space will be provided for public gathering, festive celebration and various activities. In addition, various areas have been designated for sitting out and dining facilities and retail shops to bring variety and vibrancy to the waterfront promenade. Iconic landmark and building features, notably the recreated Star Ferry Clock Tower, will create attractive identity at the waterfront.

8. The Statute Square Corridor (**Plan 4**) stretches from the Statute Square to the reprovisioned Star Ferry Pier. A “Comprehensive Development Area” (“CDA”) zone is planned adjacent to the Airport Railway Hong Kong Station, where an extensive landscaped pedestrian deck will be integrated with commercial and retail uses. The landscaped pedestrian deck is planned to connect the existing walkway system and transport nodes such as MTR stations in Central to provide uninterrupted access for the pedestrians to the waterfront. The head of the Statue Square Corridor on the waterfront is envisaged to be a major attraction for tourists and the public to enjoy dramatic harbour views. An open-air waterfront plaza and some waterfront-related commercial and leisure uses would be provided near the reprovisioned Star Ferry Pier and the reprovisioned public piers.

9. The Civic Corridor, stretching from Admiralty to the Tamar site across Harcourt Road, is envisaged to provide a popular gathering ground for civic functions, ceremonial events and mass activities. The design concept is to provide uninterrupted connection from Admiralty and Tamar through the existing elevated walkway to the waterfront where large open space is created.

10. The third corridor, the Arts and Entertainment Corridor, is intended to create a leisure and cultural activity area by providing a network of footbridge links between the existing cultural facilities in the adjoining Wan Chai area.

11. To maintain a clear view towards the Harbour, all waterfront developments including the “CDA” site, piers and waterfront-related commercial and leisure uses are subject to building height restrictions. In general, building heights decrease from south to north towards the Harbour. Such controls are stipulated with full regard to the development scale of the waterfront and to ensure that existing signature buildings in Central can still be seen from the major public vantage points at Tsim Sha Tsui and the Harbour.

Major Land Use Proposals

12. The above planning and design framework has been translated into the land uses zonings within the CRIII project boundary shown on **Plan 1**. A schedule showing the various land use zonings and their respective areas is at **Annex**. The details are as follows:

- (a) with a view to providing a world-class waterfront promenade with continuous pedestrian and visual connections between the existing urban area and the waterfront, about half of the reclaimed area is zoned “Open Space” (about 8.78 ha or 47%). This zoning is intended to provide an attractive setting for civic events and land for both active and passive recreational activities;
- (b) the provision of high quality commercial/office floor space in the area would help maintain the role and competitive status of the Central Business District (CBD) in meeting the long-term demand for high quality office at this central and prestigious location. In this connection, a 5.23 ha “CDA” zone is designated in the west, comprising a portion of the new reclaimed land (about 2.63 ha or 14%). The “CDA” site will be developed in the form of a low-rise pedestrian landscaped deck (with commercial facilities below) on the east and a medium-rise “groundscraper” commercial development on the west. The eastern and western portions will be subject to a maximum building height restriction of 16 mPD and 50 mPD respectively (equivalent to net building heights of about 10 m (2 storeys) and 44 m (10 storeys) after discounting the actual ground level). The building height of the “groundscraper” development will gradually descend towards the waterfront. The maximum commercial/retail gross floor area of the “CDA” site is estimated to be about 190,000 m² which is equivalent to an overall plot ratio of about 3.6. Any future development within the “CDA” zone will require planning permission of the Town Planning Board to ensure that the development would be undertaken in an integrated and coherent manner;
- (c) several “Other Specified Uses” (“OU”) (about 3.63 ha or 19%) zones are designated along the waterfront for specific uses, including:
 - (i) four sites bordering the waterfront promenade are zoned “OU” annotated “Waterfront Related Commercial and Leisure Uses” (about 2.50 ha or 13%). The zoning is intended for commercial and leisure facilities including festival markets, cafes, restaurants, and retail shops to add variety and

attraction to the waterfront. These waterfront developments are intended to be low-rise structures, with maximum building height restrictions ranging from 13 mPD to 25 mPD (equivalent to net building heights of about 7 m (1 to 2 storeys) to 19 m (4 storeys);

- (ii) four “OU” annotated “Elevated Walkway” zones (about 0.48 ha or 3%) are designated near the southern boundary of the reclaimed area, intending to form part of the proposed comprehensive pedestrian network in the Central District providing uninterrupted pedestrian access to the waterfront;
 - (iii) the existing Star Ferry Piers will be reprovisioned at the existing Pier 7 and the western part of the future Pier 8 with the Star Ferry Clock Tower recreated in front of the piers. The whole area including Piers 7 and 8, the Clock Tower and the associated elevated walkway between the piers is zoned “OU” annotated “Pier and Associated Facilities” (about 0.43 ha or 2%). It is intended to create a new Star Ferry icon at the new Central waterfront with provision of integrated retail/restaurant/tourism-related facilities and pier-roof open space for public enjoyment. In order to maintain a clear view towards the Harbour, a maximum height restriction of 21 mPD (net building height of about 15 m) is imposed on the piers and the elevated walkway (with the exception of the Clock Tower which will be subject to detailed design). The area below the elevated structure will be retained as open space; and
 - (iv) two piers zoned “OU” annotated “Pier” (about 0.22 ha or 1%) are proposed for the reprovisioning of the existing pier facilities at Queen’s Pier and the existing landing steps in the areas affected by the reclamation. A maximum height restriction of 13 mPD (or net building height of 7m) is imposed in order to maintain a clear view towards the Harbour;
- (d) the “Government, Institution or Community” (“G/IC”) zone (about 0.98 ha or 5%) mainly comprises a “G/IC(2)”

site across Lung Wui Road is reserved for possible future cultural and recreational facilities. A maximum building height restriction of 80 mPD is imposed; and

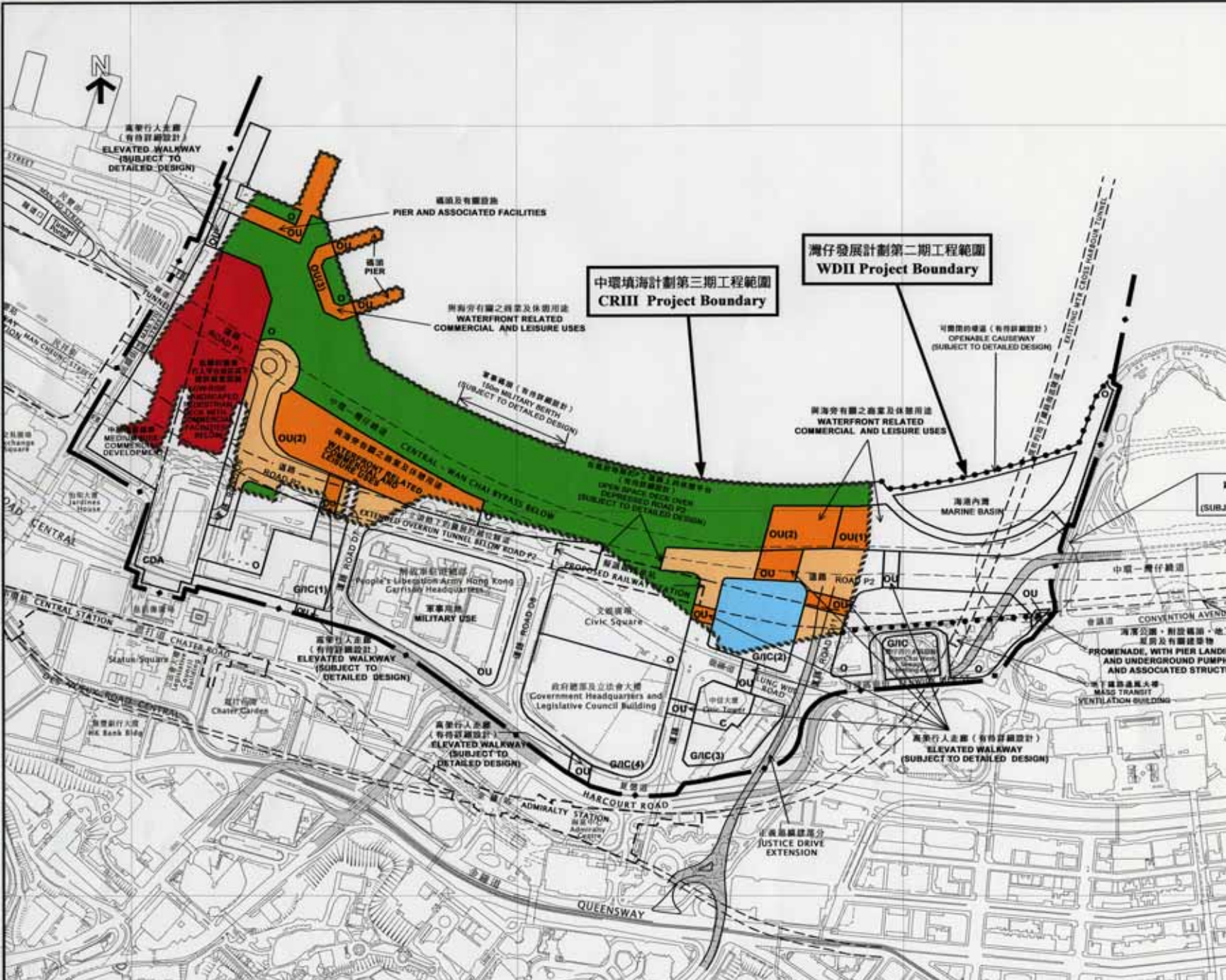
- (e) the remaining areas are for roads and other ancillary uses (about 2.71 ha or 14%), which mainly include the Road P2 network.

Concluding Remarks

13. The reclaimed land under CRIII will provide for the development of a vibrant waterfront promenade for direct access and enjoyment by the community. Some of the reclaimed land is reserved for appropriate commercial, government, civic, or recreational uses. The OZP has set out stringent height restrictions for the “CDA” and “G/IC” sites, piers, and waterfront-related commercial and leisure uses along the waterfront. While high quality office is envisaged in the “CDA” site to meet the long-term office demand in the CBD, the provision of waterfront-related commercial and leisure uses such as cafes, restaurants and retail shops is intended to enhance the vibrancy and attraction of the waterfront to both tourists and local people.

14. Members are invited to note the land uses of the reclamation area under the CRIII project.

**Housing, Planning and Lands Bureau
October 2005**



圖例 NOTATION

ZONES

COMMERCIAL (紅色)

COMPREHENSIVE DEVELOPMENT AREA (INCLUDING LANDSCAPED PLEASURE DECK) (紅色)

GOVERNMENT, INSTITUTION OR COMMUNITY (藍色)

OPEN SPACE (綠色)

OTHER SPECIFIED USES (其他指定用途) (其他)

COMMUNICATIONS

RAILWAY AND STATION (UNDERGROUND) (地下鐵路車站)

MAJOR ROAD AND JUNCTION (主要道路及路口)

ELEVATED ROAD (高架道路)

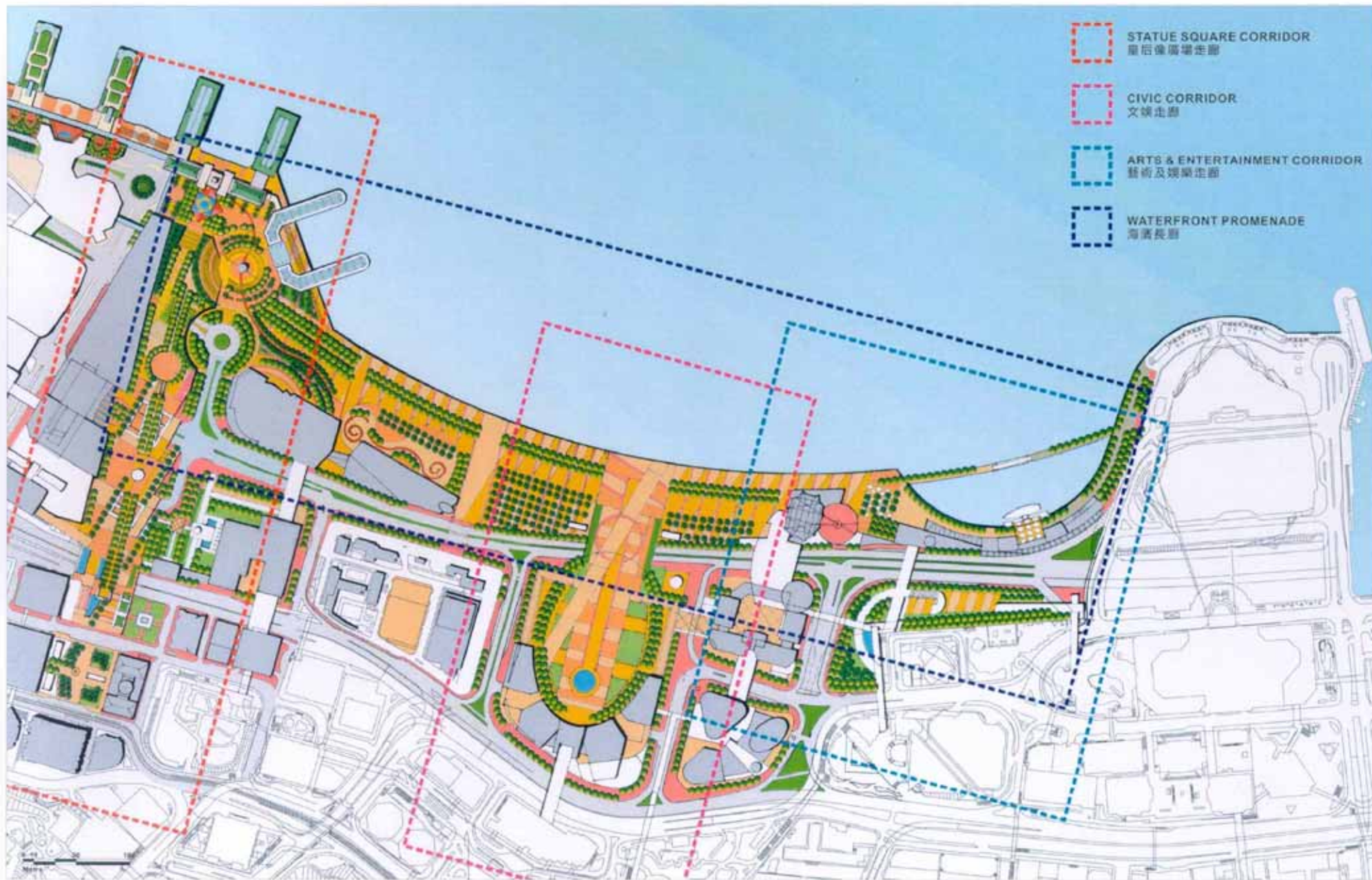
MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME (規劃區界線)

土地用途及面積一覽表 SCHEDULE OF USES AND AREAS

USES	大約面積及佔分率 APPROXIMATE AREA & % (公頃)	佔分率 % OF TOTAL	用途
COMMERCIAL	0.96	0.77	商業
COMPREHENSIVE DEVELOPMENT AREA (INCLUDING LANDSCAPED PLEASURE DECK)	5.39	11.39	綜合發展區 (包括景觀行人平台)
GOVERNMENT, INSTITUTION OR COMMUNITY	5.77	12.36	政府、機構或社區
OPEN SPACE	14.83	31.29	休憩用地
OTHER SPECIFIED USES	0.13	0.11	其他指定用途
MAJOR ROAD ETC.	11.32	24.23	主要道路等
MARINE BASIN	1.26	2.73	海港內灣
TOTAL PLANNING SCHEME AREA	46.73	100.00	規劃區總面積

THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN





本摘要圖於2005年10月20日製備
EXTRACT PLAN PREPARED ON 20.10.2005

中區新海旁海濱長廊
WATERFRONT PROMENADE OF NEW CENTRAL WATERFRONT

規劃署
PLANNING DEPARTMENT



MH/05/20

PLAN
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本摘要圖於2005年10月20日製備
EXTRACT PLAN PREPARED ON 20.10.2005

皇后像廣場走廊
STATUTE SQUARE CORRIDOR

規 劃 署
PLANNING DEPARTMENT



MH/05/20

圖 PLAN
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Schedule of Uses and Areas of the Reclaimed Land under CRIII

Land Use Zoning	Approximate Area	
	hectares	%
Comprehensive Development Area	2.63	14.04
Government, Institution or Community	0.98	5.23
Open Space	8.78	46.88
Other Specified Uses	3.63	19.38
Major Road, etc.	2.71	14.47
Total Area	18.73	100.00