

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

Reporting Period

This progress report covers the period from December 2009 to February 2010.

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

31st Sub-committee Meeting - 20 January 2010

2. The Sub-committee discussed the following items -

(a) Implementation of the Proposal to Allow Commercial Helicopter Operators to Use the Wan Chai Temporary Helipad

- ✧ The Sub-committee was consulted on the proposal to allow commercial helicopter operators to use the Wan Chai Temporary Helipad in November 2008 and January 2009. In response to the Sub-committee's request, representatives of the Transport and Housing Bureau, Government Flying Service and the Hong Kong Regional Heliport Working Group briefed Members on the implementation of the proposal at the meeting.
- ✧ Members noted the operational rules governing the use of the helipad by the commercial operator (i.e. HeliServices (Hong Kong) Limited). Since the implementation of the proposal in July 2009, only one complaint alleging that two commercial helicopter flights had deviated from the designated flight paths had been received and it was found

not substantiated. Other aspects like noise mitigation measures, community programmes and carbon reduction initiatives of the commercial operator were also discussed.

(b) Draft Planning Brief for Yau Tong Bay “Comprehensive Development Area” Zone on the Draft Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan No. S/K15/18

- ✧ Representatives of the Planning Department briefed the Subcommittee on the draft planning brief for the Yau Tong Bay (YTB) “Comprehensive Development Area” zone, which set out the planning objectives, development parameters, planning and other technical requirements and design guidelines for the future development within the zone.
- ✧ Members considered that the planning brief should capitalise on the unique configuration of YTB. Apart from the provision of a waterfront promenade, the subject site should be treated specially to enable public use of YTB for water-based recreational activities in future. The design of the development should integrate land and marine uses. To ensure accessibility for future public use of YTB, some land along the seawall could be carved out from the private development site. A study should be conducted to determine the appropriate marine use, the land-based supporting facilities including right of way for the future marine use, etc.
- ✧ As for the property development, the meeting noted that a number of restrictions and requirements including maximum plot ratio/gross floor area (GFA)/building height, building separation distance, no podium structure, provision of waterfront promenade, etc. had been stipulated under the planning brief. Members generally considered it necessary to ensure that a reasonable development scheme could be achieved under such restrictions. Specific issues like GFA concession, provision of car parking spaces, etc. were also discussed.

Site Visit to the Sheung Wan Stormwater Pumping Station cum waterfront park development at ex-Sheung Wan Gala Point – 6 January 2010

3. The waterfront park developed by the Drainage Services Department (DSD) in conjunction with the Sheung Wan Stormwater Pumping Station at ex-Sheung Wan Gala Point was opened for public use in November 2009. At Members' request, DSD arranged a site visit for the Sub-committee on 6 January 2010, which was joined by representatives of the Leisure and Cultural Services Department (LCSD). Members joining the site visit appreciated that the pumping station had integrated well with the park development by putting most station facilities underground with the area above for public park use. Some suggestions to improve the facilities were also conveyed to DSD and LCSD for consideration.

**Secretariat, HEC Sub-committee on Harbour Plan Review
February 2010**