

Harbour-front Enhancement Committee
Harbour Planning – Approach and Process

1. Purpose

1.1 This paper aims to outline the approach and process for the Harbour Plan Review.

2. Background

2.1 In 2003, Planning Department completed the “Planning Study on the Harbour and its Waterfront Areas” Study and formulated a “Harbour Plan” including an Integrated Harbour Framework to guide development of waterfront areas and the Harbour. After the establishment of the Harbour-front Enhancement Committee (HEC), the Sub-committee on Harbour Plan Review (the Sub-committee) was set-up and tasked to review the Harbour Plan.

2.2 The Sub-committee considered approaches to review the Harbour Plan at its meetings on 24 November, 2004, 26 January, 2005, and 30 March, 2005, and eventually agreed to an overall approach and process in conducting the review. At the Sub-committee meeting on 30 March, 2005, Members decided that the agreed approach and process be presented to the HEC for endorsement.

3. Harbour Planning

3.1 The Harbour Plan review will be conducted by formulating a revised Integrated Harbour Planning Framework and through a series of reviews covering different areas around the Harbour.

Integrated Harbour Planning Framework

- a. Develop and monitor the Harbour Planning Principles;
- b. Monitor harbour-front land uses, land/water interfaces and infrastructural projects inventory, and review specific projects

- as and when necessary;
- c. Review impact on harbour-front land uses and land/water interfaces resulting from territorial requirements;
- d. Review implementation and management mechanisms;
- e. Develop harbour planning guidelines and harbour-front enhancement initiatives; and
- f. Decide on strategy and priorities for each study district.

District Based Reviews

- g. Review existing, planned and possible uses;
- h. Review opportunities and constraints;
- i. Prepare options with input from public;
- j. Integration and interfacing with on-going studies and proposals;
- k. District proposals and projects (for both land use and land/water interfaces);
- l. Integrated district concept plan; and
- m. District implementation and management plans.

4. Integrated Harbour Planning Framework

4.1 The Harbour Planning Principles established as part of the Harbour Plan Study provide a broad framework for continuous and integrated planning. The Harbour Planning Principles, revised by the Sub-committee and presented to the HEC on 13 January, 2005 (Paper No. 4/2005), will be taken as a basis in the planning and review process.

4.2 Findings from major planning studies completed in recent years will be brought into the context of harbour planning for the formulation of a revised Integrated Harbour Planning Framework. Existing and future strategic studies and plans (such as Harbour Plan Study, Hong Kong 2030, Port 2020, other sub-regional planning studies and topical studies such as those on heliports, cruise terminals, cultural facilities, etc) will be taken into account. Where needed, additional studies and reviews will be conducted to update the available information and analyses.

4.3 Ways to accommodate different competing uses for the limited land available around the Harbour will be examined to balance the needs and interests of different sectors of the community. In this connection, a wide range of infrastructure, land/water interface and territorial land uses – including for marine, residential, commercial/office, utilities, transport, leisure/cultural and other uses – required to support Hong Kong's economy, leisure, tourism, and physical and marine environment, will be reviewed on an ongoing basis.

4.4 The existing inventory of harbour-front land uses, land/water interfaces and infrastructural projects will be monitored and specific projects will be reviewed as and when needed. As a start, an “Inventory of Known (Planned and Proposed) Project at Harbour-front” has been prepared by the Planning Department which will be updated regularly to facilitate monitoring by the Sub-committee.

4.5 The water body of the harbour serves a range of marine traffic, users and facilities such as berthing and mooring which contribute to the vibrancy of the harbour. The evolving commercial, leisure and tourism uses of the Harbour are facilitated by land/water interfaces and land uses along the waterfront. A compilation of existing marine uses and facilities in the Victoria Harbour has been prepared to facilitate the review of potential/desired future uses and facilities.

4.6 Harbour-front Enhancement Initiatives together with practical Harbour Planning Guidelines which include specific measures or references for harbour planning are being identified and will be promulgated to enhance both the vibrancy and vitality of the harbour.

4.7 Strategies will be formulated with input from the public regarding the institutional arrangements for both implementation and management of harbour related projects and plans. To manage such task, the Sub-committee considered that this should be handled by a separate group under HEC.

5. District Based Reviews

5.1 In reviewing the Harbour Plan, District Based Reviews will be implemented to examine existing land uses and the scope for harbour-front enhancement, both long and short term, during which the local communities will be engaged in setting out a vision and plans for their own environment.

5.2 Community input, especially at district level, is crucial to the district study process. Public engagement programmes will be conducted and integrated into the overall planning assessment process. Taking into account comments from Members and the various models advocated by Members for participatory and consensus building programmes, the District Based Reviews will include five stages as shown below, details of which are outlined in **Appendix I**.

- Baseline Stage (2 months)
- Envisioning Stage (3 months)
- Options Stage (4 months)
- Embody Stage (5 months)
- Implementation Arrangement (2 months)

5.3 The approach and tasks of the District Based Reviews will be continuously refined with comments from Members upon completion of each district based review and prior to other subsequent reviews and studies.

5.4 The Sub-committee agreed to divide the waterfront areas into seven study districts taking into account the following factors:

- Geography;
- Existing land use patterns and infrastructure;
- Development opportunities; and
- Manageability of the studies.

5.5 The seven study districts, covering the following areas, are shown on **Plan 1**:

- Kowloon East (Ma Tau Kok to Yau Tong/Lei Yue Mun);
- Kowloon Central (Tsim Sha Tsui to Hung Hom);
- West Kowloon;
- Western Harbour (Yau Ma Tei, Sham Shui Po, Kwai Tsing and Tsuen Wan);
- Island West (Sheung Wan to Kennedy Town);
- Central, Wan Chai and Causeway Bay; and
- Island East (Chai Wan to North Point).

5.6 The boundary of the study districts, including the adjoining hinterland, would be further refined at the study stage taking into account local circumstances, planning and interfacing issues that may emerge during the study process. The following studies and reviews that have commenced would also be taken into consideration:

Study Districts

Kai Tak

Status/Remarks

Review in progress

Kowloon Central

(Tsim Sha Tsui
(TST))

Area Improvement Plan study in
progress

(TST Waterfront Promenade) (Hung Hom)	Work in progress Baseline completed, public engagement after key events for the Central Ferry Piers Participatory Programme are concluded
West Kowloon	Under consultation
Western Harbour (Yau Ma Tei/Tsuen Wan)	Start date to be determined
Hong Kong Island East	Start date to be determined
Central, Wan Chai and Causeway Bay (Wanchai and Causeway Bay) (Central Ferry Piers) (Central)	Wan Chai Review in progress Participatory Programme launched in April 2005 Land formation in progress, Outline Zoning Plan review pending
Hong Kong Island West	Start date to be determined
<u>Other Relevant Studies</u>	<u>Status/Remarks</u>
Study on Piers and Landing Steps	Study in progress
Study on Greening Master Plan	Study in progress

6. Programme and Duration

6.1 With the Kai Tak review and the Tsim Sha Tsui waterfront beautification project already underway, inclusion of Hung Hom in a District Based Review will entail a comprehensive review of the entire Kowloon Central waterfront. Against such background, the Sub-committee agreed to review Hung Hom area first.

6.2 With extensive public events under the Central Ferry Piers Participatory Programme planned to commence from May 2005 onward, events planned for the Hung Hom public engagement programme, which also require substantial resources, should be scheduled to commence after the public activities for the Central Ferry Piers Participatory Programme have been concluded.

6.3 The baseline review for Hung Hom, conducted with reference to the agreed Harbour Planning Principles, was completed by the Planning Department in late 2004. Findings of the review were presented to the Sub-committee on 26 January 2005 (Paper No. 3/2005). The Sub-committee supported the baseline review, and the approach as detailed in 6.1 and 6.2. The Hung Hom review is expected to be completed in about 14 months' time as shown in 5.2.

6.4 On completion of the Hung Hom study, review of other districts will be conducted afterwards. The scope and commencement dates of other District Based Reviews will be determined based on the circumstances of individual study districts, complexity of issues identified, the scale of specific feasibility and impact assessments involved, and the resources available.

7. Initiating Studies and Reviews

7.1 Prior to commencing any study or review, endorsement from the HEC including funding and resources will be sought. To conduct a study or reviews effectively, the Sub-committee may propose a specific group to be established under the HEC to undertake a specific study or review with the support from relevant bureaux and departments for finance and resources.

8. Advice Sought

8.1 Members are invited to:

- a. comment on the above;
- b. agree with the proposed approach and process;
- c. consider ways to realise and effect the proposed approach and process;
- d. agree HEC to take on the Hung Hom study and institutional arrangements; and
- e. agree to seek comment from the Town Planning Board on the

above.

**Sub-committee on Harbour Plan Review
May 2005**

Appendix I

Baseline Stage

- Take on findings from a review of existing and planned uses, opportunities and constraints;
- Take stock of existing, proposed and possible uses, public/private projects, problems/key issues;
- Identify opportunities and constraints;
- Establish district land uses profile that covers both permanent and temporary uses; and
- Identify the role of the district within the overall Harbour Plan context.

Envisioning Stage

- Identify possible users, concerned stakeholders and potential partners for the process;
- Solicit views from the public, stakeholders and professionals through brainstorming meeting, workshop and forum;
- Arouse public awareness and encourage participation; and
- Identify aspiration and concerns of the communities to form a vision of the Study Area.

Options Stage

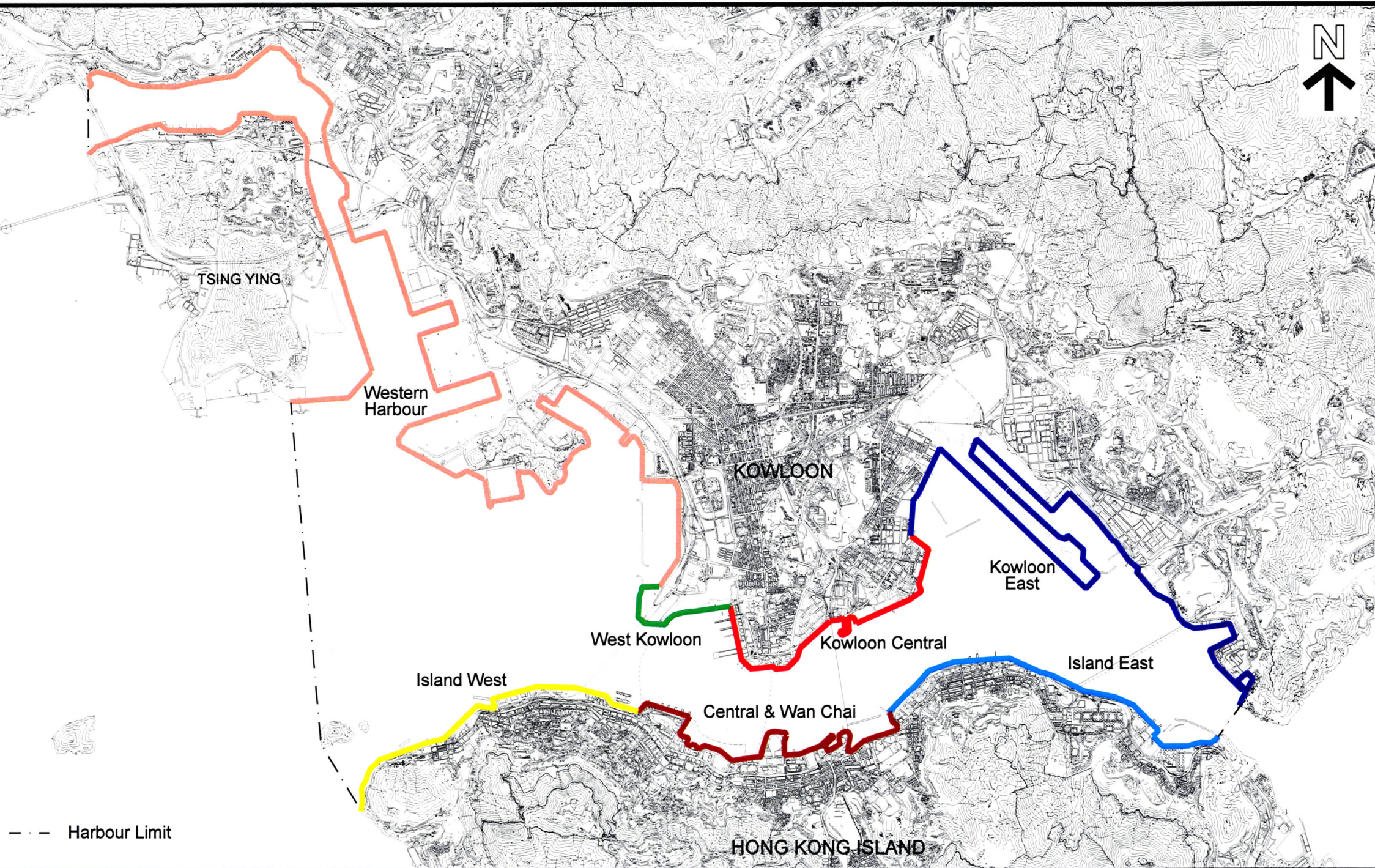
- Assess opportunities and constraints;
- Prepare options based on public comments;
- Evaluate options against established harbour planning principles, community aspiration and engineering feasibility; and
- Present options to solicit public view through charettes/workshops/forum.

Embody Stage

- Prepare district plans and proposals by consolidating findings of the Options Stage and input from other studies;
- Formulate district plan and prioritise proposals through exhibition, road show or forum;
- Present concepts and proposals encompassing various aspects (pedestrian, and landscaping etc.) to the public utilizing, where appropriate, illustration/ perspectives of the related schemes; and
- Outline land use options under short, medium and long term horizons.

Implementation

- Prepare work programme to incorporate planning intentions and proposals under respective statutory and administrative mechanisms;
- Solicit design schemes (through invitation of proposal, design competition or professionals participation etc); and
- Identify project ownership and implementation agencies.



Areas for District Studies

SCALE
METRES 800 0 800 1 600 2 400 3 200 METRES

PLANNING DEPARTMENT



M/SR/04/30_2

PLAN

DATE : 17/05/2005

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