

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 2008.

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

20th Sub-committee Meeting – 23 January 2008

2. The Sub-committee discussed the following items -

(a) Proposed Minor Relaxation of the Statutory Height Restriction for a Proposed Grade A Office Building at 863-865 King's Road, Quarry Bay

- ✧ The project proponent, Ubagan Limited, briefed the Sub-committee on the proposal, which is related to an s16 planning application submitted to the Town Planning Board (TPB) for minor relaxation of the statutory height restriction of the Quarry Bay Outline Zoning Plan for a proposed Grade A office building by 10% from 130 mPD to 143mPD.
- ✧ Members had mixed views on the proposal. There was support from some Members in respect of its environmentally friendly building design, measures to enhance pedestrian circulation and provision of landscaped garden at podium. A Member however raised concern about its environmental impact in terms of increase in energy consumption due to higher floor-to-floor height. Some Members queried the need for the proposed relaxation and were worried that accepting this proposal

might set a precedent for similar proposals for minor relaxation of building height restrictions.

(b) Proposed Hotel, Place of Recreation, Sports and Culture (Art Venue) and Exhibition and Convention Hall at Ex A-King Slipway Site and Adjoining Government Land, Causeway Bay

- ✧ The preliminary proposal for the site, known as “Victoria Point”, had been discussed under the Harbour-front Enhancement Review – Wan Chai, Causeway Bay and Adjoining Area overseen by the then HEC Sub-committee on Wan Chai Development Phase II Review. At the meeting, the project team (comprising representatives from the Wharf Estates Development Limited, Wharf (Holdings) Limited, Marco Polo Hotels and Hong Kong Festival Fringe Limited) briefed Members on their latest scheme, which was submitted to TPB for consideration as an s16 planning application.
- ✧ The Sub-committee had no strong views against the proposal in terms of its development concept of integrating art, cultural and commercial (hotel and retail) uses at the waterfront. However, some Members had reservation on the scale and massing of the proposed development, particularly the hotel portion and considered that there was a lack of integration between the hotel and the art/cultural facilities within the development. Members were of the view that the impacts of the proposed development on traffic, environment, harbour view of surrounding stakeholders and operation of the nearby fire station should be fully assessed. Special emphasis should also be put on the need for a continuous waterfront promenade, maximising greenery, mechanisms to ensure unrestricted access to the proposed public open spaces and improving the land/water interface. A Member also considered it worthwhile to reshape this part of the waterfront to improve waterfront connectivity and accessibility, even with reclamation.

(c) Proposed Erection of Ground Standing Signboards at Austin Road West, West Kowloon Reclamation Area

- ✧ The project proponents, Bingo City Limited and Sowell Resources Limited, briefed the Sub-committee on the

proposal of erecting 10 ground standing signboards showing the name and logo of a recreational and entertainment venue, known as “中天地 POP TV”, on the subject site.

- ✧ Members generally considered that the proposed signboards would unlikely affect the overall setting of this part of the waterfront which comprised mainly construction sites, but the concern about any glare impact should be addressed.

(d) Proposed Residential Development at 14-30 King Wah Road, North Point

- ✧ The project proponent, Glory United Development Limited, briefed Members on the proposed residential development which is related to an s16 planning application submitted to TPB.
- ✧ In general, the Sub-committee had no strong views on the proposed development and appreciated the podium setback to facilitate public access to the waterfront and enhance air circulation. Some Members considered that the design, layout and disposition of the residential towers should be improved to further enhance air ventilation.

(e) Development of a Piazza in Tsim Sha Tsui

- ✧ Representatives from the Tourism Commission gave a short briefing at the meeting to solicit Members' views on the use/theme, design and management modes of the proposed piazza.
- ✧ Members generally considered that the development of the piazza should not be confined to a unitary theme, but should encourage a diversity of activities in a dynamic way. Some ideas/comments on the use/theme, design, integration and connectivity with the surrounding developments and the wider area and public engagement aspects were provided to the Tourism Commission at the meeting. The Tourism Commission was advised to consult the HEC Task Group on Management Model for the Harbourfront on issues relating to the management aspect.

(f) Proposed Olympic Rings at Central Waterfront

- ✧ Representative from the Hong Kong Tourism Board briefed the Sub-committee on the proposal of setting up a signature icon by constructing and lighting up a set of Olympic Rings at a harbour-front location in either Central or Wan Chai to showcase Hong Kong as a co-host city for the Beijing 2008 Olympic.
- ✧ The Sub-committee had no in-principle objection to the proposal. Specific aspects including alternative locations, size of the proposed Olympic rings, glare impacts and Olympic related activities/events were discussed at the meeting.

(g) Proposed Temporary Uses for the Ex-North Point Estate, North Point

- ✧ Representatives of the District Lands Office/Hong Kong East briefed the Sub-committee on the proposed temporary uses for the Ex-North Point Estate site (comprising the Eastern, Central and Western Lots) during the interim period from its surrender to the Government by the Hong Kong Housing Authority until disposal of it for permanent use. The proposal was mainly to develop the Eastern Lot into a temporary public open space, and to use the Central and Western Lots for fee-paying public car park purpose to meet the shortage in the district. The existing 5 m wide public promenade along the northern edges of the Eastern and Western Lots would be maintained.
- ✧ Members supported the proposed development of the Eastern Lot for open space. Members however considered that the remaining areas should also be developed into open space for public enjoyment, and that a strip of land at the northern part of the Western Lot should be set aside for early implementation of the planned 20 m wide waterfront promenade.

(h) Report on Findings and Recommendations of the Hung Hom District Study

- ✧ The Study Consultants briefed Members on the findings and recommendations of the Study. The proposals for the

four key potential development sites within the study area, namely the Freight Yard and International Mail Centre site, “Comprehensive Development Area” and the adjoining open space at Hung Hom waterfront, the “Residential (Group A) 2” site at Hung Luen Road and the Tai Wan Shan Park, were elaborated.

- ✧ Members noted that the Study had responded to community aspirations for better environment by lowering the development intensity and building height towards the harbour-front. The development concepts for the area were formulated having regard to the Harbour Planning Principles and Harbour Planning Guidelines and the views collected during the public engagement activities.

**Secretariat, HEC Sub-committee on Harbour Plan Review
February 2008**