

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

**Reporting Period**

This progress report covers the period from September to October 2008.

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

**24th Sub-committee Meeting - 24 September 2008**

2. The Sub-committee discussed the following items -

**(a) Project No. 9327WF - Laying of Western Cross Harbour Main and Associated Land Mains from West Kowloon to Sai Ying Pun**

- ✧ The project was discussed at the Sub-committee meeting in July 2008. In response to Members' queries, the Water Supplies Department (WSD) provided additional information and further briefed the Sub-committee on the project.
- ✧ The Sub-committee was concerned with the loss of a portion of the West Kowloon Waterfront Promenade, which was a quick-win project championed by HEC. Whilst noting that the proposed project was a necessary utility infrastructure, the Sub-committee considered that the project should bring added value to the harbour-front by including enhancement measures as part of the project, with reference to Harbour Planning Principles (HPPs). WSD undertook to revert to the Sub-committee with information on how to landscape/beautify the affected portion of the West Kowloon

Waterfront Promenade during the construction stage of the project.

**(b) How Much are the Harbour Planning Guidelines and Principles Staying Alive? A Case Study of the CDA(1) Site on 14-20 King Wah Road**

- ✧ “A Coalition Against the Proposed Development on King Wah Road” (the Coalition) presented the views of the local community on a proposed residential development on King Wah Road. The proposed development was the subject of a s16 planning application which the Sub-committee was briefed by the applicant in January 2008.
- ✧ The Sub-committee appreciated the initiative of the Coalition to share their views with the Sub-committee. The meeting noted that the Sub-committee had raised comments on aspects including visual impact and air ventilation when the application was presented to it in January 2008. The meeting agreed to convey further views expressed by Members to the Town Planning Board (TPB).

**(c) Lei Yue Mun Waterfront Enhancement Project**

- ✧ The project team led by Tourism Commission briefed Members on the Lei Yue Mun Waterfront Enhancement Project. Key features of the project included construction of a public landing facility, a breakwater and a waterfront promenade, provision of five ocean-themed lookout points, landscaping the footpaths linking various lookout points and construction of a carp-shaped viewing platform to serve as a landmark. The project was tentatively scheduled to commence in mid 2010 for phased completion starting from 2012.
- ✧ The Sub-committee had no in-principle objection to enhancing the Lei Yue Mun waterfront. Members generally considered that the existing natural setting of Lei Yue Mun with its rocky shoreline was very attractive and should be

preserved. There was no need to introduce artificial elements to the area. The meeting also noted that the proposed landing facility was outside the boundaries of the Harbour and not subject to the “overriding public need” test under the Protection of the Harbour Ordinance. Specific aspects relating to the dredging works, design theme, linkages with the hinterland, marine transport, and local views on the project were also discussed.

**(d) Temporary Promenade along Kwun Tong Public Cargo Working Area (PCWA)**

- ✧ The project team, comprising representatives of the Leisure and Cultural Services Department, Architectural Services Department, and Civil Engineering and Development Department, briefed the Sub-committee on the proposed design of the temporary promenade (about 200m x 23m in size) along Kwun Tong PCWA. Construction works for the project was tentatively scheduled to commence in early 2009 for completion by end 2009.
- ✧ Members made some suggestions on the design and the proposed facilities of the temporary promenade. The Sub-committee urged the Government to expedite implementation of this project, as well as other quick-win projects for public enjoyment.

**(e) Alternative Use of Four Vacant Piers at the Western Wholesale Food Market (WWFM)**

- ✧ In response to the Audit Report and the request of the LegCo Public Accounts Committee for exploring options to utilise four vacant piers at WWFM, representatives of the Agriculture, Fisheries and Conservation Department (AFCD) briefed Members on the subject. AFCD highlighted that commercialisation of the piers was considered not viable in the light of the high cost involved in fixing the piers and subsequent maintenance. If no other alternative use could be identified, demolition of the piers would be inevitable to save

further recurrent cost.

- ✧ The Sub-committee did not support the removal of any lowly utilised piers from the harbour-front. If the piers were no longer required by AFCD for wholesale market use, they should be returned to the Government for consideration of an appropriate use which can be enjoyed by members of the public with reference to the HPPs. Members generally considered that the entire wholesale market site should be enhanced and some proposals contained in the Harbour Business Forum's "Connectivity Study" could shed light on possible ways to enhance the site.

**(f) Signage at Rooftop of CITIC Tower**

- ✧ The Sub-committee was briefed on the signage proposal in November 2007. In response to Members' comments, the Project Team (comprising representatives of the Defi Group Asia Ltd., LandElite Surveyor Company Ltd. and CITIC Tower Management Ltd.) briefed Members on the additional information on the proposal.
- ✧ Members noted that there were improvements to the design of the proposed signage, but after deliberation decided not to support the proposed signage which would increase building height.

**(g) Issues referred by HEC for the Sub-committee to follow up**

- ✧ At its last meeting, HEC referred various issues to the Sub-committee for follow up, which were discussed by the Sub-committee as follows:
- ✧ Information and review sought on West Kowloon - the Sub-committee was consulted from time to time on the proposed land use/works in West Kowloon and could invite project proponents to make presentation if necessary. Updated information on the existing constraints to the future West Kowloon Cultural District development could be

provided to Members when available. For the amendments of the South West Kowloon Outline Zoning Plan, since the related objections would be dealt with by TPB, it was not necessary for the Sub-committee to deliberate on the matter.

- ✧ Information and review sought on Kennedy Town - the Transport and Housing Bureau could be invited to brief Members on the need for Route 4 at an appropriate juncture.
- ✧ Information and review sought on Short Term Tenancies - the meeting noted that Lands Department was compiling the required information and would brief the Sub-committee when ready.

### **Discussion Session on Inventory - 2 October 2008**

3. A discussion session with participation of the Chairman and two Members was held to review the "Inventory on Known (Planned and Proposed) Projects at Harbourfront". The Inventory would be revised to incorporate Members' comments, which included, amongst others, expansion of the current list to cover all harbour-front sites.

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