

**Progress Report from  
Sub-committee on Harbour Plan Review  
of Harbour-front Enhancement Committee (HEC)**

**Reporting Period**

This progress report covers the period from January to February 2009.

**Meeting(s) held and the Major Outcome, Findings and Recommendations**

**26th Sub-committee Meeting - 21 January 2009**

2. The Sub-committee discussed the following items -

**(a) Supplementary Information on Proposal to Allow Commercial Helicopter Operators to Use Wan Chai Temporary Helipad**

- ✧ The proposal was first discussed at the Sub-committee meeting in November 2008. In response to Members' comments, the project team led by Transport and Housing Bureau provided supplementary information on the proposal to the Sub-committee for consideration.
- ✧ Whilst noting that the proposal would enhance public enjoyment of the Victoria Harbour through helicopter tours and supporting the proposal in general from the economic perspective, Members had considerable concern on the noise nuisances to be brought about by the helicopters on users in this part of the harbourfront, in particular the nearby Royal Hong Kong Yacht Club and the Wan Chai Waterfront Promenade. Some Members considered that the noise assessment criteria under the Hong Kong Planning Standards and Guidelines and the Environmental Impact Assessment Ordinance should be reviewed to include transient users

along the harbourfront as noise sensitive receivers. There were also suggestions on capping the number of flights per day, shutting down the engines of helicopters after landing, not allowing commercial flights on Sundays, etc. The project team undertook to assess the feedback of the users of the harbourfront nearby on the operation of commercial flights and report the matter to the Sub-committee after four months of operation.

**(b) Short Term Tenancies (STTs) in the Harbour-front Areas and Overview of Temporary Land Uses at Kai Tak**

- ✧ Representatives of Lands Department and the District Lands Office/Kowloon East briefed the Sub-committee on the STTs in the harbourfront areas and the existing and proposed temporary land uses at Kai Tak respectively.
- ✧ The Sub-committee noted that most of the temporary uses along the harbourfront were unsightly and not for public enjoyment. It was considered that the current practice to let out harbourfront land for revenue generation purpose should be reviewed and more variety of uses for the benefit of the public should be considered. Due regard should also be given to the Harbour Planning Principles. Members also noted that a considerable amount of land in Kai Tak would continue to be used as works areas for developing the site in the years ahead. It was considered necessary to have a co-ordinated works programme so as to allow public use of the harbourfront in the interim. The need to identify implementation/management agents and ascertain funding for temporary harbourfront enhancement works was also raised.
- ✧ The Sub-committee agreed to arrange a separate working meeting with the participation of relevant Government bureaux/departments to further discuss the issues with a view to identifying possible sites for harbourfront enhancement.

**(c) Draft Planning Brief for the Proposed Developments at the Ex-North Point Estate Site**

- ✧ Representatives of Planning Department briefed the Sub-committee on the draft planning brief for the ex-North Point Estate site.
- ✧ Members appreciated that lower building height and plot ratio were adopted for the site and considered it important to promote a vibrant development through better urban design and integration with the surroundings. There were discussions on the proposed design and alternative locations for the proposed public transport terminus, the need to avoid “wall-like” development and the promotion of mixed uses. There was also a suggestion to include upgrading of the North Point Ferry Piers as part of the development package at the subject site. Members noted that the Eastern District Council was organising a design competition for the site and considered that the results of the competition should be taken into account in the finalisation of the planning brief.

**(d) Proposed Temporary Uses for Eastern Lot of Ex-North Point Estate**

- ✧ Representatives of the District Lands Office/Hong Kong East briefed the Sub-committee on the proposed temporary uses for the Eastern Lot of the Ex-North Point Estate, which included recreation, entertainment, amusement, exhibition, advertising, retail, fee-paying public car parking or any one or any combination thereof.
- ✧ Members stressed that the proposed car parking use should be ancillary only, rather than the sole use on the Lot. There were suggestions to provide more greenery, promote the site for community use like organic farming, night market, etc., and allow a longer tenancy to encourage investment.