

Harbour-front Enhancement Committee

**Current/Planned Land Uses and
Proposed Projects in the Harbour-front Areas**

Purpose

1. The purpose of this paper is to provide Members with information on the current/planned land uses and proposed projects in the harbour-front areas of the Victoria Harbour.
2. At the meeting on 25 January 2007, the Harbour-front Enhancement Committee (HEC) requested the Sub-committee on Harbour Plan Review (HPR Sub-committee) to present up-to-date information on land uses along the waterfront of the Victoria Harbour at this meeting.

Background

3. The HPR Sub-committee has been tasked to assist HEC to formulate an integrated harbour plan and to identify, give advice on and monitor improvement projects along the existing and new harbour-front.
4. On the former, a set of Harbour Planning Principles (HPPs) has been drawn up to provide a framework for the formulation of the harbour plan. A set of draft Harbour Planning Guidelines (HPGs) has also been prepared to facilitate illustrations of the intentions and requirements of the HPPs.
5. On the latter, the HPR Sub-committee has been monitoring harbour-front land use proposals/projects through an “Inventory on Known (Planned and Proposed) Projects at Harbour-front” prepared and updated regularly by the secretariat of the HPR Sub-committee with inputs from concerned Government departments. The inventory is tabled at each HPR Sub-committee meeting. In the past two years or so, project proponents from both the public and private sectors were invited to present their proposals to the

HPR Sub-committee. Taking account of the advice of the HPR Sub-committee, they have made improvements in terms of design and disposition of building(s) and/or landscape treatment in many of the proposals.

6. In addition, opportunities have been taken to identify or advise the Government to develop harbour-front sites (pending permanent development) for quick-win enhancement to promote public enjoyment of the Harbour, e.g. the West Kowloon Waterfront Promenade and the Wan Chai Waterfront Promenade.

Current/Planned Land Uses and Proposed Projects in the Harbour-front Areas

7. In response to the request of the HEC at its last meeting, the secretariat of the HPR Sub-committee has prepared a summary table (with plans) at **Appendix** setting out the current/planned land uses in the harbour-front areas, together with updated information on the proposed projects monitored regularly by the HPR Sub-committee through the inventory.

8. For easy presentation, land in the harbour-front areas is demarcated into various sites under each district (**Plans 1 to 12 at Appendix**). The planned land uses of each site are reflected by the land use zonings on respective statutory outline zoning plans while their current land uses, both permanent and temporary, are provided in broad terms (rather than specific uses due to their diverse nature). Where there are proposed projects in respect of the sites, details of the project proposals and enhancement measures, if any, are elaborated under the “Remarks” column of each site.

9. In summary, the HPPs and HPGs have been providing the necessary guidance in the undertaking of studies/reviews around the Harbour, such as Central Harbourfront and Me (CHarM), Central Reclamation Urban Design Study, Wan Chai Development Phase II Review and Kai Tak Planning Review. The findings of these studies/reviews will serve as inputs to the formulation of an overall Harbour Plan. Regarding proposed private developments, due regard to the HPPs and HPGs has already been given by the relevant approving authorities in exercising their control on developments.

10. The HPR Sub-committee will continue to monitor the progress of the proposed projects and provide advice to respective project proponents with regard to the HPPs/HPGs and possible enhancement measures for incorporation

into the projects where appropriate. It will also continue to give advice on possible quick-win enhancement for consideration of relevant Government departments.

Advice Sought

11. Members are invited to note the updated information on the land uses in the harbour-front areas as summarized at **Appendix**.

HEC Sub-committee on Harbour Plan Review
March 2007

Summary Table of Current / Planned Land Uses and Proposed Projects along the Harbour-front areas of Victoria Harbour

Kennedy Town (Plan 1)

Site No.	Location/Development	Land Status	Zoning on OZP	Current Land Use	Remarks
Site 1	Refuse transfer station, Sai Ning Street	Government Land	“OU (Uses related to Underground Refuse Transfer Station)” on Kennedy Town & Mount Davis OZP	Refuse transfer station	
Site 2	Sai Ning Street	Government Land	“OU (Cargo Handling Area)”, “G/IC” and “I” on Kennedy Town & Mount Davis OZP	Temporary recreation ground	PlanD is undertaking a land use review for Kennedy Town and Mount Davis covering the subject site. The findings of the review, including its recommendations on the land uses and development intensity, would guide future development of the district. Opportunity is taken to provide a promenade along the waterfront sites. Result of the review will be submitted to the Town Planning Board for consideration in due course. The future land use/zoning of the subject site should be subject to the result of the review.
Site 3	China Merchants Wharf, Sai Ning Street	Private Lot	“I” and “OU (Pier)” on Kennedy Town & Mount Davis OZP	Godown and wharf	Same as above

Site 4	Former Kennedy Town Incinerator and Abattoir, Victoria Road	Government Land	“G/IC” and “Road” on Kennedy Town & Mount Davis OZP	Public mortuary, abattoir (disused), pumping station and various temporary uses including piers, fee-paying public car/goods vehicle parks, bus depot and works area	Same as above
Site 5	Area between Cadogan Street and Smithfield Road	Private Lots and Government Land	“CDA”, “R(A)” and “Road” on Kennedy Town & Mount Davis OZP	Residential developments and road	
Site 6	Western District Public Cargo Handling Area	Government Land	“OU(Public Cargo Working Area)” on Sai Ying Pun & Sheung Wan OZP”	Public cargo handling area and temporary bus terminus	

Sheung Wan Area (Plan 2)

Site No.	Location/Development	Land Status	Zoning on OZP	Current Land Use	Remarks
Site 1	Western Wholesale Food Market	Government Land	“OU (Wholesale Market)” and “G/IC” on Sai Ying Pun & Sheung Wan OZP	Wholesale food market	
Site 2	Area east of Western Wholesale Food Market, Fung Mut Road	Government Land	“G/IC”, “O”, “OU (Wholesale Market)” and “Road” on Sai Ying Pun & Sheung Wan OZP	Temporary public car park and works area	<p>Part of the site (2A) has been identified to accommodate the utility installation for Harbour Area Treatment Scheme Project. The proposal was presented to the HPR Sub-committee on 12.7.2006. Most of the proposed facilities will be placed below ground except for a small above-ground structure. Once the works have been completed, DSD will carry out landscape work to the site so as to blend with the neighbouring open space to be developed at the harbour-front. Detailed design of the installation has yet to be worked out.</p> <p>Part of the site (at the eastern end) will be used for WSD’s works area for “Laying of Western Cross Harbour Main and Associated Land Mains from West Kowloon to Sai Ying Pun” from June 2008 to 2011.</p>

Site No.	Location/Development	Land Status	Zoning on OZP	Current Land Use	Remarks
Site 3	Former Public Filling Barging Point	Government Land	“O” on Sai Ying Pun & Sheung Wan OZP	Temporary public car park, works area and vacant land	<p>LCSD intends to develop the site for promenade/sitting-out area development so as to tie in with the development of SYSMP Phase II. However, C&WDC has agreed at its meeting on 16.11.2006 that the planned sitting-out area development at the site would be postponed so as to facilitate temporary occupation of the site for lorry parking arising from the WIL project.</p> <p>A portion of the site at the western end will also be used for WSD’s works area for the “Laying of Western Cross Harbour Main and Associated Land Mains from West Kowloon to Sai Ying Pun” from June 2008 to December 2012.</p>
Site 4	Sun Yat Sen Memorial Park	Government Land	“O”, “OU(WHC Ventilation Building)” and “G/IC” on Sai Ying Pun & Sheung Wan OZP	Ventilation building for Western Harbour Crossing, water selling kiosk, temporary open space/waterfront promenade, works area and vacant land	The proposal was presented to the HPR Sub-committee on 27.9.2006. Construction of the SYSMP (Phase II) by LCSD , which also covers the temporary park area, is tentatively programmed to commence in 2008 for completion in 2011.

Site No.	Location/Development	Land Status	Zoning on OZP	Current Land Use	Remarks
Site 5	Area between Sun Yat Sen Memorial Park and the Sheung Wan Stormwater Pumping Station and	Government Land	“O” on Sai Ying Pun & Sheung Wan OZP	Pump house, road and various temporary uses including boat kiosks, waterfront promenade, and works area	<p>A portion of the site has been developed by DO(C&W) as a temporary waterfront promenade. An application by DO(C&W) for an extension area is currently under processing by LandsD.</p> <p>Implementation of the whole “O” site for a waterfront promenade will involve partial closure of an existing road and relocation of the EMSD’s pump house. LCSD advises that they would consider developing this area at a later stage when funding and the site are available. When LCSD has decided on the implementation programme, the concerned Government departments will work closely to resolve the technical issues involved.</p>
Site 6	Sheung Wan Stormwater Pumping Station	Government Land	“O” on Sai Ying Pun & Sheung Wan OZP	Construction in progress	<p>The proposal was presented to the HPR Sub-committee on 15.6.2005, 10.8.2005 and 10.5.2006. Construction of the Sheung Wan Stormwater Pumping Station, which aims to address the flooding problem at the low-lying depression area of the Sheung Wan district, commenced in July 2006 for completion in 2009.</p> <p>An open space with a waterfront promenade and amenity areas for public use will be constructed by DSD for completion by late 2009. Upon completion, the open space will be handed back to LCSD for management and maintenance.</p>
Site 7	Commercial Building with Public Transport Terminus and Public	Government Land	“OU (Commercial cum Public Transport Terminus	Amenity area, public toilet, temporary bus terminus and works	The site will be developed to include a public transport terminus and a public car park with a maximum building height restriction of 130mPD.

Site No.	Location/Development	Land Status	Zoning on OZP	Current Land Use	Remarks
	Park, Sheung Wan Bus Terminus, and elevated walkway		and Public Car Park) ” and “OU (Elevated Walkway)” on Sai Ying Pun & Sheung Wan OZP	area	The elevated walkway to the north connecting the subject site and the Sheung Wan Pumping Station site will become part of the comprehensive pedestrian network connecting to the existing Central footbridge system via Shun Tak Centre.
Site 8	Shun Tak Centre and Hong Kong – Macau Ferry Terminal	Private Lot	“C” and “OU(Pier/Helicopter Landing Pad)” on Central District OZP	Commercial building, ferry pier and heliport	

Central (Plan 3)

Site No.	Location/Development	Land Status	Zoning on OZP	Current Land Use	Remarks
Site 1	Area between Rumsey Street and Government Pier	Private Lots and Government Land	“Road”, “G/IC” and “OU(Pier)” on Central District OZP	Multi-storey car park, government compound, utility installations (such as pump house and sewage pumping station etc.), and various temporary uses including warehouse, government pier and sitting-out area	A site at Man Kwong Street was allocated to DO(C&W) on 24.1.2007 for implementation of a temporary sitting-out area.
Site 2	Central Piers No. 2 to No. 6 and adjoining areas	Private Lots and Government Land	“OU(Pier)”, “Road”, “O” and “CDA(2)” on Central District OZP	Outlying islands ferry piers, open space, promenade, underground pump houses and road	CEDD will implement some small-scale enhancement works along its waterfront e.g. replacement of the potted trees by planting trees on ground, inclusion of additional shrub planting etc. under its current GMP contract and other government departments are investigating opportunities to enhance the area.
Site 3	Central Reclamation	Private Lots and Government Land	Various zones on the Central District (Extension) OZP	Commercial buildings, government and military uses, and utility installations Part of the area under reclamation	Upon appointment of a consultant, the Central Reclamation Urban Design Study is expected to commence in the second quarter of 2007 and will complete in 8 months. 3A - Tamar Site: Tenders for design and development of the site have been received and are being considered by the Government. 3B – Planning permission has been given for the use of part of the roof viewing deck of Piers 7 and 8 for restaurant and utility installations.

Wan Chai & Causeway Bay (Plan 4)

Site No.	Location/Development	Land Status	Zoning on OZP	Current Land Use	Remarks
Site 1	Wan Chai Development Phase II	Private Lots and Government Land	Various zonings on the Wan Chai North OZP	Various commercial, residential and government uses, recreational facilities, transport facilities and utility installations	<p>The previous land use proposals of the Wan Chai Development Phase II (WDII) project are being reviewed in light of Court of Final Appeal's interpretation on the Protection of the Harbour Ordinance. A public engagement exercise namely 'Harbour-front Enhancement Review – Wan Chai, Causeway Bay and Adjoining Areas' (HER) project has commenced under the purview of the HEC Sub-committee on WDII Review. The second stage of the HER project focusing on the Concept Plan (Realisation Stage) has been completed. The draft report for the Realisation Stage will be submitted to the HEC Sub-committee for consideration in due course.</p> <p>1A – The construction of the atrium link extension of the Hong Kong Convention and Exhibition Centre is in progress.</p> <p>1B - A quick-win enhancement project is being undertaken to open up the Wan Chai waterfront in the former Public Cargo Working Area for public enjoyment by providing an open space prior to the commencement of the WDII works targeted for 2008. The construction works has been completed. The opening ceremony of the open space is scheduled for 1.4.2007.</p>

North Point (Plan 5)

Site No.	Location/Development	Land Status	Zoning on OZP	Current Land Use	Remarks
Site 1	King Ming Road	Government Land	“G/IC” on North Point OZP	FEHD Depot	Part of the site would be affected by the Central and Wan Chai Bypass project
Site 2	Watson Road	Private Lot	“OU (Cultural and/or Commercial, Leisure and Tourism Related Uses)” on North Point OZP	Loading/unloading area, open storage and open air car park.	Same as the above.
Site 3	14-30 King Wah Road	Private Lot	“CDA (1)” on North Point OZP	Loading/unloading area, sand depot and temporary car park	<p>Planning permission for a commercial/office development granted in August 1996 was expired on 9.8.2002.</p> <p>A planning application to amend the Notes of the “CDA(1)” zone by adding “Flat” in Column 2 to allow residential use was received by the TPB on 30.11.2005. The proposal was presented to the HPR Sub-committee on 21.12.2005.</p> <p>On 1.9.2006, MPC agreed to the application subject to review of the development intensity and building height for this waterfront site by PlanD. The proposed amendments would be submitted to the MPC for approval prior to gazetting of amendments to the OZP under section 5 of the Town Planning Ordinance.</p> <p>On 20.9.2006, a new application for proposed comprehensive development comprising office, eating</p>

Site No.	Location/Development	Land Status	Zoning on OZP	Current Land Use	Remarks
					place, shop and services, and place of recreation, sports or culture uses with a plot ratio of about 15 and a maximum building height of 165mPD was received. The application was considered and rejected by the MPC on 17.11.2006. The review application was rejected by the TPB on 9.2.2007.
Site 4	15-17 Oil Street	Private Lot	“CDA(1)” on North Point OZP	Construction in progress	The master layout plan for hotel development with cultural, commercial and leisure uses was approved by the TPB on 27.10.2000 and 10.6.2005 respectively.
Site 5	Former Government Supplies Depot at Oil Street	Government Land	“CDA” and “CDA(1)” on North Point OZP	Temporary public car park	<p>The site has been included in the Application List primarily for residential and commercial development.</p> <p>A rezoning request was submitted by the Designing Hong Kong Harbour District to include open space at the site on 30.7.2005. The proposal was presented to the HPR Sub-committee on 10.8.2005. The application was rejected by TPB on 28.10.2005. At the request of the TPB, PlanD had completed a review of the Planning Brief for the portion of the site zoned “Comprehensive Development Area “CDA” on the North Point OZP endorsed by the TPB in 1997 taking account of the community aspirations and prevailing planning guidelines and principles. As the “CDA(1)” portion will be affected by the WDII project, it is also proposed to excise the portion from the site. The draft revised Planning Brief for the “CDA” was considered and agreed by TPB on 17.11.2006 for consultation. The HPR Sub-committee and the Eastern District Council were consulted on 22.11.2006 and 14.12.2006 respectively. Both expressed support to the draft revised Planning Brief. An air ventilation assessment (AVA) is being undertaken by</p>

Site No.	Location/Development	Land Status	Zoning on OZP	Current Land Use	Remarks
					PlanD's term consultant. The draft revised Planning Brief will be refined to incorporate the comments received from the consultations and the findings of the AVA. It will be submitted to TPB for endorsement in March/April 2007.
Site 6	Electricity Sub-Station	Private Lot	"G/IC" on North Point OZP	Electricity sub-station	
Site 7	City Garden / Provident Centre	Private Lot and Government Land	"R(A)1, "R(A)2", "GIC", "O" on North Point OZP	Residential development, school, public open space and pumping station	
Site 8	Former North Point Housing Estate	Government Land	"R(A)", "G/IC", "O" and Road on North Point OZP	Temporary public car park	Development mix, form and intensity of the site are being reviewed. Public access to the waterfront will be included in the future redevelopment scheme.
Site 9	North Point Ferry Piers	Government Land	"OU(Pier)", "G/IC" and "O" on North Point OZP	Passenger and vehicular ferry piers and public open space	Two planning applications, with one for proposed office use at the upper floor and another one for shops & services use at lower floors of the North Point (West) Passenger Ferry Pier were received on 1.3.2007 (Site 9A). The applications are scheduled for consideration by the MPC on 27.4.2007.

Quarry Bay (Plan 6)

Site No.	Location/Development	Land Status	Zoning on OZP	Current Land Use	Remarks
Site 1	Java Road	Private Lot and Government Land	“G/IC”, “O”, “C” and “Road” on North Point OZP	Commercial developments, petrol filling station, fire station, police station, Government offices, amenity area and works area	
Site 2	Hoi Yu Street, Quarry Bay	Private Lot and Government Land	“OU (Cultural and/or Commercial, Leisure and Tourism related uses) (1)”, “OU (Cultural and/or Commercial, Leisure and Tourism related uses) (2)”, “G/IC” and “O” on Quarry Bay OZP	MTR facilities including ventilation building, utility installations (such as Gas pigging station, pumping station house etc.) and various temporary uses including public filling barging point and works area	<p>The sites zoned “OU (Cultural and/or Commercial, Leisure and Tourism related uses) (1)” at Hoi Yu Street are the subject of a planning application in August 2004 for development of harbourside tourism, entertainment and commercial facilities under the theme of “Old Hong Kong” at Hoi Yu Street submitted to the TPB in August 2004. Only a small part of the application site is under private ownership, whereas the rest is Government land.</p> <p>The proposal includes a 10-storey hotel, two mixed retail and office buildings of 6 to 8 storeys and a 2-storey cultural and tourist centre at Hoi Yu Street waterfront.</p> <p>A revised proposal was submitted in December 2004 (GFA/plot ratio and building heights remained unchanged, only an area of 4,864m² originally planned for office is converted to entertainment/ leisure use). The planning application was rejected by the MPC on 28.1.2005. The review application was rejected by the TPB on 20.5.2005. The applicant has lodged an appeal and the hearing was</p>

Site No.	Location/Development	Land Status	Zoning on OZP	Current Land Use	Remarks
					<p>scheduled for 13, 14 and 18.6.2007.</p> <p>Part of the application site is now being used as a temporary public filling barging point. It will be terminated pending the provision of a permanent barging point in Chai Wan by early 2008. Part of the application site is also the subject of a Judicial Review (JR) lodged by the landowner against the TPB's decision (on 17.10.2003) for not upholding an objection to the draft Quarry Bay OZP No. S/H21/18. The objection was related to, inter alia, rezoning of the objector's site from "Industrial" to "OU (Cultural and/or Commercial, Leisure and Tourism related uses) (1)". The hearing was conducted on 30.8.2006 and the JR was dismissed by the court. An appeal was lodged by the objector. The hearing of the JR is scheduled for 10.7.2007.</p>

Shau Kei Wan (Plan 7)

Site No.	Location/Development	Land Status	Zoning on OZP	Current Land Use	Remarks
Site 1	Quarry Bay Park and Aldrich Bay Waterfront Park	Private Lot and Government Land	“O”, “OU(Pier)” and “OU (Marine fuelling Station)” on Quarry Bay OZP and “O” and “G/IC” on Shau Kei Wan OZP	Open space and pier, Marine fuelling station, water selling kiosk and marine Poice Headquarter	The Fireboat Alexander Grantham is to be exhibited within the existing Quarry Bay Park. The project aims to promote heritage appreciation, museum collection and public enjoyment. Works is in progress and the project is scheduled for completion in mid 2007.
Site 2	Sewage treatment plant, Tam Kung Temple Road	Government Land	“OU (Sewage screening plant)” on Shau Kei Wan OZP	Sewage screening plant, water selling kiosk and temporary public car park	Portion of the site is a reserved area for HATS project.
Site 3	Ship Yard, Tam Kung Temple Road	Government Land	“OU (Boat repair yards and associated facilities)” on Shau Kei Wan OZP	Temporary boat building/repair yards	
Site 4	Fish Market, Tam Kung Temple Road	Government Land	“G/IC” on Shau Kei Wan OZP	Wholesale Fish Market	

West Kowloon (Plan 8)

Site No.	Location/Development	Land Status	Zoning on OZP	Current Land Use	Remarks
Site 1	West Kowloon Cultural District (WKCD)	Government Land	“OU (Arts, Cultural, Commercial and Entertainment Uses)” on South West Kowloon OZP	Fire station, pumping station, tree bank, vacant land and various temporary uses (such as waterfront promenade, car park, works area, open storage)	<p>The development of WKCD is being reviewed by the Consultative Committee chaired by the Chief Secretary.</p> <p>Pending the commencement work of the WKCD, a waterfront promenade was open for public enjoyment in September 2005, with its extension open for public enjoyment in early February 2007 (Site 1A). The HPR Sub-committee was consulted on the project on 15.6.2005 and 10.5.2006.</p>
Site 2	Canton Road	Private Lots	“C” and “OU(Ferry Terminal)”, “OU(Sports and Recreation Club on Pier)”, “OU(Salt Water Pumping Station)” “OU(Pier)” and “OU(Ocean Terminal to include Shops & Car Parks)” on Tsim Sha Tsui OZP	Commercial developments (hotels, offices, retail shops, etc.), transport facilities (ferry pier/terminal, public transport interchange, car parks, etc) and salt water pumping station	<p>An application submitted by the Wharf Realty Limited for a proposed ferris wheel at Ocean Terminal with a height of 109mPD was approved by TPB on 13.2.2004 (Site 2A).</p> <p>A building plan for redeveloping the Ocean Centre and Harbour City for Gateway Phase 3 into a proposed 96-storey (excluding basement) office/hotel/service apartment building (401.4 mPD at top roof) by the Wharf Realty Limited was approved on 21.5.1999 (Site 2B).</p>

Tsim Sha Tsui (Plan 9)

Site No.	Location/Development	Land Status	Zoning on OZP	Current Land Use	Remarks
Site 1	Salisbury Road	Government Land and Private Lots	“OU” for various uses including piers, cultural facilities, commercial complex and car park, “O” and “C” on Tsim Sha Tsui OZP	Cultural facilities (museums, concert hall, etc.), commercial developments (retail shops, hotel, offices, etc.), transport facilities (bus terminus, ferry piers, etc.), and open space/waterfront promenade	<p>The Tsim Sha Tsui Promenade Beautification Project is being implemented by Tourism Commission. The proposal was presented to the HPR Sub-committee on 26.1.2005 and 10.8.2005. Phase 1 of the project (for the TST Promenade) has largely been completed (Site 1A). Phase 2 works (construction of the Star Ferry Plaza) is still under planning and will be implemented after the relocation of the existing Star Ferry Public Transport Terminus to Wing On Plaza Garden which would be completed in phases in 2007.</p> <p>Lease modification for redevelopment of the East Wing of New World Centre into a hotel with a building height of 265mPD has been agreed by the Government (Site 1B).</p>

Hung Hom (Plan 10)

Site No.	Location/Development	Land Status	Zoning on OZP	Current Land Use	Remarks
Site 1	Ventilation building of Cross Harbour Tunnel	Deposit area of Cross Harbour Tunnel	“OU(Ventilation Building)”on Tsim Sha Tsui OZP	Ventilation building	
Site 2	Hung Hom KCR Station, KCRC Freight Yard and the International Mail Centre	Government Land, KCRC Vested Land, Deposit Area of Hong Kong Coliseum and Private Lot	“OU (KCR Terminus, Bus Terminus, Multi-storey Car Park, Indoor Stadium, Commercial Facilities and KCRC Pier)” and “G/IC” on Tsim Sha Tsui OZP	Railway station, bus terminus, car park, KCRC freight yard, pier, indoor stadium and mail centre	<p>A rezoning proposal to develop the site for trade mart, commercial, hotel, tourism, cruise terminal/heliport uses submitted by KCRC was rejected by MPC on 19.11.2004.</p> <p>Another rezoning application to develop part of the site and the adjoining “OU” area (Site 2A) to waterfront related commercial and leisure uses submitted by Designing Hong Kong Harbour District was also rejected by MPC on 15.12.2006.</p> <p>The redevelopment potential of the site will be considered in an integrated manner having regard to the wider Hung Hom area under the Hung Hom District Study undertaken by PlanD. Enhancement opportunities will also be explored in the Study.</p>

Site No.	Location/Development	Land Status	Zoning on OZP	Current Land Use	Remarks
Site 3	Area along the Hung Hom waterfront between the ventilation building of Cross Harbour Tunnel and Hoi Sham Park	Government Land and Private Lots	“O” on Tsim Sha Tsui OZP and “OU (Commercial Development and Freight Yard)”, “Road”, “C(2)”, “O”, “CDA”, “OU(Pier)”, “C(4)”, “R(A)”, “G/IC”, “R(B)2”, “C(6)”, “OU(Business)” and “OU(Sewage Treatment Plant)” on Hung Hom OZP	Commercial, residential and Industrial-Office (I/O) developments, freight yard, open space, swimming pool, piers, temporary bus/coach terminus, sewage treatment works/pumping station, temporary works areas/storage yards and vacant land	<p>There is yet to be any implementation programme for the planned waterfront promenade and two district open spaces (at Kin Wan Street and Wa Shun Street) along Hung Hom Bay. The developer of the hotel within “C(2)” zone has put forth a preliminary design concept to develop the adjoining waterfront promenade and open space on a temporary basis. On a non-committal basis, the developer was invited to present his design concept for an early dialogue with the HPR Sub-committee on 5.10.2005. Members considered that local concerns and needs should be fully addressed.</p> <p>The development potential of the undeveloped sites including the “CDA” site and opportunities for harbour-front enhancement (including feasibility of creating a continuous waterfront promenade) will be reviewed under the Hung Hom District Study undertaken by PlanD.</p>

Kai Tak (Plan 11)

Site No.	Location/Development	Land Status	Zoning on OZP	Current Land Use	Remarks
Site 1	Kai Tak	Government Land and Private Lots	Various zones on Kai Tak OZP	Godown/cargo handling and industrial uses, vacant land and various temporary uses (such as flying/ driving training schools, barging point and stockpiling areas, public car park, and tree bank)	<p>The area is the subject of Kai Tak Planning Review. The new draft Kai Tak OZP was exhibited on 24.11.2006 under section 5 of the Town Planning Ordinance for public inspection for a period of 2 months up to 24.1.2007. A total of 47 representations to the draft OZP have been received. After public inspection of all valid representations, a total of 10 valid comments to these representations were received. The hearing of representations and comments by TPB is scheduled in late April.</p> <p>For Site 1A, MPC rejected on 28.1.2005 an application (No. A/K21/10) for residential development with retail shops under the “CDA(2)” zoning on the then Kai Tak South OZP. TPB decided on 20.5.2005 to defer the consideration of the s.17 review pending completion of Kai Tak Planning Review.</p>

Yau Tong (Plan 12)

Site No.	Location/Development	Land Status	Zoning on OZP	Current Land Use	Remarks
Site 1	Area to the west of Cha Kwo Ling Road	Government Land and Deposit Area of Eastern Harbour Crossing	“O” and “OU(Eastern Harbour Crossing Ventilation Building)” on Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP	Public cargo working area and ventilation building	
Site 2	Yau Tong Bay Comprehensive Development Area (YTB CDA)	Government Land and Private lots	“CDA” on Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP	Godown, industrial uses ship/boat building & repairing, utility installations (gas pigging station, pumping station, etc.), works area and jetties	TPB agreed on 20.2.2004 to review the future development of YTB CDA by taking the ‘no reclamation approach’. On 22.9.2006, TPB considered 3 development options submitted by a consortium representing various owners of YTB. Options 1 & 2 (involving reclamation) did not meet the ‘overriding public need test’ and the development intensity proposed under Option 3 (the no reclamation scheme) was considered excessive. TPB’s views were conveyed to the consortium with a view to coming up with a more acceptable scheme for TPB’s further consideration. The consortium is preparing a revised scheme which will be submitted to TPB for consideration.
Site 3	Areas to the southwest of Tung Yuen Street	Government Land and Private Lots	“OU (Sewage Treatment Plant)”, “R(E)”, “CDA” and	Godown, industrial uses cargo handling and storage, pumping stations,	

Site No.	Location/Development	Land Status	Zoning on OZP	Current Land Use	Remarks
			“Road” on Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP	wholesale fish market, and temporary market/hawker bazaar	
Site 4	Sam Ka Tsuen Typhoon Shelter area and adjacent villages	Government Land and Private Lots	“O” and “V” on Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP	Open space/sitting out areas, ferry piers restaurants, seafood shops, electricity substation, refuse collection point, public toilet/bath house, and works site	Tourism Commission plans to improve and upgrade the waterfront of Lei Yue Mun by building a viewing platform area and a landing facility (Site 4A). CEDD has commissioned a small consultancy study, namely, Lei Yue Mun Waterfront Enhancement Project - Preliminary Environmental Review, Marine Traffic Impact Assessment and Marine Archaeological Investigation in September 2006 to investigate and examine the environmental considerations and navigation safety associated with the proposed landing facilities. The Study is scheduled for completion in 2007. As part of the proposed project would be outside the OZP boundary, amendments to the OZP are required. HEC would be consulted, when appropriate.