

**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 November 2009.

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

**30th Sub-committee Meeting - 4 November 2009**

2. The Sub-committee discussed the following items -

**(a) S16 Application for Residential Development at 14-30 King Wah Road (I.L.7106 s.B, s.C, R.P. and Portion of Extension to R.P. of I.L.7106) in "Comprehensive Development Area (1)" Zone, North Point - TPB Application No. A/H8/398**

- ✧ The project team led by Glory United Development Limited briefed the Sub-committee on the proposed residential development at the "Comprehensive Development Area (1)" zone at 14-30 King Wah Road, which was the subject of a s.16 planning application to be considered by the Town Planning Board (TPB).
  
- ✧ Members had no strong view against the proposed development and generally considered that, when comparing with the previous development proposals for the site, the current residential scheme had made improvements on such aspects as visual permeability and building height, which took into account the requirements stipulated in the planning brief recently endorsed by TPB. There were also general discussions on the possibility of adopting a "public-private

partnership” approach to develop the public open space to the immediate north of the subject site and some technical aspects of the proposed development.

**(b) PWP No. 9327WF - Laying of Western Cross Harbour Main and Associated Land Mains from West Kowloon to Sai Ying Pun - Landscape Works for the Affected Portion of the West Kowloon Waterfront Promenade during the Construction Stage**

- ✧ The Sub-committee discussed the subject project in July and September 2008. A portion of the existing West Kowloon Waterfront Promenade (WKWP) would be affected during the construction stage of the project (until end 2011) and the subsequent contract maintenance works (until end 2012). In response to the Sub-committee’s previous comments, the project team led by Water Supplies Department (WSD) briefed Members on the proposed enhancement measures for beautifying the temporary works area at WKWP, including the aesthetic design of the hoardings, landscape works and diversion of cycle track/footpath, at the meeting.
- ✧ The Sub-committee was in support of the water main project in general but considered that there was scope for further improvement of the proposed compensatory/enhancement measures. The size of the works area and the length of the seawall affected should be kept to the minimum. A quality design of the proposed enhancement measures was necessary and various comments/suggestions were raised by Members at the meeting. The Sub-committee noted that concerted efforts from other departments including the Leisure and Cultural Services Department were required to ensure a quality outcome and requested the Development Bureau to coordinate in this regard.

**(c) Amendments to the Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan No. S/K15/17**

- ✧ Planning Department briefed the Sub-committee on the amendments to the approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan (OZP) No. S/K15/17, which

were exhibited for public inspection on 9 October 2009. The amendments were to facilitate the implementation of the Lei Yue Mun Waterfront Enhancement Project (LYMWEP) initiated by the Tourism Commission at Lei Yue Mun Village, which involved the construction of a waterfront promenade with public landing facilities (PLF), a breakwater linking up with the PLF and viewing platform; and implementation of streetscape enhancement measures.

- ✧ Members generally considered that a holistic approach should be adopted to enhance the Lei Yue Mun waterfront as a whole. The existing natural coastline should be preserved. There was concern that the proposed construction of large-scale public landing facilities and a breakwater would involve a larger extent of reclamation as compared with the possible upgrading of an existing pier at Lei Yue Mun Village, though these proposed features fell outside the harbour limit. Noting that the OZP amendments were meant to provide a planning framework for the LYMWEP project only, the Sub-committee agreed to request the project department to brief it when the detailed design of the project was available.

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