

立法會
Legislative Council

LC Paper No. CB(1)232/08-09(09)

Ref : CB1/PL/DEV

Panel on Development

Meeting on 25 November 2008

Background brief on Central Reclamation Phase III

Purpose

This paper provides background information on the Central Reclamation Phase III (CRIII) project and a summary of the concerns and views of Members on relevant issues.

Background

Central reclamation Phase III project

2. CRIII is an integral part of the Central and Wan Chai Reclamation developed since the 1990s. It is the final phase of reclamation in Central to provide the necessary land for the construction of the following transport infrastructure --

- (a) Central–Wan Chai Bypass (CWB);
- (b) Airport Railway extended overrun tunnel;
- (c) North Hong Kong Island Line; and
- (d) other supporting roads network.

3. CRIII originally involved a reclamation of about 32 hectares. As a result of public concerns over the need to protect and preserve the central harbour and a motion passed by the Legislative Council on 29 July 1998 that urged the Administration to scale down the reclamation plans, the Administration subsequently scaled down the extent of reclamation to 18 hectares.

4. In June 2002, the Public Works Subcommittee endorsed and the Finance Committee approved an estimated cost of \$3,561.5 million in money-of-the-day prices for reclamation of about 18 hectares of land and construction of the road network, drainage and sewerage systems together with other land and marine transport facilities for CRIII. At that time, the proposed works under CRIII were scheduled for completion in June 2007. The works contract was awarded on 10 February 2003.

5. When the project was considered by the Public Works Subcommittee endorsed and the Finance Committee, Members noted from the Administration that a review study had been carried out to determine the minimum practical reclamation option and the proposed reclamation had been minimized to the extent required to provide land for the necessary transport infrastructure.

6. In September 2003, the Society for the Protection of the Harbour Limited (SPH) filed an application for judicial review of the Chief Executive in Council's approval of the Central District (Extension) Outline Zoning Plan (OZP)¹ and 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. The High Court granted leave for judicial review but dismissed the application for interim relief. On 9 March 2004, the High Court delivered judgement on the CRIII and held that the Chief Executive in Council, in exercising his discretion under section 12 of the Town Planning Ordinance (Cap. 131), was acting lawfully and reasonably. The CRIII works, which were temporarily suspended on 27 September 2003 pending the Court's decision, had since resumed. In late April 2004, the Administration informed the Legislative Council that the Executive Council had decided not to revoke the approved Central District (Extension) OZP nor refer it to the Town Planning Board (TPB) for reconsideration.

Planning for the area formed under CRIII and the adjoining harbourfront areas

7. TPB exhibited the draft Central District (Extension) OZP involving a reclamation of about 38 hectares for public inspection on 29 May 1998. During the two-month exhibition period, a total of 70 objections were received. Most of these objections were against the scale of the proposed reclamation. After giving consideration to the objections, TPB agreed to reconsider the reclamation proposal and requested the Government to undertake a study to determine the minimum practicable reclamation option. Taking into account public views and the Administration's minimum reclamation proposal, TPB decided to propose amendments to the draft OZP to meet the objections by reducing the extent of the proposed reclamation from 38 hectares to 23 hectares² and to revise the land use

¹ The reclamation area formed under CRIII is covered by the Central District (Extension) OZP.

² For the CRIII project, the reclamation area amounts to 18.73 hectares. The rest of the reclamation area covered by the OZP falls within the scope of the Wan Chai Development Phase II project.

zonings and layout of the area. TPB exhibited on 16 July 1999 the amended draft Central District (Extension) OZP (No.S/H24/2) covering the CRIII minimum option for public inspection. Three objections were received but two of them were subsequently withdrawn. The remaining one was mainly concerned with the proposed relocation of the "Star" Ferry Piers. The Chief Executive in Council approved the amended draft OZP on 22 February 2000.

8. In August 2005, TPB considered three rezoning requests submitted by the SPH, Save Our Shorelines and Clear the Air. TPB decided not to agree to the rezoning requests, but having regard to the views expressed by the organizations, 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.

9. In response to TPB's request, the Planning Department commissioned the Urban Design Study for the New Central Harbourfront (the Study) in late March 2007, and launched the Stage 1 and Stage 2 Public Engagement for the Study on 3 May 2007 and 11 April 2008 respectively. The study area covers the entire planning scheme area of the approved Central District (Extension) Outline Zoning Plan, the adjacent waterfront area of Central Reclamation Phase I around the Central Piers and a portion of Wan Chai Development Phase II. The four main tasks of the Study are --

- (a) identification of the urban design objectives and urban design issues within the study area and the key sites;
- (b) refinement of the urban design framework;
- (c) refinement of design concepts of the key sites; and
- (d) preparation of design briefs and identification of design control mechanisms.

Deliberations at the relevant Panels and subcommittee

10. The Panel on Development (formerly named as "Panel on Planning, Lands and Works") (the Panel) has all along been monitoring the planning for the new harbourfront area in Central. Where the issues discussed involved harbour reclamation, the Panel held joint meetings with the Panel on Environmental Affairs or invite the latter to join the relevant discussions.

Reclamation issues

11. In view of wide public concern about the reclamation works under CRIII, the Panel held four joint meetings with the Panel on Environmental Affairs from October to December 2003 to receive views from deputations and to discuss with the Administration the relevant issues. The Panels noted that most of the deputations did not object to the construction of CWB in order to relieve the traffic load at the Connaught Road Central/Harcourt Road/Gloucester Road on condition that the extent of reclamation would be minimized. There were however queries from some other deputations on the necessity for constructing CWB. Some members suggested to the Administration that instead of reclaiming the harbour to provide land for CWB, consideration should be given to relieving the traffic load through other traffic management measures, such as equalization of toll charges of the three cross harbour tunnels and implementation of the Electronic Road Pricing system. To further reduce the extent of reclamation, some members suggested that efforts should be made to reduce the extent of reclamation for the cooling water pumping station to be reprovisioned at the new Central harbourfront and consultation be made with the People's Liberation Army (PLA) to ascertain the need for the military dock.

Planning issues

12. Following the close of the judicial review proceedings on the reclamation project in March 2004, the Panel's focus of its monitoring work has switched to the land use and other aspects of town planning for the land formed under the Central reclamation projects. From October and December 2005, the Panel held a series of meetings to discuss with the Administration and receive deputations' views on the planned land uses and developments at the new Central waterfront area under CRIII and the proposed re-launch of the Tamar development project. On 17 December 2005, the Panel passed a motion urging the Government to review afresh the current Tamar development project and the planned land uses for the Central waterfront, and to consult the public before taking forward any further project and planning work. The Panel also decided to establish a Subcommittee to Review the Planning for the Central Waterfront (including the Tamar site) (the Subcommittee).

13. Issues relating to the planning for the new Central harbourfront were intensively discussed by the Subcommittee at its four meetings held from September 2006 to June 2007. The Panel decided at its meeting on 23 October 2007 that there should be no need for the Subcommittee to continue its work. Thereafter, the Panel discussed with the Administration the Stage 2 Public Engagement of the Study on 22 April 2008.

14. During the relevant discussions at the Panel and the Subcommittee, members expressed concerns mainly on the following planning aspects --

- (a) the visual, environmental and traffic impacts of the proposed developments along the harbourfront;
- (b) design and accessibility of the harbourfront promenade;
- (c) arrangements for re-assembly of the Queen's Pier; and
- (d) design of Road P2 and the road's environmental impacts.

Proposed developments along the harbourfront

15. At the inception stage of the Study, the Administration advised the Subcommittee that the Study was to be conducted within the land use and planning framework of the current Outline Zoning Plans (OZPs)³, and that unless there were very strong reasons, the Study should not result in any major change to the maximum gross floor areas (GFAs) and building heights specified in the relevant OZPs. Some members raised queries on why the Study and the associated public engagement exercise should be subject to this pre-determined limitation. The Administration's explanation was that the land use zonings on the Central reclamation were based on the relevant statutory OZPs which had undergone a due process under the Town Planning Ordinance before approval. As the maximum GFAs and building heights were statutory controls specified in the relevant OZPs, they could not be amended administratively in the Study. Notwithstanding the Administration's explanation, the Subcommittee passed a motion at the meeting on 6 October 2006 urging the Administration to re-designate the land uses to reduce the amount of area for commercial uses and increase that for green belt and open space purposes, and delete from the study outline the abovementioned limitation. The terms of the motion are in **Appendix I**.

16. In briefing the Panel on the design proposals in the Study for the Stage 2 Public Engagement on 22 April 2008, the Administration advised that to strike a balance between strong public aspirations for lower development intensity and different land use needs on the new Central harbourfront, the Administration proposed reducing a total of 86 325 m² GFA, or by 25% of the maximum GFA permissible under the OZPs, for five sites of the Central harbourfront⁴.

17. With regard to the following three key sites on which members had expressed grave concern on the proposed developments, the Study has made the following proposals --

³ The relevant OZPs are the approved Central District (Extension) OZP No. S/H24/6 and the approved Central District OZP No. S/H4/12, which were approved in 2002 and 2003 respectively under the Town Planning Ordinance.

⁴ The details of the proposed design concepts and development intensities of the eight sites along the new Central harbourfront are set out in the Administration's paper on Development discussed [Urban Design Study for the New Central Harbourfront Stage 2 Public Engagement](#) (LC Paper No. CB(1)1273/07-08(05)).

The "Comprehensive Development Area" ("CDA") adjoining Central Piers No. 4 to No. 6 --

- reduction of the GFA from 55 740 m² as stipulated in the approved Central District OZP to 34 200 m²;
- two alternative concepts, namely the "hotel concept" and the "office concept" with a building height of 18 storeys and 16 storeys respectively; and
- a facelift of the existing Central Piers 4 to 6 with the addition of one retail/commercial floor.

The "Commercial" site to the north of Two International Finance Centre --

- a 30-storey office building including a three-storey podium with a bus terminus on the ground level and three levels of basement carpark; and
- reduction of the GFA from 61 500 m², according to the approved OZP, to 58 000 m² which includes the GFA for the bus terminus.

The "CDA" site to the north of Statute Square --

- reduction of the GFA be reduced from 190 000 m² to 157 400 m²; and
- the building mass be broken up into interconnected smaller blocks and more basement storeys be allowed.

18. While some members considered that the proposals in the Study had heeded some major public demands, some other members however expressed concern that the scale of certain planned developments at the harbourfront was still too large to be acceptable and that there would not be enough space for free public enjoyment of the harbourfront. On the other hand, there was a view that the Administration's decision to reduce development intensities was contrary to the strong market demand for Grade A offices and would lead to a substantial loss in public revenue.

Design and accessibility of the harbourfront promenade

19. The Panel has noted that under the Study, two design concepts have been developed for the waterfront promenade, namely, "Urban Park" and "Urban Green". The "Urban Park" is designed with a park setting with a greater variety

of facilities including featured piazza, event plaza, viewing platform, etc., in addition to other landscape features, flat and undulating lawns, etc. "Urban Green" is designed with a more natural form of landscaping to provide a pleasant and peaceful green area for the public to appreciate the harbour. The latter has taken into account the design concepts of the winning entries of the International Urban Planning and Design Competition for the new Central harbourfront organized by Designing Hong Kong. Under both concepts, the PLA berth would be well integrated with the landscaped promenade setting and will be part of the waterfront promenade and open for public access when it is not in military use. A reserve for an environmentally friendly transport system would also be provided in the waterfront promenade.

20. The Administration has also confirmed that there would be a 2-kilometre continuous waterfront promenade and there would also be vantage points at different locations of the harbourfront for visitors to enjoy the harbour view. A multi-modal transport system and a multi-level (underground, at-grade and elevated) pedestrian network would be available to enhance public access to the new harbourfront.

Re-assembly of the Queen's Pier

21. Concerning the re-assembly of the Queen's Pier, one concept proposed under the Study is to re-assemble Queen's Pier by the harbour, between Central Piers No. 9 and 10, to meet public aspirations for revival of the pier function of the Queen's Pier. Another concept proposed is to re-assemble Queen's Pier at its original location. While its relationship with City Hall and Edinburgh Place will be maintained, the re-assembled Queen's Pier will become a sitting-out area.

22. Some members expressed the view that the Queen's Pier should be reassembled at the waterfront to resume its pier function. On the other hand, some other members were of the view that the Queen's Pier should be re-assembled in-situ and adequate consultation had been made with professional bodies on the design proposals. The Administration pointed out that the design proposals for re-assembling Queen's Pier were prepared by professionals of the Planning Department based on views received, and further views from Members and the public were welcome.

Design and alignment of Road P2

23. According to the Administration, Road P2 in the Central Reclamation Phase III is an extension of the existing Man Cheung Street. It serves two main functions --

- (a) in the short term, it will provide an alternative access to the existing developments in the Central Reclamation area and relieves the

congestion around the Connaught Road Central and Connaught Place junction; and

- (b) in the medium to long term, after the completion of the Central-Wan Chai Bypass, Road P2 will serve to distribute traffic from the strategic east-west traffic corridor formed by Central-Wan Chai Bypass and the Rumsey Street Flyover to the neighbouring areas including Central, Central Reclamation, Admiralty, Mid-levels, Wan Chai and Wan Chai North, and vice versa from these areas to the corridor.

24. Road P2 is essentially a dual 2-lane road and will be operated by traffic signals at junctions. Dedicated turning pockets in front of signal controlled junctions are provided to avoid queuing problem. An extra traffic lane is also provided at some junctions to allow safe and smooth weaving of merging traffic. At-grade pedestrian crossings will be provided at junctions of Road P2 to enable unrestricted pedestrian access between the hinterland and the future waterfront. Priority will be given to pedestrians crossing Road P2.

25. Deputations and members were mainly concerned about the scale of Road P2 and the undesirable environmental impacts of Road P2 on the waterfront promenade, such as noise and air pollution. A motion was passed at the meeting of the Subcommittee on 7 May 2007 urging the Administration to, inter alia, review afresh the design and scale of Road P2. The terms of the motion are in **Appendix II**. In its written response, the Administration maintains that the current road layout of Road P2 is appropriate for its intended functions, but would be adjusted as appropriate if the current authorized scheme is affected by the final location for the reassembly of the Queen's Pier, which is a matter being examined under the Study.

26. At the Panel meeting on 22 April 2008, while affirming that the width of Road P2 was based on genuine needs, the Administration advised that since construction of Road P2 had already been gazetted and started, it would not be easy to bring about major changes to its design. The 25% reduction in GFA of the future developments on the harbourfront sites would not affect the road's design.

Relevant papers

27. A chronology of events with relevant papers is at **Appendix III**.

**Subcommittee to Review the Planning for the
Central Waterfront (including the Tamar Site)**

Motion passed at the meeting on 6 October 2006

(Translation)

"That this Subcommittee requires that in conducting the urban design study for the new Central reclamation area, the Administration should:

- (a) re-designate the land uses to reduce the amount of area for commercial uses and increase that for green belt and open space purposes;
- (b) delete from the study outline the limitation that "the Study should not result in any major change to the maximum gross floor areas and building heights specified in the relevant Outline Zoning Plans";
- (c) release to the public the tender document and requirements regarding the design and construction of the new Central Government Complex; and
- (d) immediately conduct a public consultation on the design of the new Central Government Complex, in particular the facilities open to public use; and incorporate the requests made by the public into the essential requirements of the tender document, including the provision of a viewing platform, roof garden and other facilities open to public uses in the Complex."

Moved by : Dr Hon KWOK Ka-ki

**Subcommittee to Review the Planning for the
Central Waterfront (including the Tamar Site)**

**Motion passed at the meeting on 7 May 2007 in respect of the discussion
item "Design and alignment of Road P2"**

(Translation)

"That, with the Central and Wan Chai planning reviews and consultation exercise still underway and the traffic flow of the district has yet to be ascertained, the Government should halt the construction of the present Road P2 to review afresh the design and scale of Road P2; the Government should also re-design Road P2 in keeping with the principles of preserving the harbour, reducing the development intensity of the new Central reclamation area and regenerating the harbourfront."

Moved by : Dr Hon KWOK Ka-ki

Appendix III

Chronology of events and relevant papers relating to Central Reclamation Phase III (as at 21 November 2008)

Date	Event	References
30 June 1997	The Protection of the Harbour Ordinance was enacted.	
29 May 1998	The draft Central District (Extension) Outline Zoning Plan (OZP) No. S/H24/1 was gazetted.	
29 July 1998	The Legislative Council passed a motion moved by Hon Christine LOH urging the Administration to scale down the reclamation plans.	Hansard (http://www.legco.gov.hk/yr98-99/english/counmtg/hansard/980729fe.htm)
10 June 1999	The Panel on Planning, Lands and Works (PLW Panel) was briefed on the draft vision statement for the Victoria Harbour and Central Reclamation Phase III (CRIII).	Administration's paper (LC Paper No. CB(1)1443/98-99(01)) (http://www.legco.gov.hk/yr98-99/english/panels/plw/papers/pl1006_4.htm) Minutes of meeting (LC Paper No. CB(1)91/99-00) (http://www.legco.gov.hk/yr98-99/english/panels/plw/minutes/pl100699.pdf)
16 July 1999	The amended Central District (Extension) OZP No.	

Date	Event	References
	O/S/H24/1-A covering reclamation of 23 hectares (5 hectares included under Wan Chai Development Phase II) was gazetted.	
22 February 2000	The amended Central District (Extension) OZP No. S/H24/2 was approved by the Chief Executive in Council. The approved OZP was gazetted for public inspection on 3 March 2000.	
12 April 2000	PWSC endorsed the proposal to upgrade part of 343CL, entitled "Central Reclamation Phase III -- consultants' fees and site investigation", to Category A at an estimated cost of \$35.7 million in MOD prices.	PWSC(2000-01)1 (http://www.legco.gov.hk/yr99-00/english/fc/pwsc/papers/p00-1e.pdf)
28 April 2000	FC approved the above funding proposal.	Minutes of meeting (LC Paper No. FC154/99-00) (http://www.legco.gov.hk/yr99-00/english/fc/fc/minutes/fc280400.pdf)
1 March 2002	The PLW Panel discussed the funding proposal to implement CRIII to provide land for the	Administration's paper (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)

Date	Event	References
	<p>construction of the Central-Wan Chai Bypass (CWB) and other infrastructural facilities.</p>	<p>Minutes of meeting (LC Paper No. CB(1)1454/01-02) http://www.legco.gov.hk/yr01-02/english/panels/plw/minutes/pl020301.pdf</p> <p>Administration's follow-up paper (LC Paper No. CB(1)1806/01-02) http://www.legco.gov.hk/yr01-02/english/panels/plw/papers/plw0301cb1-1806-e.pdf</p>
<p>5 June 2002</p>	<p>PWSC endorsed the proposal to upgrade 343CL to Category A at an estimated cost of \$3,561.5 million in MOD prices for implementation of CRIII.</p>	<p>PWSC(2002-03)41 http://www.legco.gov.hk/yr01-02/english/fc/pwsc/papers/p02-41e.pdf</p> <p>Minutes of meeting (LC Paper No. PWSC 139/01-02) http://www.legco.gov.hk/yr01-02/english/fc/pwsc/minutes/pw020605.pdf</p>
<p>21 June 2002</p>	<p>FC approved the above funding proposal.</p>	<p>Minutes of meeting (LC Paper No. FC 21/02-03) http://www.legco.gov.hk/yr01-02/english/fc/fc/minutes/fc020621.pdf</p>
<p>10 February 2003</p>	<p>The main contract for CRIII was awarded.</p>	
<p>25 September 2003</p>	<p>The Society for Protection of the Harbour Limited (SPH) filed an application for --</p> <p>(i) judicial review of the Chief Executive in Council's approval of OZP; and</p>	

Date	Event	References
	(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.	
26 September 2003	SPH was granted leave to apply for judicial review.	
6 October 2003	The Court dismissed the application for interim relief.	Justice Hartmann's judgment on CRIII on 6 October 2003 (English version only) (LC Paper No. CB(1)18/03-04(02)) (http://www.legco.gov.hk/yr03-04/english/panels/ea/papers/eaplw1013cb1-18-2e-scan.pdf)
13 October 2003	Joint meeting of Panel on Environmental Affairs (EA Panel) & PLW Panel	Administration's paper on CRIII (LC Paper No. CB(1)58/03-04(01)) (http://www.legco.gov.hk/yr03-04/english/panels/ea/papers/eaplw1013cb1-58-1e.pdf) Background brief (LC Paper No. CB(1)18/03-04(01)) (http://www.legco.gov.hk/yr03-04/english/panels/ea/papers/eaplw1013cb1-18-1e.pdf) Minutes of meeting (LC Paper No. CB(1)390/03-04) (http://www.legco.gov.hk/yr03-04/english/panels/plw/minutes/eapl1013.pdf) Administration's follow-up paper regarding transcripts of the hearing on

Date	Event	References
		<p>application for interim injunction over CRIII works, affirmations submitted by the Government to the Court for the above case, timetable specified in the relevant works contract for dredging and filling up works, latest traffic forecasts in Central, cost-effectiveness of Central-Wan Chai Bypass and Road P2 network, and feasibility of using fresh water for water-cooled air-conditioning system (LC Paper No. CB(1)411/03-04)</p> <p>(http://www.legco.gov.hk/yr03-04/english/panels/plw/papers/eaplw1013cb1-411-e.pdf)</p>
31 October 2003	Joint meeting of EA Panel & PLW Panel.	<p>Legal Service Division's paper on "Examination of the implications of the <i>Sub Judice</i> Rule for meeting with deputations on CRIII and WDII" (LS8/03-04)</p> <p>(http://www.legco.gov.hk/yr03-04/english/panels/ea/papers/eaplw1031cb1-ls8-e.pdf)</p> <p>Booklet on the Central Waterfront prepared by the Territory Development Department and the Planning Department (LC Paper No. CB(1)66/03-04)</p> <p>(http://www.legco.gov.hk/yr03-04/chinese/panels/ea/papers/eaplw1013cb1-66-ce-scan.pdf)</p> <p>Minutes of meeting (LC Paper No. CB(1)353/03-04)</p> <p>(http://www.legco.gov.hk/yr03-04/english/panels/plw/minutes/eapl1031.pdf)</p>
27 November 2003	Joint meeting of EA Panel & PLW Panel to meet with deputations.	<p>Administration's paper on traffic and transport justification for the Central -- Wan Chai Bypass (LC Paper No. CB(1)403/03-04(06))</p> <p>(http://www.legco.gov.hk/yr03-04/english/panels/ea/papers/eaplw1127cb1-403-6e.pdf)</p> <p>Minutes of meeting (LC Paper No. CB(1)820/03-04)</p> <p>(http://www.legco.gov.hk/yr03-04/english/panels/plw/minutes/eapl1127.pdf)</p>

Date	Event	References
8 December 2003	Joint meeting of EA Panel & PLW Panel.	<p>List of follow-up actions arising from discussion on 27 November 2003 (LC Paper No. CB(1)511/03-04(01)) http://www.legco.gov.hk/yr03-04/english/panels/ea/papers/eaplw1208cb1-511-1-e.pdf</p> <p>Administration's response to views expressed by deputations on 27 November 2003 (LC Paper No. CB(1)511/03-04(02)) http://www.legco.gov.hk/yr03-04/english/panels/ea/papers/eaplw1208cb1-511-2-e.pdf</p> <p>Administration's further paper on traffic and transport justification for the Central – Wan Chai Bypass (LC Paper No. CB(1)532/03-04(01)) http://www.legco.gov.hk/yr03-04/english/panels/ea/papers/eaplw1208cb1-532-1-e.pdf</p> <p>Pamphlet entitled "Our harbour - past, present and future" (LC Paper No. CB(1)471/03-04(04)) http://www.legco.gov.hk/yr03-04/english/panels/ea/papers/eaplw1127cb1-471-4e-scan.pdf</p> <p>Reclamation Sequences L(C Paper No. CB(1)558/03-04(02)) http://www.legco.gov.hk/yr03-04/chinese/panels/ea/papers/eaplw1208cb1-558-2ce-scan.pdf</p> <p>Minutes of meeting (LC Paper No. CB(1)811/03-04) http://www.legco.gov.hk/yr03-04/english/panels/plw/minutes/eapl1208.pdf</p> <p>Letter to Administration and the Administration's reply dated 6 April 2004 on CRIII (LC Paper No. CB(1)1488/03-04(01))</p>

Date	Event	References
		<p>(http://www.legco.gov.hk/yr03-04/english/panels/plw/papers/eaplw1208cb1-1488-1-e.pdf)</p> <p>Administration's letter dated 8 April 2004 on the consultancy studies on CRIII (LC Paper No. CB(1)1503/03-04(01))</p> <p>(http://www.legco.gov.hk/yr03-04/english/panels/ea/papers/eaplw1208cb1-1503-1-e.pdf)</p>
9 March 2004	The Court refused SPH's application for judicial review of Chief Executive in Council's approval of the Central OZP.	<p>Justice Hartmann's judgment on CRIII on 9 March 2004 (English version only) (LC Paper No. CB(1)1258/03-04(01))</p> <p>(http://www.legco.gov.hk/yr03-04/english/panels/ea/papers/eaplw1127cb1-1258-1e-scan.pdf)</p>
April 2004	The Administration issued Legislative Council Brief on CRIII.	<p>File Ref.: HPLB(PL)(CR)51/28/2</p> <p>(http://www.legco.gov.hk/yr03-04/english/panels/plw/papers/plw-hplbplcr51282-e.pdf)</p>
25 October 2005	PLW Panel meeting to discuss the land use planning for CRIII.	<p>Administration's paper on "Central Reclamation Phase III -- Land Uses of the Reclamation Area" (LC Paper No. CB(1)123/05-06(06))</p> <p>(http://www.legco.gov.hk/yr05-06/english/panels/plw/papers/plw1025cb1-123-6e.pdf)</p> <p>Background brief on "Central and Wan Chai reclamation" prepared by the Legislative Council Secretariat (LC Paper No. CB(1)921/04-05(02))</p> <p>(http://www.legco.gov.hk/yr04-05/english/panels/plw/papers/plw0222cb1-921-2e.pdf)</p> <p>Minutes of meeting (LC Paper No. CB(1)290/05-06)</p>

Date	Event	References
		<p>(http://www.legco.gov.hk/yr05-06/english/panels/plw/minutes/pl051025.pdf)</p> <p>Administration's response to the motion passed at the meeting (LC Paper No. CB(1)444/05-06(01))</p> <p>(http://www.legco.gov.hk/yr05-06/english/panels/plw/papers/plw1025cb1-444-1e.pdf)</p>
17 December 2005	PLW Panel meeting to receive deputations' views on the Tamar development and the planning for the Central waterfront.	<p>Minutes of meeting (LC Paper No. CB(1)1129/05-06)</p> <p>(http://www.legco.gov.hk/yr05-06/english/panels/plw/minutes/pl051217.pdf)</p> <p>The Administration's paper to respond to the major issues on Tamar development project and land-use planning for CRIII raised by deputations at the meeting (LC Paper No. CB(1)702/05-06(01))</p> <p>(http://www.legco.gov.hk/yr05-06/english/panels/plw/papers/plw1217cb1-702-1e.pdf)</p>
9 February 2006 7 March 2006 3 April 2006	Subcommittee to Review the Planning for the Central Waterfront (including the Tamar Site) meeting to discuss the Tamar development project and planning for the Central waterfront	<p>Summary of views on the planning for the Central Waterfront raised by deputations and in submissions to the Panel on Planning, Lands and Works and the Administration's response (LC Paper No. CB(1)855/05-06(02))</p> <p>(http://www.legco.gov.hk/yr05-06/english/panels/plw/plw_cw/papers/plw_cw_0209cb1-855-2e.pdf)</p> <p>Views of deputations on traffic and environmental issues submitted to the Subcommittee and the Administration's response (position as at 31 March 2006) (LC Paper No. CB(1)1201/05-06(01))</p> <p>(http://www.legco.gov.hk/yr05-06/english/panels/plw/plw_cw/papers/plw_cw_0403cb1-1201-1e.pdf)</p> <p>Summary of views of deputations made at the meeting of the Subcommittee to</p>

Date	Event	References
		<p>Review the Planning for the Central Waterfront (including the Tamar Site) on 3 April 2006 and the Administration's response (LC Paper No. CB(1)1320/05-06(03)) http://www.legco.gov.hk/yr05-06/english/panels/plw/papers/plw0425cb1-1320-3e.pdf</p> <p>Minutes of meeting (LC Paper No. CB(1)1015/05-06) http://www.legco.gov.hk/yr05-06/english/panels/plw/plw_cw/minutes/cw060209.pdf</p> <p>Minutes of meeting (LC Paper No. CB(1)1391/05-06) http://www.legco.gov.hk/yr05-06/english/panels/plw/plw_cw/minutes/cw060307.pdf</p> <p>Minutes of meeting (LC Paper No. CB(1)2072/05-06) http://www.legco.gov.hk/yr05-06/english/panels/plw/plw_cw/minutes/cw060403.pdf</p>
5 July 2006	Council meeting - Oral question raised by Hon Audrey EU Yuet-mee on the provisions of buildings at the new Central harbourfront	Hansard (page 50) http://www.legco.gov.hk/yr05-06/english/counmtg/hansard/cm0705-translate-e.pdf
12 July 2006	Council meeting - A motion moved by Dr Hon KWOK Ka-ki on "Protecting the Harbour" was negatived.	Hansard (page 181) http://www.legco.gov.hk/yr05-06/english/counmtg/hansard/cm0713-translate-e.pdf

Date	Event	References
<p>20 September 2006 14 November 2006 14 December 2006 18 December 2006 23 January 2007 27 March 2007 23 April 2007</p>	<p>PLW Panel meetings (Discussions on the former Star Ferry Pier and Queen's Pier in Central)</p>	<p>Please refer to the following hyperlink for all relevant papers -- (http://www.legco.gov.hk/yr06-07/english/panels/plw/papers/plw_hs.htm)</p>
<p>6 October 2006</p>	<p>Subcommittee to Review the Planning for the Central Waterfront (including the Tamar Site) meeting to discuss the study outline for the Central Reclamation Urban Design Study</p>	<p>Administration's information paper on "Refinement of the Urban Design Framework for the Central Reclamation and Preparation of Planning/Design Briefs for Key Development Sites" (LC Paper No. CB(1)2219/05-06(01)) (http://www.legco.gov.hk/yr05-06/english/panels/plw/plw_cw/papers/plw_cwb1-2219-1e.pdf)</p> <p>Minutes of meeting (LC Paper No. CB(1)412/06-07) (http://www.legco.gov.hk/yr05-06/english/panels/plw/plw_cw/minutes/cw061006.pdf)</p> <p>The Administration's response to the motion passed by the Subcommittee at the meeting on 6 October 2006 (LC Paper No. CB(1)193/06-07(01)) (http://www.legco.gov.hk/yr05-06/english/panels/plw/plw_cw/papers/plw_cw1006cb1-193-1-e.pdf)</p>
<p>13 December 2006</p>	<p>Council meeting - A motion moved by Dr Hon Fernando CHEUNG Chiu-hung to adjourn the Council meeting for the purpose of debating the issue of "Demolition of the clock tower at</p>	<p>Hansard (page 111) (http://www.legco.gov.hk/yr06-07/english/counmtg/hansard/cm1213-translate-e.pdf)</p>

Date	Event	References
	the Star Ferry Pier"	
24 January 2007	Council meeting - Written question raised by Hon CHOY So-yuk on demolition project for the old Star Ferry Pier Clock Tower	Hansard (page 83) (http://www.legco.gov.hk/yr06-07/chinese/counmtg/floor/cm0124-confirm-ec.pdf)
8 March 2007	Subcommittee to Review the Planning for the Central Waterfront (including the Tamar Site) meeting to discuss the land use planning for two harbourfront sites formed under Central Reclamation Phase I	<p>Information paper on "Planning for the Comprehensive Development Area adjoining Central Piers No. 4 to No. 6 and the commercial site to the north of Two International Finance Centre" provided by the Administration (LC Paper No. CB(1)1083/06-07(01)) (http://www.legco.gov.hk/yr06-07/english/panels/plw/plw_cw/papers/plw_cw_0308cb1-1083-1-e.pdf)</p> <p>Minutes of meeting (LC Paper No. CB(1)1401/06-07) (http://www.legco.gov.hk/yr06-07/english/panels/plw/plw_cw/minutes/cw070308.pdf)</p> <p>Letter dated 13 April 2007 from Hon Abraham SHEK Lai-him on "Planning for the Comprehensive Development Area adjoining Central Piers No. 4 to No. 6 and the commercial site to the north of Two International Finance Centre" (Chinese version only) (LC Paper No. CB(1)1415/06-07(01)) (http://www.legco.gov.hk/yr06-07/chinese/panels/plw/plw_cw/papers/plw_cw_0308cb1-1415-1-c.pdf)</p> <p>The Administration's reply dated 1 June 2007 to Hon Abraham SHEK Lai-him's letter dated 13 April 2007 (Chinese version only) (LC Paper No. CB(1)1827/06-07(01))</p>

Date	Event	References
		<p>(http://www.legco.gov.hk/yr06-07/chinese/panels/plw/plw_cw/papers/plw_cw_0308cb1-1827-1-c.pdf)</p>
2 May 2007	Council meeting - A motion moved by Hon Alan LEONG Kah-kit on "Conserving the Queen's Pier" was negated.	<p>Hansard (page 198) (http://www.legco.gov.hk/yr06-07/chinese/counmtg/floor/cm0502-confirm-ec.pdf)</p>
7 May 2007	Subcommittee to Review the Planning for the Central Waterfront (including the Tamar Site) meeting to receive views from deputations on design and alignment of Road P2	<p>Administration's paper on "Coordination between Tamar Development Project and Central Waterfront Promenade" (LC Paper No. CB(1)1498/06-07(02)) (http://www.legco.gov.hk/yr06-07/english/panels/plw/plw_cw/papers/plw_cw_0507cb1-1498-2-e.pdf)</p> <p>Administration's paper on "Functions and Layout of Road P2 in Central Reclamation Area" (LC Paper No. CB(1)1498/06-07(06)) (http://www.legco.gov.hk/yr06-07/english/panels/plw/plw_cw/papers/plw_cw_0507cb1-1498-6-e.pdf)</p> <p>The Administration's response to the motion on the design and alignment of Road P2 passed by the Subcommittee at the meeting on 7 May 2007 (LC Paper No. CB(1)1962/06-07(01)) (http://www.legco.gov.hk/yr06-07/english/panels/plw/plw_cw/papers/plw_cw_0507cb1-1962-1-e.pdf)</p> <p>Summary of views of deputations on the design and alignment of Road P2 made at the meeting of the Subcommittee to Review the Planning for the Central Waterfront (including the Tamar Site) on 7 May 2007 and the Administration's response (LC Paper No. CB(1)1976/06-07(01)) (http://www.legco.gov.hk/yr06-07/english/panels/plw/plw_cw/papers/plw_cw_0507cb1-1976-1-e.pdf)</p>

Date	Event	References
		<p>0507cb1-1976-1-e.pdf</p> <p>Minutes of meeting (LC Paper No. CB(1)1954/06-07) http://www.legco.gov.hk/yr06-07/english/panels/plw/plw_cw/minutes/cw070507.pdf</p>
6 June 2007	Hon LEE Wing-tat raised an oral question on the Military dock for naval vessels of the Hong Kong Garrison of the People's Liberation Army	<p>Hansard (pages 49 to 56) http://www.legco.gov.hk/yr06-07/english/counmtg/hansard/cm0606-translate-e.pdf</p>
28 June 2007	Subcommittee to Review the Planning for the Central Waterfront (including the Tamar Site) meeting to receive views from deputations on Urban Design Study for the New Central Harbourfront	<p>Information paper on "Urban Design Study for the New Central Harbourfront" provided by the Administration (LC Paper No. CB(1)1952/06-07(04)) http://www.legco.gov.hk/yr06-07/english/panels/plw/plw_cw/papers/plw_cw0628cb1-1952-4-e.pdf</p> <p>Background brief on "Planning for the new Central waterfront" prepared by the Legislative Council Secretariat (LC Paper No. CB(1)1952/06-07(05)) http://www.legco.gov.hk/yr06-07/english/panels/plw/plw_cw/papers/plw_cw0628cb1-1952-5-e.pdf</p>
24 July 2007	Joint meeting of PLW Panel and Subcommittee on Heritage Conservation to discuss the implementation details for the preservation of Queen's Pier.	<p>Information paper on "Implementation details for the preservation of Queen's Pier" provided by the Administration (LC Paper No. CB(1)2151/06-07(01)) http://www.legco.gov.hk/yr06-07/english/panels/plw/papers/ha_hecplw0724cb1-2151-1-e.pdf</p> <p>Background brief on preservation of the Queen's Pier prepared by the</p>

Date	Event	References
		Legislative Council Secretariat (LC Paper No. CB(2)2263/06-07(02)) (http://www.legco.gov.hk/yr06-07/english/panels/ha/ha_hec/papers/ha_hec0626cb2-2263-2-e.pdf)
11 January 2008		Report of Subcommittee to Review the Planning for the Central Waterfront (including the Tamar Site) to the Panel on Development (LC Paper No. CB(1)580/07-08) (http://www.legco.gov.hk/yr07-08/english/panels/plw/plw_cw/reports/plw_cw_cb1-580-e.pdf)
22 April 2008	Panel on Development discussed Urban Design Study for the New Central Harbourfront Stage 2 Public Engagement	Information paper provided by the Administration (CB(1)1273/07-08(05)) (http://www.legco.gov.hk/yr07-08/english/panels/plw/papers/dev0422cb1-1273-5-e.pdf) Minutes (LC Paper No. CB(1)1952/07-08) (http://www.legco.gov.hk/yr07-08/english/panels/plw/minutes/de080422.pdf)