

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

Reporting Period

This progress report covers the period from March to April 2008.

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

21st Sub-committee Meeting – 19 March 2008

2. The Sub-committee discussed the following items -

(a) Work Plan of the Sub-committee

- ✧ The Sub-committee considered its work plan for the current term including the progress of the overall Harbour Plan Review, providing input to development proposals along the harbour-front, identifying opportunities for harbour-front enhancement and promoting public engagement.
- ✧ Following the completion of the Hung Hom District Study, Hong Kong Island East would be the next district for review. Preparatory work for the Hong Kong Island East Harbour-front Study, as part of the overall Harbour Plan Review, had already commenced. The Study would be commissioned later this year.
- ✧ As a general issue, Members reiterated the importance of financial support for harbour-front enhancement. One suggestion was to set up a harbour-front enhancement fund for implementing enhancement projects.

(b) Heliport A&A Works at Hong Kong – Macau Ferry Terminal

- ✧ The proposal was to expand the heliport facilities on the rooftop of the inner pier of the Hong Kong – Macau Ferry Terminal (MFT) from one helipad to two helipads with an arrival lobby, VIP lounge, departure lounge, flight operation control centre, and other aviation related facilities and support plant rooms at various levels of MFT.
- ✧ The Sub-committee had no objection to the proposed development, but considered that noise impact was a concern.

(c) Amendments to the Approved Hung Hom Outline Zoning Plan No. S/K9/20

- ✧ Planning Department briefed the Sub-committee on the building height restrictions incorporated into the draft Hung Hom Outline Zoning Plan No. S/K9/21 gazetted on 29 February 2008.
- ✧ Members generally considered that building height was only one factor affecting the living environment. Related factors like development density, building setback, size of development site, etc., should be considered together. Other views included the need to respect existing building rights under the lease, possible height relaxation for Whampoa Garden, alternative zoning and development restrictions for the industrial area around Hok Cheung Street and the need to explain to the public the community gain of introducing building height control.

(d) Issues raised by Mr Paul Zimmerman

- ✧ Subsequent to the discussion of the HEC on 20 February 2008, the Sub-committee discussed how to follow up various issues raised by Mr Paul Zimmerman. The Sub-committee's views were as follows -
 - (i) measures to improve access to the harbour-front impeded by existing road infrastructures – the issue had been and would continue to be considered in the on-going/future studies and the overall Harbour Plan

Review;

- (ii) provision of food, drinks, toilets and seats along the harbour-front within Government land – the views of the local community on the facilities to be provided at a particular locality would be considered;
- (iii) continual monitoring of Kai Tak and Tamar development – both the Kai Tak and Tamar projects were strategic developments and should be referred to HEC for discussion. This was in line with the arrangement agreed by HEC at the beginning of the current term that issues relating to the former Sub-committees on South East Kowloon Development Review and Wan Chai Development Phase II Review would be discussed by the full Committee; and
- (iv) the Town Planning Board (TPB) should formally adopt the Harbour Planning Principles (HPPs) by updating its harbour vision – whether the HPPs were formally adopted by TPB was not important as they were already widely applied by both the Government and the private sector. In discharging its statutory function, TPB was obliged to make reference to all relevant documents/ guidelines. A more flexible and pragmatic approach was for the HEC to continue to act as a “guardian” promoting and monitoring the applicability of the HPPs.

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