

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

Reporting Period

This progress report covers the period from May to June 2008.

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

22nd Sub-committee Meeting - 21 May 2008

2. The Sub-committee discussed the following items -

(a) Installation of Twin 450mm Submarine Gas Pipelines and Associated Facilities from To Kwa Wan to North Point for Former Kai Tak Airport Development - Proposed Gas Station at To Kwa Wan

- ✧ The project team led by Hong Kong and China Gas Company Limited briefed the Sub-committee on the proposed gas station at To Kwa Wan.
- ✧ The Sub-committee noted that the proposed gas station required a waterfront location, but suggested that the project team should explore the possibility of further setback of the site to allow the provision of a wider waterfront promenade, preferably with variations in widths. Moreover, to maximise opportunities for public enjoyment of the Harbour, an integrated design for the proposed gas station and the adjoining harbour-front area, with more greening and landscape treatments, should be considered.

(b) Proposed Outfall of Tsuen Wan Drainage Tunnel

- ✧ The “Stormwater Drainage Master Plan Study in Tsuen Wan, Kwai Chung and Tsing Yi” completed in 1999 recommended that a stormwater drainage tunnel be constructed at the uphill areas of Tsuen Wan to alleviate flooding problems in the Tsuen Wan and Kwai Chung urban areas. An outfall would be constructed at the end of the tunnel at Yau Kom Tau, which was within Victoria Harbour, for disposal of stormwater. The project team led by Drainage Services Department briefed Members on the proposed outfall of Tsuen Wan Drainage Tunnel at the meeting.
- ✧ The Sub-committee had no objection to the proposed development and considered that the design of the drainage outfall should consider pedestrian connectivity to and along the waterfront. Besides, the project team should ensure satisfactory implementation of the landscape plan to minimise the visual impact of the proposed outfall. Specific comments on the proposed landscape measures were given at the meeting.

(c) Redevelopment of Victoria Park Swimming Pool Complex

- ✧ The project team led by Leisure and Cultural Services Department briefed the Sub-committee on the proposed redevelopment of the Victoria Park Swimming Pool Complex, which was the subject of a s16 application being processed under the Town Planning Ordinance. The proposal was to redevelop the northern part of Victoria Park (currently occupied by a swimming pool, tennis courts, a skating area and a squash court building) into a swimming pool complex with stands for 2,500 spectators, a handball court, 2 skating rinks, a Tai Chi area and ancillary facilities.
- ✧ Members raised concern on the height and massing of the proposed development in a park setting and considered that more greenery should be provided. Members also made a suggestion to develop the roof of the proposed swimming

pool complex as a viewing platform/observation deck with sitting out area, landscape plantings and catering facilities for public enjoyment. The need to improve the accessibility to Victoria Park and the connectivity to the waterfront should also be addressed.

(d) Hong Kong Cyclo-cross Challenge 2008

- ✧ Representatives of High Five Limited briefed the Sub-committee on the Hong Kong Cyclo-cross Challenge 2008, which was a bicycle racing event to take place at West Kowloon on 13 September 2008.
- ✧ The Sub-committee generally supported the event as it would bring vibrancy to the West Kowloon waterfront. Given its temporary nature, no major concerns were envisaged.

(e) Amendments to the Approved Tsim Sha Tsui Outline Zoning Plan No. S/K1/22

- ✧ Planning Department (PlanD) briefed the Sub-committee on the building height restrictions incorporated into the draft Tsim Sha Tsui Outline Zoning Plan No. S/K1/23 gazetted on 25 April 2008. The main objective of introducing building height control was to prevent additional excessively tall or out-of-context buildings in the locality and instigate control on the overall building height profile of the area.
- ✧ The Sub-committee considered that urban design issues were multi-faceted which could not be fully dealt with by building height control alone. Air ventilation would be worsened if there was no corresponding reduction in plot ratio. There were specific discussions on matters relating to the public consultation arrangement under the Town Planning Ordinance, appropriateness of adopting a blanket approach to apply a standard height restriction to large areas, the need for 3D illustrative materials to demonstrate the visual impact, the GFA assumptions of the fully developed scenario and the need for setback requirement for sites abutting narrow streets,

etc.

(f) Proposed Study Framework for Hong Kong Island East Harbour-front Study (HKIEHS)

- ✧ PlanD briefed the Sub-committee on the proposed study framework of HKIEHS, which was expected to commence in late 2008, as part of the overall Harbour Plan Review.
- ✧ The proposed study framework was supported by the Sub-committee. Specific ideas on public engagement and scope of the study (including consideration of cycling facilities, identification of quick-wins, marine/land interface, study boundary and connectivity and integration with other districts) were discussed.

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