

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

**Reporting Period**

This progress report covers the period from November to December 2008.

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

**25th Sub-committee Meeting - 19 November 2008**

2. The Sub-committee discussed the following items -

**(a) S16 Application for Office, Eating Place, Shops & Services in "Comprehensive Development Area (CDA) (1)" Zone, 14-30 King Wah Road, North Point**

- ✧ The project team led by Glory United Development Ltd. briefed the Sub-committee on the proposed development at the "CDA(1)" zone at King Wah Road, which comprised office, eating place and shop and services uses. The proposed development was the subject of a s.16 planning application being processed by the Town Planning Board.
- ✧ Members noted that the proposed development had a building height lower than the statutory height limit and no podium structure was proposed. Members also appreciated the proposed 9m setback along the western boundary of the site for the provision of a public passageway from Fook Yam Road to the waterfront. However, Members considered it necessary to review the ground level design of the proposed

development including the re-positioning of the loading/unloading bays and utilities so as to improve its interface with the future waterfront park, increase public space, promote vibrancy, enhance public accessibility to the harbour-front and increase permeability. Some Members recognized the concern and objection of local residents.

**(b) Proposal to Allow Commercial Helicopter Operators to Use the Wan Chai Temporary Helipad**

- ✧ The project team led by the Transport and Housing Bureau presented a proposal to allow commercial helicopter operators to use the Wan Chai Temporary Helipad at the former Wan Chai Public Cargo Working Area until the commissioning of the permanent helipad to the north-east of the Hong Kong Convention and Exhibition Centre. The Wan Chai Temporary Helipad was currently used by the Government Flying Services for emergency and other essential flying services.
- ✧ Members expressed concerns on the noise impact of the proposal on the nearby noise sensitive receivers and users of the harbour-front facilities. Specific questions on the frequency of landing/taking-off of commercial helicopter flights, operating hours, associated facilities, previous noise complaints, etc. were raised at the meeting. The project team undertook to provide more information on the proposal to the Sub-committee for further consideration.

**(c) Amendments to the Approved Shau Kei Wan Outline Zoning Plan (OZP) No. S/H9/14**

- ✧ Representatives of Planning Department briefed the Sub-committee on the amendments to the approved Shau Kei Wan OZP which were gazetted for public inspection on 7 November 2008.
- ✧ The meeting noted the amendments which incorporated building height restrictions for the area and revision to the

plot ratio control for specific sites. There were general discussions on the need to improve the environment of the inland area, reduce building height of waterfront sites upon redevelopment and improve connectivity along the harbour-front.

**(d) Short Term Tenancies in the Harbour-front Areas**

- ✧ To follow up the discussion at the HEC meeting on 18 August 2008, representatives of the Lands Department submitted a paper on the short term tenancies in the harbour-front areas to the Sub-committee. Members noted that the paper covered a lot of details and agreed to further discuss it at the next Sub-committee meeting.

**(e) Proposed temporary waiver to allow erection of signage on the roof of MegaBox**

- ✧ A proposed temporary waiver to allow erection of signage on the roof of MegaBox was circulated to the Sub-committee for consideration on 30 October 2008. In response to Members' queries, representatives of the District Lands Office/ Kowloon East explained the land administration practices in processing and considering the proposal at the meeting.
- ✧ Members considered that visual access to the Harbour should be safeguarded. While noting that some existing roof-top structures had been erected on the subject building, the Sub-committee did not support the proposal which would result in an increase in building height.