



## HBF Latest News

Newsletter | No.12 | October 2006

### What we need is vibrancy...



Hong Kong is one of the most exciting places in the world, with a magnificent harbour. However, very few places around the harbour have any vibrancy at all. Why is that? Why is Lei Yue Mun, sited at the east gate of Victoria Harbour, the only place on the harbour where people can enjoy the splendour of the harbour from a waterfront restaurant, or a beach? With all the harbour developments in motion, Hong Kong could have a vibrant waterfront to rival those of Sydney or San Francisco. However, achieving this requires a better understanding on what a 'vibrant harbour' really means.

At HBF, we believe that people and business create vibrancy, and if people's needs and desires are not considered by the waterfront, then these areas- no matter how well designed or planned- will continue to be lifeless. According to world-renowned Placemaking expert Fred Kent, who hosted a HBF placemaking workshop for 70 participants in Tsim Sha Tsui in May 2006 – any great place has to have ten activities to attract people and ten ways to get people to the area – through ten linkages.

The challenge then, is to come up with the right list of ten activities that will attract both people and business to the different areas around our wonderful harbour. Please send your thoughts on how Hong Kong's harbour-front could be more vibrant to: [ciara@bec.org.hk](mailto:ciara@bec.org.hk)

### HBF Events

#### October 25 2006

HBF Speakers Breakfast – 'Virtual London' and Public Participation @ Helena May, The Green Room. 9am-11am (HBF members only)

#### October 31 2006

HBF & HKGCC Harbour Roundtable Luncheon Series VI @ HKGCC. 12.30 to 2pm (HBF and HKGCC members only)

#### November 7 2006

International Speaker Series VII. Speaker: Robert Fung, ex- Chair of the Toronto Waterfront Revitalization Corporation @ Standard Chartered - Bishopsgate. 12.30-2.30pm (Restricted invites)

#### November 7 2006

HBF Member's Briefing @ Jardine's House 4.00-6pm (Members Only)

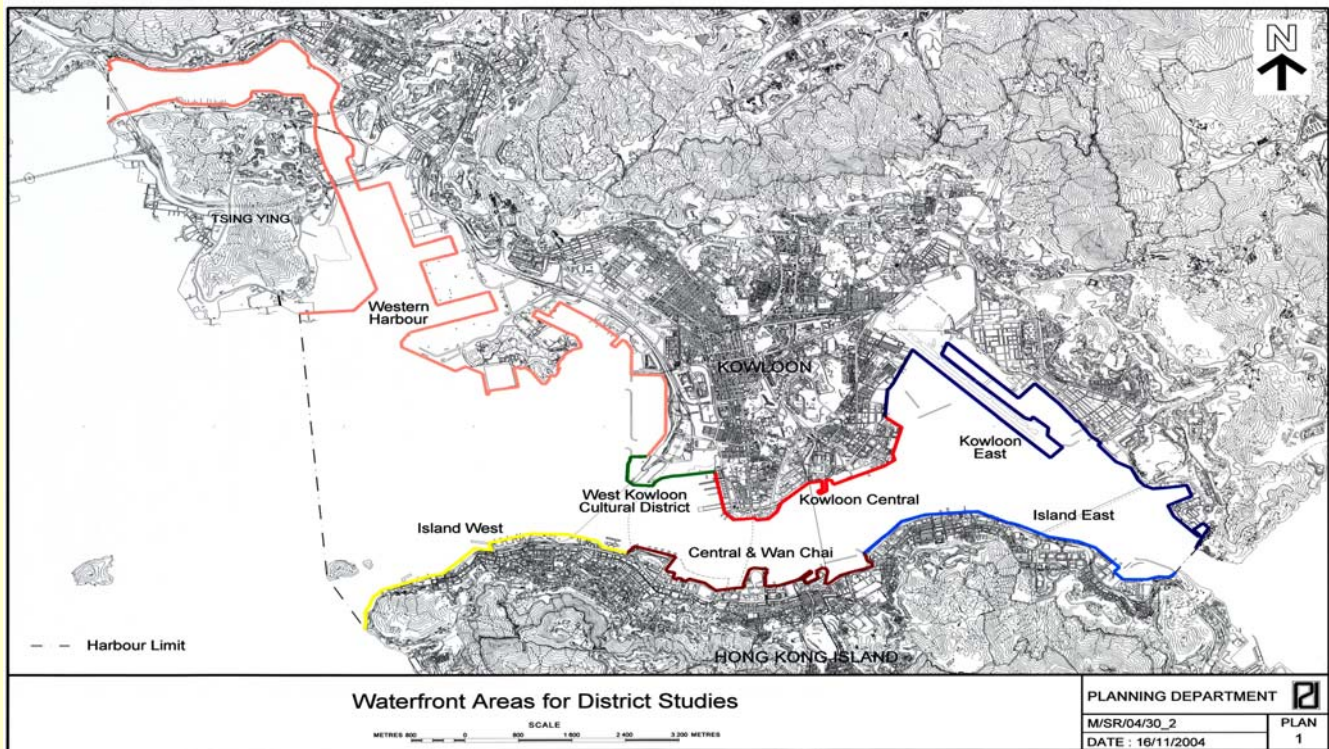
#### December 5 2006

HBF & HKGCC Harbour Walk III - Cruise and Walk (HBF & HKGCC members only)

Photos by Will Furniss.

## What is going on around the harbour?

Please note this isn't an opinion piece - it is an information piece that will be updated regularly. Harbourfront areas are divided into seven districts based on the recommended district-based approach outlined in the Harbour Planning Review.



### Acronyms

PlanD: Planning Department  
 TPB: Town Planning Board  
 CEDD: Civil Engineering and Development Department  
 RODP: Draft Recommended Outline Development Plan  
 DPA: Development Permission Areas  
 Ha: hectares  
 PHO: Protection of the Harbour Ordinance

### What are OZP's?

Outline Zoning Plans are statutory plans published under the provisions of the Town Planning Ordinance. OZP's show proposed land uses and major road systems. Areas covered by OZPs are in general zoned for uses such as residential, commercial, industrial, open space, government and community uses, green belt or other specified uses. However, there is no integrated OZP specially prepared for the harbour.

**A Vision of the Harbour:** The Town Planning Board first published the Vision Statement and Goals for the Harbour in 1999. This was followed by the publication of the Government Harbour Plan in 2003 setting out a Harbour Plan framework and Waterfront Plan to guide the use of waterfront areas and preparation of Action Area Plans. The Harbour-front Enhancement Committee (HEC) is established to advise the Government on the planning and design of harbour-front specific issues.

### Town Planning Ordinance:

The existing Town Planning Ordinance was first enacted in 1939. Since then, there have been a number of amendments including the introduction of an application system for planning permission in 1974; the extension of the statutory planning jurisdiction into the non-urban area, the provision of enforcement power against un-authorized development in DPAs and the establishment of an independent Appeal Board to deal with appeals against the TPB's decisions on planning applications in 1991. The Town Planning Amendment Bill passed by the Council on July 7, 2004 aimed to streamline the plan-making process and planning approval procedures, enhance the openness and transparency of the planning system, and strengthen planning enforcement control in the rural New Territories.

**Your feedback:** All information and photos in this newsletter give 'an indication' of areas described. If you have any photos and information that you would like to share, please send to: [brenda@bec.org.hk](mailto:brenda@bec.org.hk)



# 1. Hong Kong Island West (Kennedy Town - Sheung Wan)

## Kennedy Town Incinerator and Abattoir



- The Kennedy Town Incinerator and Abattoir is proposed as one of the areas for the MTRC. However, according to the Civil Engineering and Development Department (CEDD) this site will not be ready until 2012. The Planning Department (PlanD) is undertaking a land use review for Kennedy Town and Mount Davis District. Apparently, there is an opportunity to include public open space and a waterfront promenade at this site.

## Sun Yat Sen Memorial Park



- This site is approx. 5 hectares to the west of the Macao Ferry Terminal in Sheung Wan near to the entrance of the Western Harbour Tunnel and next to the Western Park Sports Centre.
- The intention of this site is to provide a Memorial Park for Dr Sun Yat Sen and includes a Memorial Garden, along with a swimming pool complex, soccer pitch, basketball court and a jogging trail. This site was earmarked for priority implementation in the Chief Executive's 2005 Policy Address.
- Phase 1 of the construction of the Sun Yat Sen Memorial Park will begin in 2008 for completion in 2011. ( An existing 15m high ventilation building belonging to the West Harbour Tunnel is part of this site.)

## Sheung Wan Gala Point



- Sheung Wan Gala Point is intended to be a public waterfront park, and has been planned to accommodate the Sheung Wan Storm-Water Pumping Station (SWSPS) that includes underground water pumping facilities and an above-ground control room. Construction of the SWSPS project began in July 2006 for completion in October 2009.

## 2. Central and Wan Chai

### Tamar Site



- The site of the planned government headquarters includes 4 hectares reclaimed from what was once HMS Tamar and 19 hectares of Central waterfront that is now being filled in. Tamar will become the new LegCo Complex, Central Government Complex and a civic place. The Tamar development is scheduled for completion at the end of 2010.

### Central Reclamation



- Work is currently under way to create the outer sea wall for what will become the Central reclamation. Plans for the area will see new office and commercial space - equivalent to more than six times that provided by Two IFC. Future developments are promised to blend in with the waterfront setting, facilitate pedestrian access to the waterfront, and promote visual permeability of the developments.

### Wan Chai Development Phase II (WD11) Concept Plan



*Stage 1: Envisioning (public to give visions, wishes, concepts)*

*Stage 2: Realization (public to evaluate concept plan to arrive at consensus)*

*Stage 3: Detailed Planning Stage (ensure draft OZP & draft RODP reflect consensus)*

We are now at the Realization Stage of the 'Harbour front Enhancement Review – Wanchai, Causeway Bay and Adjoining Areas (HER). A number of public engagement activities will be held through October and November 2006. The principal proposals from the Envisioning Stage (outlined in the Concept Plan) include:

- **An Arts and Cultural Precinct** at the Hong Kong Convention and Exhibition Centre (HKCEC) and the area to the West promotes the emphasis on arts and crafts, performance, exhibitions, maritime displays and the development of the floating Tin Hau Temple etc. Outdoor performance areas, street markets will also be



part of the plan. These facilities will also provide service to visitors to the Golden Bauhinia Square.

- **A Water Park Precinct** will be located east of the Hong Kong Convention and Exhibition Centre (HKCEC) and possible uses will include water gardens, fountains and other water features, plus pathways and small footbridges. An amphitheatre would provide an informal area for outdoor performances.
- **A Water Recreation Precinct.** This area will cover the ex-PCWA basin and possible uses may include a water sports centre and a harbour education centre, with new landing steps built into the seawall providing access to the water. In addition a broad-walk along the seawall will create an interesting marine edge.
- **A Heritage Precinct** will be based on preserving and enhancing the cultural and heritage elements of the Causeway Bay Typhoon Shelter (CBTS) as well Victoria Park. The existing moorings within the typhoon shelter and Noonday Gun will not be affected. Improved access will be provided from Victoria Park to the new harbour-front. Victoria Park will be extended to the new waterfront via a wide landscaped deck from the raised knoll at the north western part of the Park. Complementary facilities such as leisure boat rides could be provided to maximize the recreation potential of the typhoon shelter.
- **A Leisure and Recreation Precinct** to the east of the CBTS will be formed along part of the North Point shoreline for the Trunk Road. This area could be promoted as a new waterfront park for the benefit of residents in North Point and the park will be landscaped mainly for passive recreation.

### The need for a Trunk Road

- An Expert Panel has confirmed the need for a Trunk Road / east-west link to relieve severe traffic congestion on the existing corridor (Connaught Road Central/ Harcourt Road/ Gloucester Road)

**From Stage 2 to 3:** Once public engagement activities of the Realization Stage have been completed consultants will then carry out an assessment to confirm the technical feasibility of the ideas presented in the Concept Plan. The preparation of the Recommended Outline Development Plan (RODP) and amendments to the relevant Outline Zoning Plans (OZP) will follow.

### Quick Win at ex-Public Cargo Working Area : Design of Temporary Promenade



- A temporary promenade (width approx. 15m to 20m) is under construction with the aim to open up the water-front for public enjoyment.
- The promenade is for the general public and their pets with lawn areas and two hard paved areas for holding events. The project is scheduled for completion in January 2007. The public will be able to gain access to the western part of the promenade from the Wan Chai ferry pier and the eastern part of the promenade is accessible from the area opposite the Royal Hong Kong Yacht Club.
- The design and construction for the promenade is being carried out by the Architectural Services Department (ASD).

### Development of a Helipad at the Hong Kong Convention and Exhibition Centre



- The existing ferry pier will be converted into a permanent helipad for government and commercial use.
- The Government helipad proposal will not involve any reclamation nor affect the harbour.



### 3. Hong Kong Island East (North Point/ Tin Hau to Chai Wan)

#### North Point



Roads enjoy much of our harbour-front

#### Watson Road

- Watson Road site is used partly as loading/unloading area and partly as an open car park (privately owned).
- The Town Planning Board (TPB) rezoned the site to "Other Specified Use (Cultural and/or Commercial, Leisure and Tourism Related Uses)" in December 2000 but no development proposal has been received since.

#### Government Supplies Depot, Oil Street

- This is the one of the most coveted plots in Hong Kong but currently it is a temporary car park.
- The sale of the 1.6-hectare site of the former government supplies depot on Oil Street was delayed last year after the Town Planning Board asked for a review of the density of development for the site.
- The planning designation of this prime site is still to be decided and the conditions of sale, which could include height restrictions, would then be changed in line with the revised brief.



Fishing in under the East Island Corridor is only accessible by sampan







**Pumping Station at Hoi Yu Street:** A planning application for an expansion of the existing pumping station at Hoi Yu Street has been approved by the planning department with conditions.



**The Fireboat Alexander Grantham site** aims to promote heritage appreciation, museum collection and public enjoyment. Works are in progress for completion in late 2006.

## "Old Hong Kong" at the sites zoned "OU (Cultural and/or Commercial, Leisure and Tourism related use)" at Hoi Yu Street

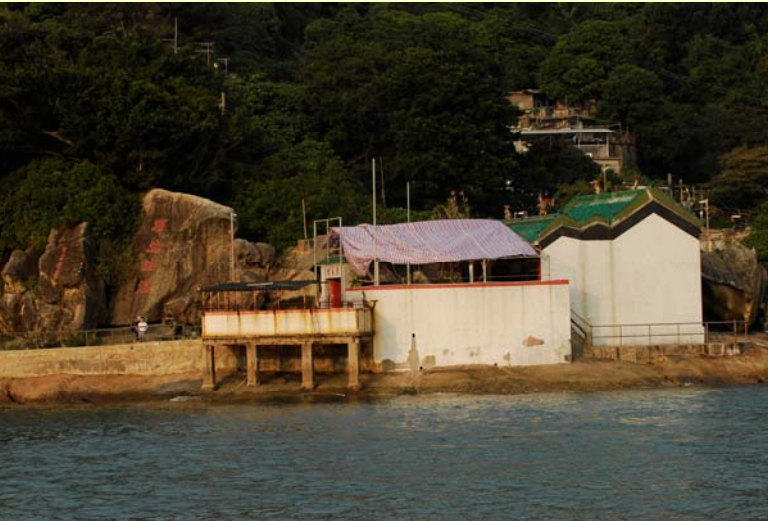


### Hoi Yu Street

- In August 2004, a planning application was submitted for the development of harbour-side tourism, entertainment and commercial facilities under the theme of "Old Hong Kong" at Hoi Yu Street.
- The proposal included a 10-storey hotel, two mixed retail and office buildings of 6 to 8 storey's and a 2-storey cultural (art galleries) and tourist centre at Hoi Yu Street waterfront. In December 2004, a revised proposal was submitted but this was rejected. The applicant has lodged an appeal and the hearing date for the appeal has yet to be fixed. Part of the site is now being used as a temporary public filling barging point.

## 4. Kowloon East (Lei Yue Mun / Yau Tong / Kwun Tong / Kai Tak / Ma Tau Kok)

### Lei Yu Mun



- The Tourism Commission plans to improve and upgrade the waterfront of Lei Yue Mun by building a viewing platform area and a landing facility. The CEDD will conduct a small study to investigate and examine the environmental considerations and navigation safety associated with the proposed landing facilities. The Study is scheduled for completion in early 2007.

### Yau Tong



- This area covers a total area of 22 hectares, of which 12.5ha would involve reclaimed land.
- On 22.9.2006, the Town Planning Board (TPB) considered the planning report and agreed that the justifications for reclamation at Yau Tong Bay under Options 1 & 2 did not meet the 'overriding public need test' and the no-reclamation scheme proposed under Option 3 was considered excessive.

### Kwun Tong



- Kwun Tong is situated at the eastern part of the Kowloon Peninsula, and its boundary stretches from Lion Rock in the north to Lei Yue Mun in the south, and from the winding paths of Kowloon Peak in the east to the north coast of the Airport (Kai Tak) runway in the west
- The Urban Renewal Authority is currently seeking views on the three design concepts for rejuvenating Kwun Tong town centre into a modern and vibrant hub for Kowloon East.



## Kai Tak



### **Kai Tak Review: October 2006 Blueprint**

Kai Tak covers an area of about 328 ha, with a span of about 3.6km from the end of the runway in the south to the inland area near Kowloon City. On October 17<sup>th</sup> 2006, the Planning Department unveiled a major reworking of its plans for the old Kai Tak airport, containing "a basket of small measures designed to answer a bevy of concerns raised by the public". Under these proposals hotels would be scattered throughout the 328-hectare site, and flats aimed at housing 86,000 new residents were proposed. The revised blueprint will also extend several "green corridors" from the main central park into the surrounding neighborhoods of Kowloon City, Kowloon Bay and Ma Tau Kok. Included in the revised plan, the following features are proposed:

- Two planned cruise terminals, and a third terminal could be added if the need arises
  - A luxury hotel complex near the cruise terminals that would about seven storey's
  - An eight-station monorail linking the tourist hub with Kwun Tong
  - A giant stadium for 45,000 people
  - A "central park" to provide much-needed greenery
  - A 200-metre high public "viewing tower" near the tip of the runway.
  - A new bridge likely to involve further reclamation of Victoria Harbour.
- 
- The cruise terminal will be built at the tip of the former Kai Tak Airport runway. The project will involve deepening of the nearby seabed and construction is expected to commence in 2008 pending approval of funding by the Legco. The terminal building will be no more than 10-storey high and will be developed by the private sector.

The new Kai Tak blueprint is to be presented to the Legislative Council on October 24, 2006 after review by the Town Planning Board.

### 5. Kowloon Central (Tsim Sha Tsui to Hung Hom)

According to the Harbour-front Enhancement Committee (HEC) there is a good chance of the early provision of an integrated, attractive and continuous waterfront connecting Hung Hom East to Tsim Sha Tsui.

#### Tsim Sha Tsui



Avenue of the Stars

- Tsim Sha Tsui's beautification is underway
- Star Ferry Plaza will begin in 2007 for completion in 2008
- A proposed Ferris Wheel was first approved by the Town Planning Board in 2002
- The Proposed Redevelopment of Ocean Centre and Harbour City for Gateway Phase 3 which includes a 96-storey office/hotel/service apartment building (404mPD) was approved by the Town Planning Board in 1999.

#### Hung Hom



- Waterfront areas at Hung Hom are available for development and redevelopment
- On 19 November 2004, the Metro Committee of the Town Planning Board considered a rezoning proposal submitted by the KCRC for the rezoning of all of the KCRC land holdings and adjacent sites. The rezoning proposal was to facilitate KCRC to develop an International China Trade Hub comprising office, retail, hotel, residential together with a cruise terminal & heliport. The rezoning proposal was rejected by the Town Planning Board in 2004. The project is currently under review by the KCRC. The site is currently used for container goods loading and unloading.



## Hung Hom District Study



- Hung Hom has undergone a change recently from an area that was considered suitable for light industrial uses, to an area considered to have prime waterfront location both for residential and commercial uses.
- The Planning Department will soon commission consultants to undertake a district review study for the Hung Hom waterfront area to formulate a comprehensive district plan to guide the planning and design of the Hung Hom harbour-front areas.

## 6. West Harbour (Yau Ma Tei, Sham Shui Po, Kwai Tsing (container port) and Tsuen Wan)



### Summary:

- This West of the Harbour includes clusters of ports, reflecting the role of the harbour as an international port
- Pockets of sites are available for development
- Opportunities exist in areas near the Yau Ma Tei Typhoon Shelter and Tsuen Wan Waterfront for early enhancement



## 7. West Kowloon Cultural District (WKCD)



- This project site spans about 40 ha, with a span of about 1.4km from Canton Road in the east to the waterfront near Yau Ma Tei Typhoon Shelter. The government's vision for West Kowloon is that it will be an integrated world-class arts and cultural, entertainment and tourism district with a must-visit appeal to both local residents and visitors. However, many people think that it is vital for the government to revisit its cultural blueprint before deciding to build museums and cultural venues in the area. A Consultative Committee (CC) chaired by the Chief Secretary of Administration and three Advisory Groups have been set up formulate the way forward for the WKCD.
- A 1.8 ha temporary waterfront promenade in this area is now opened to the public until work begins. Facilities include a 400-metre timber boardwalk, a semi-covered viewing deck, a sand pit, a children's play area, landscape areas, and a 700-metre cycling.
- Slowly taking shape at the Kowloon MTR station in West Kowloon is a 14-hectare development called Union Square that will be home to a 118-storey commercial tower called the International Commerce Centre (ICC), a 1 million sqft deluxe shopping mall called Elements, two top-end hotels with 700 rooms and serviced apartments covering 1 million sqft of space.

## World Harbours

### **10<sup>th</sup> Cities and Ports International Conference 5 – 9 November 2006 - Sydney, Australia**

The theme is "Urban territories, Port territories, what future in common? The question at hand during this five day conference is "how to succeed in reorganizing ones city-port development space in a process of sustainable development?"

#### **CONTACT US**

To help us develop the newsletter further in the future or to unsubscribe, please email:  
[hbf@bec.org.hk](mailto:hbf@bec.org.hk)

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