

**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 2009.

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

28th Sub-committee Meeting - 20 May 2009

2. The Sub-committee discussed the following items -

(a) Draft Planning Brief for the “Comprehensive Development Area (1)” (“CDA(1)”) Site at 14-30 King Wah Road, North Point

- ✧ Representatives of the Planning Department briefed the Sub-committee on the draft planning brief for the “CDA(1)” site at 14-30 King Wah Road, which set out the intended uses, development parameters, planning requirements and design guidelines for the site.
- ✧ Members expressed concern on the proposed development density for the site. They generally considered that development densities and building heights should be reduced for sites towards the Harbour. In formulating development guidance to facilitate redevelopment of the subject site, the planning brief should safeguard the interest of the public and ensure that the local community would be benefited from the future development. Such issues as air ventilation, visual permeability and traffic impact should be properly addressed and a greening ratio should be stipulated to guide future development.

(b) Strengthening Harbour Control Capability - To Construct a Two-storey Building for the Harbour Patrol Section of Marine Department

- ✧ The project team led by Marine Department briefed Members on the proposed expansion of its Harbour Patrol Section office by constructing a 2-storey building adjacent to its existing building at Hoi Fai Road, Tai Kok Tsui.
- ✧ Members generally considered it necessary to rationalise the uses along the whole strip of land abutting the New Yau Ma Tei Typhoon Shelter and improve pedestrian connectivity between the Tai Kok Tsui waterfront and the West Kowloon Cultural District. The Sub-committee was of the view that more information on the design of the development should be provided to support the proposal. In designing the proposed development, opportunities should be taken to enhance the harbour-front, for instance, by improving pedestrian access along the typhoon shelter and landscaping the site.

(c) Proposed Re-tender of a Site at Fung Mat Road, Sai Ying Pun on Short Term Tenancy for Fee-paying Public Carpark

- ✧ Representatives of District Lands Office/Hong Kong West and South and Transport Department briefed Members on the proposed re-tender of a site at Fung Mat Road for fee-paying public carpark.
- ✧ While reiterating its concern on the use of harbour-front land for car parking purpose, the Sub-committee noted that the subject proposal was to address the shortfall of lorry parking spaces in the Western District as a whole. In view of the short duration of the fixed term of the proposed tenancy for one year only, the Sub-committee considered that the proposed car park could be tolerated in the short term and the use of the site should be reviewed after one year.

Working Meeting – 3 June 2009

3. Following a series of working meetings to review the information on short-term uses and known projects along the harbour-front, the Sub-committee discussed and endorsed an approach to identify enhancement opportunities on 20 May 2009. On 3 June 2009, another working meeting was held to further discuss the proposals. The proposals will be submitted to the Sub-committee for endorsement.

**Secretariat, HEC Sub-committee on Harbour Plan Review
June 2009**