

**Harbour-front Enhancement Committee
Sub-committee on Harbour Plan Review**

Fifth Meeting

Date: 9 March 2005

Time: 3:00 pm

Venue: Conference Room, 15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong

Agenda

- 1. Confirmation of Minutes of 4th Meeting**
- 2. Matters Arising**
- 3. Planning for Water-based Activities in Victoria Harbour [PlanD] (Paper No. 4/2005)**
- 4. Any Other Business**

*Secretary, Sub-committee on
Harbour Plan Review
March 2005*

**Sub-Committee on Harbour Plan Review
Harbour-front Enhancement Committee**

Planning for Water-based Activities in Victoria Harbour

PURPOSE

1. This paper presents the planning of water-based activities in Victoria Harbour to Members in response to CE@H's proposal for a "Living Harbour Review".

BACKGROUND

2. On 18.11.2004, CE@H wrote to CE advising against invitation of proposals for a cruise terminal and recommended to commence a "Living Harbour Review" as part of the harbour planning process. It organized a luncheon on 14.12.2004 to discuss the way forward for Hong Kong's leisure harbour and establishing a partnership and process for the said Review.
3. In the paper 6/2005 discussed by HEC on 13.1.2005, CE@H recommended HEC to advise the Government to commence the "Living Harbour Review" to identify future marine uses for Victoria Harbour and their requirements based on sustainable development principles.
4. Water-based activities in Victoria Harbour and in other water areas in Hong Kong have been studied in the Harbour Plan Study and other planning studies. To avoid duplication of efforts, Planning Department proposes to present the findings of these studies to enable Members' consideration of CE@H's proposal.

A VIBRANT HARBOUR

The Shared Vision

5. The Government shares the need for a world class living harbour and an

exciting and interactive waterfront with CE@H. Our vision is “to make Victoria Harbour attractive, vibrant, accessible and symbolic of Hong Kong – a harbour for the people and a harbour of life”.

The Context

6. Victoria Harbour is one of the busiest in the world. It is economically vital to Hong Kong. The inner harbour fairway is heavily trafficked in association with the following harbour functions/activities:
 - economic uses such as container terminals, cargo handling areas, ferry terminals;
 - fairways for marine traffic;
 - marine-based uses such as marine fire services, marine police, immigration and customs and excise marine facilities, ferry piers, berthing areas, typhoon shelters, buoys and anchorages; and
 - recreational/tourism uses such as cruise terminals and marinas, circular harbour cruises/tours, sailing and yachting, special water events e.g. Dragon Boat racing, firework displays and laser shows.
7. These functions have evolved over time in response to the changing economic and social needs e.g. from shipyards, warehouses, oil depots etc to other uses. Each function requires some supporting marine facilities of specific locational requirements.
8. The Government is open and positive to water-based activities so long as the safety and functional integrity of the Harbour are not compromised. Actually, many such activities are taking place though users may not choose the Harbour as the final destination.

PLANNING FOR WATER-BASED ACTIVITIES IN VICTORIA HARBOUR

Water Activity Areas within the Harbour

9. Water-based activities within the Harbour have been examined in the context of Harbour Plan Study in conjunction with other tourism and land-based recreation activities. The following activities have been identified/proposed in Victoria Harbour:
 - water sports such as yachting and sailing which are mainly for passage;

- water events such as boat race, marine demonstration, pageant/regatta, fireworks, son et lumiere event which are mostly event-based; and
 - tourism activities such as cruise terminal, circular hopping harbour cruise service and dining on harbour cruise.
10. The water body in the Harbour is regarded as a public asset and strictly speaking there are only limited restrictions on the type of uses and activities. Fairways need to be maintained for the passage of marine traffic, particularly for the inner harbour fairway which is already heavily trafficked and provides the key access route from Lei Yue Mun Gap in the Eastern Harbour to the various port-related uses in the Western Harbour.
11. Areas of water body that are safe and suitable for water-based activities in the Harbour are therefore limited. The Harbour Plan Study has identified Water Activity Areas where special water events such as firework displays could be held in the Harbour. Their locations are shown in **Appendix 1** attached and are selected based on the following practical considerations:
- heavy marine traffic and navigation safety;
 - functional requirements for existing marine facilities, which have slim relocation opportunity; and
 - visibility from waterfront.

Marine management measures may be required during the special events to ensure safety of navigation. In any cases, any water-based activities in the harbour should have due regard to the marine safety and relevant legislations.

12. These Water Activity Areas, instead of zoning, have been proposed as broad planning guidelines on the location and type of water-based activities because:
- enforcement of zonings on land is basically through control on building works. There is, however, no building works involved in the water bodies that are enforceable under the current mechanism;
 - water bodies are different from land parcels. There is no discrete and concrete boundary; and
 - marine users are mobile.

Supporting Shore-based Facilities

13. In support of the water-based activities, some shore-based facilities would be required. These requirements are, however, subject to the scale and

type of water-based activities. They are ranging from:

- temporary arrangements such as crowd control, road traffic diversion and viewing/ticketing areas;
- simple supporting facilities and design such as landing steps, jetties and seawall design;
- land-extensive and tailor-made facilities such as marinas and boat clubs; and
- provision of waterfront open space for landing and shore-based activities in association with the water events etc. Therefore, water activity areas are planned near to either existing or proposed waterfront open spaces. A range of potential events and activities for waterfront open space has also been proposed in the Harbour Plan, e.g. performance venue, festival piazza, waterfront park/promenade, etc.

14. The Harbour Plan, however, is a strategic planning framework. All the proposals will be taken into account in the detailed design of the harbour-front under various studies for areas fronting the harbour.

Public Consultation

15. The proposals in the Harbour Plan have undergone extensive public consultation in March to May 2001 to ensure that public views are duly considered and incorporated as appropriate.

WATER ACTIVITIES OUTSIDE VICTORIA HARBOUR

16. Some other activities, such as rowing, wind surfing, dinghy sailing, water skiing, may not be suitable in the Victoria Harbour mainly on safety ground, sea conditions and physical setting. However, there are other suitable areas outside the Harbour for their accommodation.

17. In the context of various planning studies such as HK2030 Study, the South East and the South West Development Strategy Reviews etc., the provision of water-based activities and their suitability at different areas have been examined. The spatial distribution of water-based activities have been made as follows:

- **SENT:** water sports centre for activities such as windsurfing, rowing, canoeing, kayaking and sailing; provision of sea plane facilities and landing area at High Island Reservoir; island hopping trips with dining facilities around the Inner Port Shelter; inshore water recreation at

coastal area of Port Shelter, around Kau Sai Chau, Sharp Island and Tai Tau Chau and between Jin Island and Bluff Island such as non-motorized boating, canoeing, kayaking, recreational fishing etc; promotion of scuba diving in Kwo Chau Island; strengthening of Hebe Haven for waterfront recreation, extended marina and club-med type guesthouses;

- **SWNT:** low-intensity water-based recreation uses in South Lantau, e.g. watersports centres at Pui O Beach (non-motorised watersports) and Cheung Sha Beach (motorised watersports); boardwalks from Lower Cheung Sha to Tong Fuk Beach to enhance the attraction and connectivity along the South Lantau Coast;
- **NENT:** inshore water recreation at Three Fathoms Cove, Plover Clove etc.;
- **Reservoirs:** a possible resource for modest scale water-based recreational activities such as rowing, sailing and fishing; and
- **NWNT:** no water sports proposed in view of the heavy river trade traffic and existence of sea frontage industries.

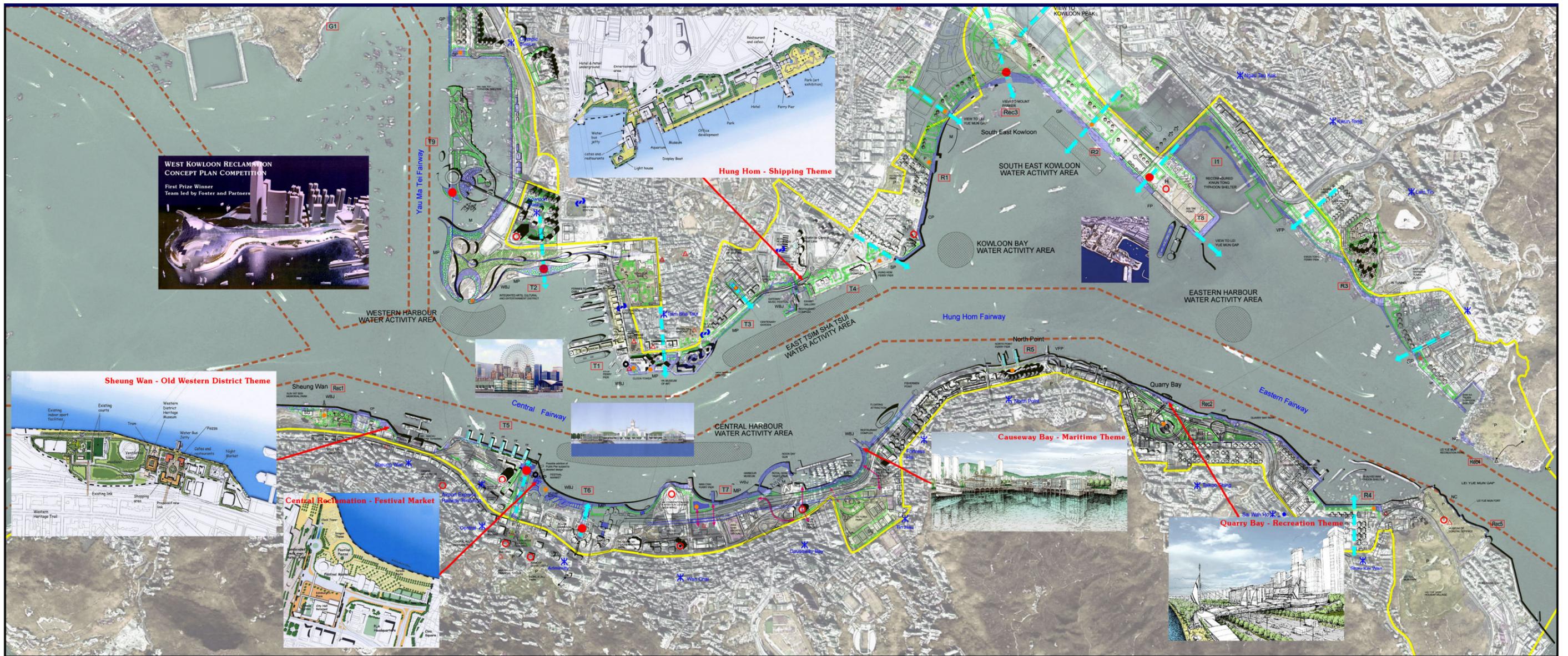
OUR WORK AHEAD: HARBOUR PLAN REVIEW

18. A world-class living harbour can only be achieved with both vibrant shore-based and water-based activities. The latter cannot be determined without acknowledging the harbour and waterfront activities.
19. The on-going studies for areas fronting the harbour, including the “Kai Tak Planning Review” and the “Harbour-front Enhancement Review - Wan Chai and Adjoining Areas”, will examine in details the water activity proposals put forth in the Harbour Plan Study to facilitate their implementation. The on-going Harbour Plan Review will also re-examine the water-based activities as a main issue in harbour-front planning, taking into account the findings of previous and on-going studies as well as other existing/planned shore-based activities. Emphasis would be placed onto developing a vibrant harbour for public enjoyment, with due consideration of safety as well as functional integrity of the Harbour, particularly its role as an international port. The community will be consulted extensively in the process.

ADVICE SOUGHT

20. Members are invited to note the above and advise the CE@H that the planning of the water-based activities in the Victoria Harbour would be considered in the Harbour Plan Review as well as the on-going studies for areas fronting the harbour.

Planning Department
March 2005



Harbour Plan Study

Harbour and Waterfront Plan & Action Area Plans

PLANNING DEPARTMENT 	
PLAN REF. : M/SR/05/16_2	Appendix
DATE :	1