

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

Reporting Period

This progress report covers the period from July to August 2009.

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

29th Sub-committee Meeting - 22 July 2009

2. The Sub-committee discussed the following items -

(a) The Regeneration of the Harbourfront in Western District

- ✧ The project proponent, comprising a group of local residents in the Western District, briefed the Sub-committee on the outcome of the subject public engagement programme, which was organised by the Caritas Mok Cheung Sui Kan Community Centre in collaboration with the Central and Western District Council (C&WDC).
- ✧ Members noted that the proposal was to divide the waterfront development from Sheung Wan to Kennedy Town into 5 thematic areas. The project proponent's initiative and ideas were fully appreciated by the Sub-committee and it was noted that the Government and C&WDC would follow up on their implementation progressively.

(b) North Point Harbour Conceptual Design Competition - Live, Work and Play in North Point

- ✧ Gravity Partnership Ltd., the winner of the professional group of the North Point Harbour Conceptual Design Competition launched by the Eastern District Council early this year, was invited to brief the Sub-committee on the winning scheme.
- ✧ The Sub-committee considered that the winning scheme had demonstrated the importance of a holistic approach to various urban design issues. The proposal could stimulate discussion and provide useful input to the Government in finalising the planning of the area.

(c) Proposed Residential Development at 1-5 Kai Hing Road, Kai Tak South

- ✧ The project team led by Hong Tai Yuen Ltd. briefed the Sub-committee on the proposed residential development at 1-5 Kai Hing Road, which was zoned “Commercial (2)” on the approved Kai Tak Outline Zoning Plan No. S/K22/2.
- ✧ The Sub-committee had no strong objection to the proposed residential use with a plot ratio of 5 to replace the permissible commercial use with a plot ratio of 9.5 under the OZP. Members considered it important to promote vibrancy and attractiveness of the proposed waterfront promenade by integrating it with the property development and incorporating such mixed uses as retail/marine facilities within the development abutting the promenade. Besides, variations in the building height of the residential towers should be considered to create a more interesting height profile. Members would support a relaxation of building height if the number of towers could be reduced. Apart from ensuring visual permeability, Members considered that physical permeability from Lam Chak Street to the proposed waterfront promenade should also be improved to enhance connectivity from the hinterland to the waterfront.

(d) Draft Planning Brief for the “Comprehensive Development Area (CDA) (1)” Site at West Kowloon

- ✧ Representatives of the Planning Department briefed the Sub-committee on the draft planning brief for the “CDA(1)” site at West Kowloon, which set out the planning objectives, development parameters, planning requirements and design guidelines for the property development above the West Kowloon Terminus of the Guangzhou-Shenzhen-Hong Kong Express Rail Link.
- ✧ The Sub-committee appreciated that the draft planning brief had proposed to reduce the plot ratio and to stipulate the building height for the site and that no podium structure was allowed. Members considered that the interface of the future development at the site with the nearby developments, including traffic arrangement and pedestrian connectivity in the entire West Kowloon area, should be properly addressed. Besides, an urban design study should be carried out for the future development, which should examine comprehensively all aspects including development density, building height and massing, greening opportunities, public space, etc.

(e) Wan Chai Development Phase II (WDII) and Permanent Government Helipad - Exterior Design of Waterfront Structures

- ✧ The project team led by Civil Engineering Development Department consulted the Sub-committee on two exterior design options for the re-provisioned Wan Chai Ferry Pier and the permanent government helipad to be constructed under WDII.
- ✧ Members considered that the exterior design options were not the focus of the Sub-committee. Instead, the Sub-committee was more interested in the design briefs for the sites. It was considered important that the future use of the pier could activate the waterfront, for example, by including such uses as retail/dining facilities at the pier. Besides, the design of the sites and the surrounding public

space should be integrated to ensure the delivery of a quality waterfront.

(f) Central - Wan Chai Bypass & Island Eastern Corridor Link - Temporary Reprovisioning of Food and Environmental Hygiene Department (FEHD) Whitfield Depot

- ✧ The project team led by Highways Department consulted the Sub-committee on the proposed arrangement for temporary reprovisioning of the FEHD Whitfield Depot, which would be affected by the Central-Wan Chai Bypass and Island Eastern Corridor Link (Trunk Road) project, at the North Point waterfront.
- ✧ The Sub-committee acknowledged the need for temporary reprovisioning of the depot to facilitate implementation of the Trunk Road project. Members considered that as the proposed parking of refuse trucks on the waterfront was not conducive to public enjoyment of the Harbour, the area of the temporary reprovisioning site should be reduced as far as possible. Enhancement measures to compensate for the occupation of harbour-front land should also be provided in conjunction with the temporary reprovisioning proposal.

Site Visit to Lei Yue Mun - 12 August 2009

3. Upon request by some major local community organisations in Lei Yue Mun, the Kwun Tong District Office invited Sub-committee members to a site visit to the Oyster Shell Beach on 12 August 2009, which was joined by members of the Kwun Tong District Council and representatives of relevant departments. Members attending the site visit had no objection to the residents' initiative to erect a Tin Hau Statue as a landmark and tourist attraction in Lei Yue Mun and had requested more details on the proposal (including the proposed location and dimensions of the statue and other technical details) to be provided for the Sub-committee's further consideration.

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