

Harbour-front Enhancement Committee
Sub-committee on Harbour Plan Review

Hung Hom District Study –
Report on Stage 2 Public Engagement Programme

Purpose

1. This paper is to brief Members on the outcome of the Stage 2 Public Engagement Programme (PEP) of the Hung Hom District Study and inform Members of the study progress.

Background

2. In December 2006, the Planning Department (PlanD) commissioned Urbis Limited to undertake the Hung Hom District Study (the Study), as part of the overall Harbour Plan Review. To seek public inputs to the Study, PlanD concurrently commissioned the Centre of Architectural Research for Education, Elderly, Environment and Excellence Ltd. (CARE) to undertake a public engagement programme (PEP) for the Study.

3. The PEP, in accordance with the Comprehensive Public Engagement Programme endorsed by the Sub-committee on Harbour Plan Review (the Sub-committee) in late December 2006, comprises two stages. The Stage 1 PEP, mainly involving a site visit, a brainstorming session and a questionnaire survey to gather views from the stakeholders and the public on their aspirations and visions on how to enhance the area, was completed in February 2007. Public comments received provided input for the Study Consultants to formulate a draft District Plan for the Study Area. The proposals of the draft District Plan were subsequently presented to the public for comment at the Stage 2 PEP.

Draft District Plan Proposals

4. All along, the Sub-committee has provided valuable input not only to the PEP but also to the Study itself. On 23 May 2007, Members were briefed at an ad-hoc meeting on the initial proposals of the Hung Hom District Study. Major issues raised by Members included the need to derive appropriate development intensity for the undeveloped sites to blend in with the waterfront setting; quality design to avoid wall effect; and the need to carry out a massing study taking account of the provision of car parks, green features and other GFA exempted or non-accountable facilities which would affect the building bulk of development. Members also suggested that physical models should be prepared to allow members of the public to visualize the development proposals.

5. Taking into account Members' views/suggestions and the public comments received at the Stage 1 PEP, the Study Consultants subsequently formulated the draft District Plan proposals as set out in the Public Engagement Digest, which can be found at http://www.pland.gov.hk/p_study/prog_s/hungHomSite/site/Engagement_Digest.pdf. Major proposals include a revised land use framework and enhancement proposals for four identified Potential Development Sites (PDS), measures for improvement of connectivity of the Study Area and enhancement of the public realm.

Outcome of the Stage 2 PEP

6. The Stage 2 PEP commenced in late August 2007 and was completed in October 2007. Major activities included a roving exhibition from 7 to 13 September, a public forum on 15 September and briefings to various committees, district councils and local concerned groups. To better illustrate the development proposals to the public, a physical model and 3-D animation had been prepared, which were presented to the public during the public engagement events. Other publicity materials including the Public Engagement Digest, poster and feedback form had also been prepared. The information was uploaded onto PlanD's website and public comments were invited until 20 October 2007.

7. A total of 565 valid feedback forms were received, mostly from local residents. Furthermore, a total of 16 written submissions were received, one of which included 1,500 standard letters requesting to develop two of the PDS (i.e. the "Comprehensive Development Area" ("CDA") and "Residential (Group A) 2" ("R(A)2") sites) into an urban park.

8. Generally speaking, the public is supportive of the proposals to improving connectivity of the Study Area, enhancing the public realm and streetscape, controlling development density and relocating incompatible land uses. The following summarizes the major public views received on the draft District Plan proposals during the Stage 2 PEP:

PDS 1 – KCRC Freight Yard and IMC Sites

- (a) The planning intention to develop the site for waterfront-related tourism, commercial and leisure uses is generally supported. However, some prefer more open space and greenery to commercial uses.
- (b) Some, however, consider that the proposed building height of 75mPD for the two hotel towers in front of the Coliseum is too high; and some query the need for more hotels in this area.
- (c) There is suggestion to enlarge PDS 1 to include the KCRC vested land to the north of the KCRC Hung Hom Station and the Cross Harbour Tunnel Toll Plaza for comprehensive review purpose.

PDS 2 – “CDA” and Adjoining Open Space Site

- (d) Many query the need for hotel and commercial development at the “CDA” site, and in particular there are objections to hotel development above the proposed public transport interchange (PTI).
- (e) There are suggestions to use the site or part of the “CDA” site for community facilities such as library and polyclinic.
- (f) The public supports the new urban park but considers the open space provision fragmented, and suggest extension of the open space to cover the whole or part of the “CDA” site.
- (g) It is generally considered that the proposed development intensity (i.e. a plot ratio of 6) and the maximum building height (i.e. 75mPD) are too high at this waterfront locality and call for reduction of the development density and building height to that comparable with those of Whampoa Garden (i.e. a plot ratio of 4.75 and a building height of about 53mPD).

- (h) Some suggest to include detailed design requirements for the site in the statutory outline zoning plan (OZP) and land sale conditions.

PDS 3 – Hung Luen Road “R(A)2” Site

- (i) The majority agrees with the proposal to retain the site for residential development while some suggest using the site for community facilities.
- (j) The proposed plot ratio reduction of the site to 6 or below is generally supported. However, the majority considers the building height of 120mPD excessive and suggests to reduce it to a level not higher than that of Whampoa Garden.
- (k) Some suggest to include detailed design requirements for the site in the OZP and land sale conditions.

PDS 4 – Tai Wan Shan Park

- (l) There is strong local sentiment against the proposals of relocating the basketball court from the site and designation of part of the park for waterfront related commercial and leisure uses. They consider that the basketball court is well utilized, whilst such commercial use as café in this locality is not necessary and would bring nuisance to the residents.

Improvement of Connectivity

- (m) Although the connectivity enhancement proposals are welcomed by the public, some comment that the proposals have not addressed the overall traffic problems of the district. There are also concerns on the possible adverse traffic impact brought about by the proposed tourist and commercial activities, which may worsen the existing traffic congestion problem in the area.

Enhancement of Public Realm

- (n) The proposed enhancement of the public realm such as upgrading of Tai Wan Shan Swimming Pool wall and environs, re-cladding of the

Marine Police mooring area and enhancement of streetscape is generally supported. The public, however, presses for the early implementation of a continuous waterfront promenade connecting Tsim Sha Tsui East through Hung Hom to Kai Tak.

Study Programme

9. PlanD and its Study Consultants are now considering all the comments/suggestions received during the Stage 2 PEP and will revise the District Plan proposals as appropriate. It is expected that the Study will be completed by early 2008. The finalized District Plan will then serve as a guide to the future development of the area and as a basis for revision of the relevant OZP and administrative town plans, where necessary. Members will be briefed on the finalized District Plan at an appropriate juncture.

Advice Sought

10. Members are invited to note the outcome of the Stage 2 PEP of the Hung Hom District Study and the study progress.

Planning Department

November 2007