

香港特別行政區政府

The Government of the Hong Kong Special Administrative Region

房屋及規劃地政局
香港花園道美利大廈



Housing, Planning and Lands
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來函檔號 Your Ref.

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立法會大樓
立法會秘書處秘書長
(經辦人：葉紫珊女士)

葉女士：

立法會議員與中西區區議會議員
於2006年3月2日舉行的會議

中環填海計劃第三期

謝謝你於2006年3月28日的來信。

有關中西區區議員提出的關注及意見，現附上本局的回
應。

房屋及規劃地政局局長

(林瑞萍



代行)

2006年4月28日

Central Reclamation Phase III (CRIII)

(a) Land use issues within the CRIII area

As stated in your letter, the Central and Western District Council (C&WDC) requested that the commercial land use within the CRIII area should be drastically reduced and be turned into open space for public use. We would like to point out that reclamation is required for the construction of the Central – Wan Chai Bypass (CWB). As the section of the CWB within the boundary of the CRIII project will be built in the form of a tunnel, the land surface can be used for other purposes. The land uses of the reclamation area under CRIII were drawn up in accordance with the statutory procedures and have gone through several rounds of public consultation. In planning for the reclaimed land under CRIII, we aim at maintaining a balanced development. On the one hand, open space will be provided to develop a vibrant waterfront promenade for direct access and enjoyment by the public. On the other hand, the use of the reclaimed land under CRIII shall be optimized to meet the long-term economic and social needs of Hong Kong.

2. In fact, about half of the land reclaimed is zoned “Open Space” (about 8.78 ha or 47%). The “Comprehensive Development Area”, which may be used for commercial and retail purposes, accounts for just 14% of the reclaimed land on which buildings will be subject to a height restriction of no more than ten storeys. As regards the sites zoned “Other Specified Uses” annotated “Waterfront Related Commercial and Leisure Uses” (about 2.50 ha or 13%), they are intended for festival markets, cafes, restaurants, etc., which will be subject to a building height of one to four storeys. The above shows clearly that land for open space, leisure and related uses is much more than those for commercial and retail uses within the area reclaimed under CRIII.

(b) Consultation with District Councils (DCs)

3. The Government always pays great attention to the views of the DCs. All along, various Government departments have been sending appropriate public officers to explain to or consult the DCs on various issues affecting the local residents. As regards planning issues, in general, this Bureau is responsible for explaining the macro or cross district planning policy issues, while the district planning offices are responsible for the implementation of duties relating to planning initiatives in their respective districts. The Planning Department (PlanD) has briefed/consulted C&WDC on the preparation of and major amendments to the OZP or CRIII. This Bureau and PlanD also attended the C&WDC meeting on 23 March 2006 to explain to Members the issues related to CRIII land uses. All these show that there is no question of the Administration neglecting consultation with the DCs.