

**Sub-committee on Harbour Plan Review
Harbour-front Enhancement Committee
Proposed Temporary Uses for
the Ex-North Point Estate, North Point**

Purpose

The purpose of this Paper is to present to Members the proposed temporary uses for the Ex-North Point Estate (the Site) during the interim period from its surrender to Government by the Hong Kong Housing Authority (HKHA) to the time when it is disposed of for permanent use.

Background

The Site, which comprises 3 separate lots, namely Inland Lot Nos. 7248 (“the Western Lot”), 7249 (“the Central Lot”) and 7250 (“the Eastern Lot”), is currently held by HKHA (Appendix I refers). The Eastern Lot, being the largest lot, has an area of about 14,089m² (about) whilst the Western Lot and the Central Lot have site areas of 9,582m² (about) and 4,114m² (about) respectively. In September 2007, HKHA agreed to surrender the Site free of cost to the Government. Preparation of legal documents and resolving of technical details for the proposed surrender are now underway and it is anticipated that the surrender would be completed in coming few months.

Superstructures on the Site have been demolished and removed. Currently, HKHA lets out both the Central Lot (whole) and a major portion of the Eastern Lot (i.e. except a 5m-wide (about) public promenade along its harbour-frontage) for fee-paying public carpark purpose. For the Western Lot except a 5m-wide (about) public promenade along its harbour-frontage and North Point Estate Lane along its southern boundary, the remaining of the lot is left idle.

Proposed Temporary Uses

Having taken into account the demand for temporary public carparks; the local request for temporary public open space at the Site and the Harbour Planning Considerations, the proposed temporary uses for the Site, upon completion of its proposed surrender and pending its disposal for permanent development, are:-

Inland Lot No. 7248 (Western Lot)

- (i) The existing public promenade of an area of 590m² (about) along the harbour front will be managed and maintained under a proposed temporary land allocation to the concerned government department (i.e. Leisure and Cultural Services Department) for the continued use and enjoyment by the public.
- (ii) Excluding the above public promenade and North Point Estate Lane at the south of the lot, the remaining part of the lot (“the Western Portion (Major Portion)”) of an area of 7,930m² (about) is proposed to be put up for public tender for a Short Term Tenancy for the purpose of a Fee-paying Public Carpark subject to the following major basic terms and conditions:
- (a) Term : One year certain and thereafter monthly;
 - (b) Permitted Structures : One or two structures having a height not exceeding 3m above the ground and a total gross floor area not exceeding 35m² for watchman’s accommodation, office or fee-collection booth; and
 - (c) Tree Preservation : All the existing trees on site shall not be interfered with.

Inland Lot No. 7249 (the Central Lot)

The whole lot is proposed to be put up for public tender for a Short Term Tenancy for the purpose of a Fee-paying Public Carpark (i.e. the existing use remains unchanged) subject to the following major basic terms and conditions:

- (a) Term : One year certain and thereafter monthly;
- (b) Permitted Structures : One or two structures having a height not exceeding 3m above the ground and a total gross floor area not exceeding 35m² for watchman’s accommodation, office or fee-collection booth; and
- (c) Tree Preservation : All the existing trees on site shall not be interfered with.

Inland Lot 7250 (Eastern Lot)

- (i) The existing public promenade of an area of about 729m² along the harbour front will be managed and maintained under a proposed temporary land allocation to the concerned government department (i.e. Leisure and Cultural Services Department) for the continued use and enjoyment by the public.
- (ii) The remaining part of lot which is the largest site having an area of 13,360m² (about) (“the Eastern Lot (Major Portion)”) will be made available for a temporary public open space subject to the agreement of the concerned department to take up its implementation and subsequent management and maintenance. In association with this, we would consult Eastern District Council (EDC).

Programme

According to the current progress, it is anticipated that the proposed Short Term Tenancies for temporary public fee paying carpark uses at the Central Lot and the Western Lot (Major Portion) would be put up separately for public tenders in the 2nd Quarter of 2008, whilst implementation of the proposed temporary public open space at the Eastern Lot (Major Portion) is subject to the results of our consultations with the concerned department and EDC.

Advice Sought

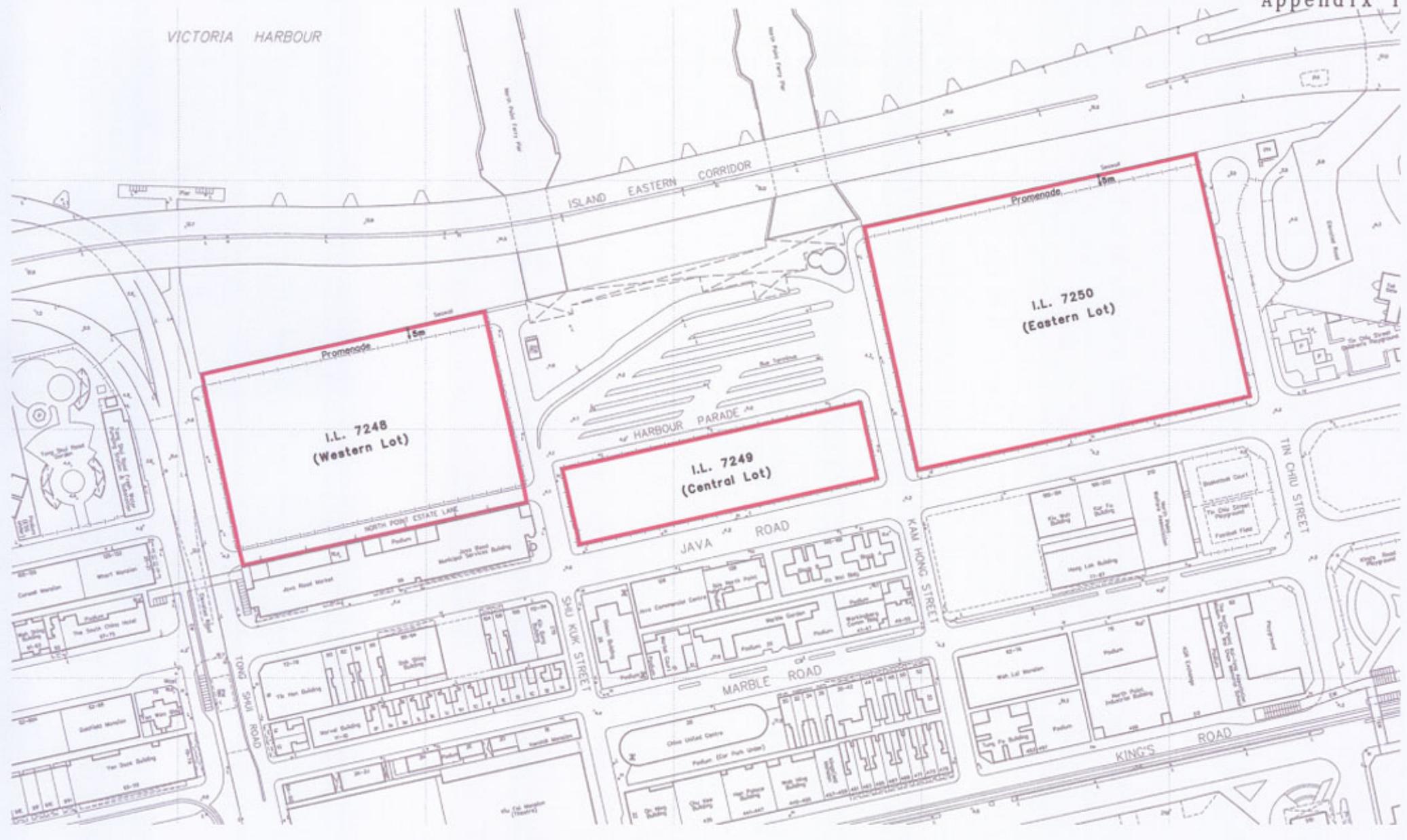
Members are invited to comment on the proposed temporary uses for the Site.

Appendices

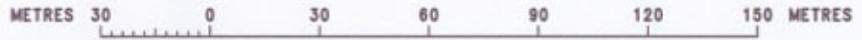
- Appendix I – Location Plan
- Appendix II – Plan showing the Proposed Temporary Uses
- Appendix III – Photos (2) showing the Site

District Lands Office, Hong Kong East
Lands Department
January 2008

VICTORIA HARBOUR



SCALE 1 : 1500



 LOT BOUNDARY

DRAFT 2

FOR IDENTIFICATION PURPOSES ONLY

 District Lands Office, Hong Kong East Lands Department

Plan Prepared by District Survey Office, Hong Kong

LOCATION PLAN

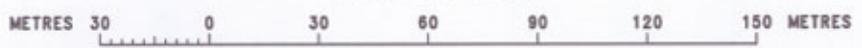
File No. DLO/HE L/M EHX-428,EHX-429,EHX-430
Survey Sheet No. 11-SE-1D
Layout Plan No.
Reference Plan No.
PLAN No. HKM8270-1

VICTORIA HARBOUR



- LOT BOUNDARY
- PROMENADE
- PROPOSED PUBLIC OPEN SPACE
- PROPOSED FEE-PAYING PUBLIC CARPARK

SCALE 1 : 1500



DRAFT 2

FOR IDENTIFICATION PURPOSES ONLY

District Lands Office, Hong Kong East Lands Department

Plan Prepared by District Survey Office, Hong Kong

PROPOSED TEMPORARY USES FOR
EX-NORTH POINT ESTATE, NORTH POINT, HONG KONG

File No. DLO/HE L/M EHX-428,EHX-429,EHX-430
 Survey Sheet No. 11-SE-1D
 Layout Plan No.
 Reference Plan No.
PLAN No. HKM8270-2



Aerial Photo Showing the ex-North Point Estate



Ex-North Point Estate