

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

Proposed Study Framework for
Hong Kong Island East Harbour-front Study

Purpose

1. The purpose of this Paper is to seek Members' views on the proposed study framework for the Hong Kong Island East Harbour-front Study (the Study) to be commissioned by the Planning Department, as part of the overall Harbour Plan Review.

Background

2. On 26 May 2005, the Harbour-front Enhancement Committee (HEC) agreed to adopt a two-tier approach to the Harbour Plan Review, i.e. to formulate a revised integrated harbour planning framework at the strategic level and to undertake review studies for areas around the harbour at the district level. For the latter, the Hung Hom District Study has been completed, and the findings and recommendations of which were presented to the Sub-committee on 23 January 2008. Hong Kong Island East is the next district for review.

3. The purpose of the subject study is to formulate a comprehensive plan for enhancement of the Hong Kong Island East harbour-front areas including, but not limited to, a land use planning framework, an urban design and landscape framework, an improved vehicular and pedestrian circulation network, streetscape enhancement proposals and implementation strategy for the recommended proposals. The findings and recommendations of the Study will provide a planning framework for future development and enhancement of the Study Area and serve as a basis for revising the relevant statutory Outline Zoning Plans and administrative town plans, where appropriate.

Study Area

4. The Study Area, as delineated on **Plan 1**, covers an area of about 115 ha of land along the harbour-front of Hong Kong Island East stretching from the immediate east of the "Comprehensive Development Area" ("CDA") site in Oil Street up to the eastern limit of Victoria Harbour in Shau Kei Wan.

5. Most of the harbour-front areas in Hong Kong Island East have been developed. There are, nonetheless, a few sites pending development/redevelopment, such as the ex-North Point Estate site (including the adjoining bus terminus and sitting-out area)¹ (**Plan 2**) and the Hoi Yu Street site (including the areas to the north and south of Hoi Yu Street near the Eastern Harbour Crossing) (**Plan 3**). Part of the harbour-front areas has also been developed as waterfront promenade/open space while some portions are occupied by private developments restricting public access.

Objectives

6. The overall objective of the Study is to formulate a comprehensive plan for enhancement of the Hong Kong Island East harbour-front areas with a view to transforming it into an attractive, accessible, vibrant and sustainable waterfront for public enjoyment, without compromising its functionality. It is essential to embrace the Town Planning Board's Vision Statement for the Victoria Harbour, the Harbour Planning Principles and Harbour Planning Guidelines formulated by the HEC and the Urban Design Guidelines of the Hong Kong Planning Standards and Guidelines in attaining this objective.

7. The specific objectives of the Study are as follows:

- (a) to define the role of the Study Area in the overall harbour context;
- (b) to identify opportunities, constraints and key issues in relation to harbour-front enhancement within the Study Area;
- (c) to comprehensively engage the public to gauge views of key stakeholders and the public on enhancement of the Study Area;
- (d) to identify key development/redevelopment sites within the Study Area having potential for enhancement and put forward land use, urban design and landscape proposals for the sites, with illustrative examples;
- (e) to examine the possibility of creating a continuous waterfront promenade along the Study Area, including the construction of a boardwalk underneath the Island Eastern Corridor (IEC), connecting with the proposed waterfront open space in

¹ Planning work for the ex-North Point Estate site is being carried out separately and its recommendations, which are expected to be available around mid-2008 prior to the commencement of this Study, will be incorporated into the subject Study and suitably integrated with the study proposals.

Causeway Bay;

- (f) to enhance pedestrian accessibility to the harbour-front within the Study Area from the hinterland;
- (g) to establish a streetscape enhancement and landscape framework (including temporary enhancement measures for sites prior to permanent development) to improve the visual amenity of the Study Area and promote integration between the hinterland areas and the harbour-front;
- (h) to ascertain the technical and environmental feasibility and sustainability of the proposals; and
- (i) to recommend an implementation framework for the proposals including the broad cost and agencies for carrying out the proposals, as well as the agencies for management and maintenance upon completion of the projects.

Public Engagement

8. A 3-stage Public Engagement Programme (PEP) will be carried out to allow early public participation and facilitate building public consensus throughout the study process. At the Stage 1 PEP, views and ideas from key stakeholders on how to enhance the Study Area as well as their visions and aspirations for future development will be gauged, which will serve as input to the formulation of development options. At the Stage 2 PEP, public comments on the development options will be solicited to assess the general acceptability of these options and to determine if there could be alternative development proposals. The public comments received will be taken into account in the subsequent option evaluation process to facilitate formulation of the preferred development option. At the Stage 3 PEP, the public will be briefed on the preferred development option, and feedback will be obtained from them before finalization of the enhancement proposals.

9. Public engagement activities such as brainstorming session/place-making workshop, questionnaire survey, public forum, exhibition and presentation session for relevant statutory and advisory bodies will be carried out, where appropriate, at different stages of the PEP. A dedicated webpage will be launched to disseminate information on the Study and to promote wider publicity.

10. Upon commencement of the Study, a comprehensive public engagement strategy setting out the detailed programme of the public engagement activities will be formulated, which will be submitted to the Sub-committee for consideration. Similar to the Hung Hom District Study, the HEC will be fully engaged in the organization of the 3-stage PEP.

Study Framework and Key Tasks

11. Consultants will be commissioned to undertake the Study including the associated PEP. The Study can be divided into four stages, namely, Baseline Review Stage, Option Generation Stage, Plan Consolidation Stage and Final Reporting Stage. The key tasks for the Study including the PEP are briefly explained below:

(a) Baseline Review Stage

Task 1: Inception Report - to prepare an inception report which shall include an understanding and appreciation of the study objectives, study approach and methodology, identification of key issues and problems, study programme, and study management and staffing structure.

Task 2: Baseline Review Study - to undertake a baseline review study and prepare a report detailing the findings in respect of the historical and development context, baseline conditions of the Study Area, previous studies' findings/proposals, key issues, development opportunities and constraints for enhancement, latest planning requirement for the Study Area and role of the Study Area in the overall harbour context.

Task 3: Comprehensive Public Engagement Strategy - to formulate a comprehensive public engagement strategy for the 3-stage PEP including the approach, the public engagement activities to be undertaken and their detailed arrangement and programme, documents and exhibition/presentation/publicity materials to be prepared, the design and programme of launching the webpage for the Study and identification of a list of stakeholders and target consultees.

Task 4: Stage 1 PEP - to organize public engagement activities to solicit views and ideas of key stakeholders on how to enhance the area as well as their visions and aspirations for future development, and to prepare a Stage 1 public engagement report consolidating the findings of the public engagement activities.

(b) **Option Generation Stage**

Task 5: Formulation of Development Options - to formulate development options on enhancement proposals, taking into account findings of the baseline review study and public comments received at the Stage 1 PEP, conduct preliminary technical assessments to ascertain the technical and environmental feasibility and sustainability of the development options in broad terms, and set out the proposals in the form of Outline Concept Plans, with explanatory notes and illustrative materials, in a report showing the broad land use planning framework, urban design and landscape framework, vehicular and pedestrian circulation network, enhancement proposals for key development/redevelopment sites and other harbour-front enhancement proposals within the Study Area.

Task 6: Stage 2 PEP - to organize public engagement activities in order to consult the public on the development options/Outline Concept Plans with a view to assessing the general acceptability of these options and identifying alternative development proposals, if any, and to prepare a Stage 2 public engagement report consolidating public comments on the development options with analysis.

(c) **Plan Consolidation Stage**

Task 7: Evaluation of Development Options and Formulation of the Preferred Option - to evaluate the development options and formulate the preferred development option, conduct technical assessments to ascertain the prima facie technical and environmental feasibility and the sustainability of the enhancement proposals, and prepare a report detailing the land use planning framework, the urban design and landscape framework, the vehicular and pedestrian circulation network, the waterfront promenade proposal, other enhancement proposals, the implementation framework and findings of the technical and sustainability assessment.

Task 8: Stage 3 PEP - to organize public engagement activities to brief the public on the formulation of the preferred development option and present to them the enhancement proposals so as to solicit their comments and identify areas for refinement and improvement, and prepare a Stage 3 public engagement report consolidating public comments on the preferred development option with analysis.

(d) **Final Reporting Stage**

Task 9: Final Report and Executive Summary - to finalize the enhancement proposals and prepare a Final Report detailing the study process, approach and methodology, the 3-stage PEP, public comments received with analysis, formulation and evaluation of development options, formulation of the preferred development option, proposals of the recommended development option including the waterfront promenade proposal, an improved vehicular and pedestrian circulation network, a Recommended Outline Development Plan and a Recommended Master Urban Design and Landscape Plan for the entire Study Area, and a Recommended Master Layout Plan for each of the key development/redevelopment sites identified for enhancement, and results of technical and sustainability assessments. A bilingual Executive Summary shall also be prepared.

12. A flow chart showing the key tasks of the Study is at **Appendix I**.

Study Programme

13. It is estimated that the Study will commence in late 2008 for completion in 20 months by mid 2010.

Advice Sought

14. The Sub-committee is invited to comment on the proposed study framework set out above, which will form a basis for the preparation of a Consultancy Brief for the Study.

Attachment

Plan 1	Study Area
Plan 2	Location Plan for Ex-North Point Estate Site
Plan 3	Location Plan for Hoi Yu Street Site
Appendix I	Flow Chart of Key Tasks

Planning Department
May 2008



Victoria Harbour

NORTH POINT

QUARRY BAY

SAI WAN HO



CAUSEWAY BAY

SHAU KEI WAN

North Point
OZP No. S/H8/21

Quarry Bay
OZP No. S/H21/24

Shau Kei Wan
OZP No. S/H19/14

-  Proposed Study Area
-  Boundary of OZP

Hong Kong Island East Harbour-front Study

METRES 100 0 200 400 600 800 1 000 METRES

PLANNING DEPARTMENT 

M/SR/07/107_2a

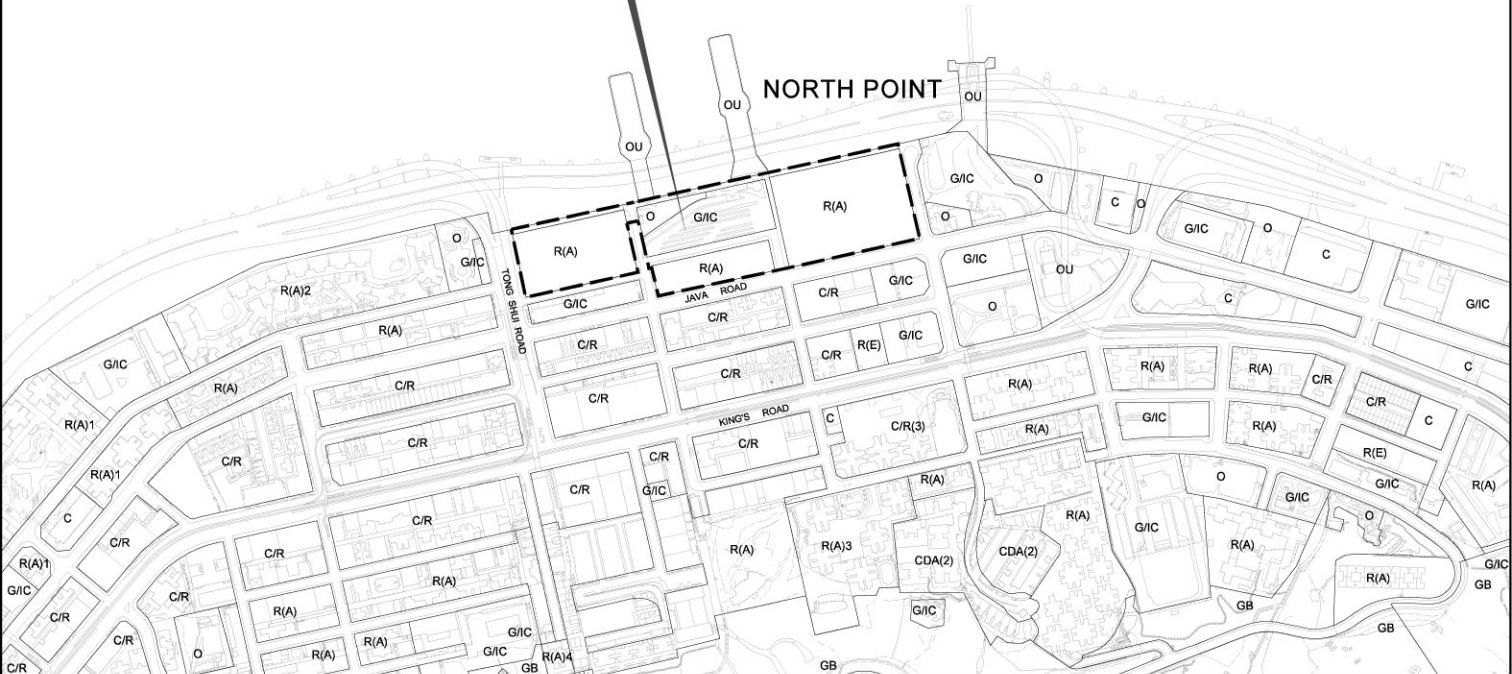
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Plan 1



Victoria Harbour

Ex-North Point Estate Site



Location Plan

Ex-North Point Estate Site



PLANNING DEPARTMENT 

M/SR/07/107_4a

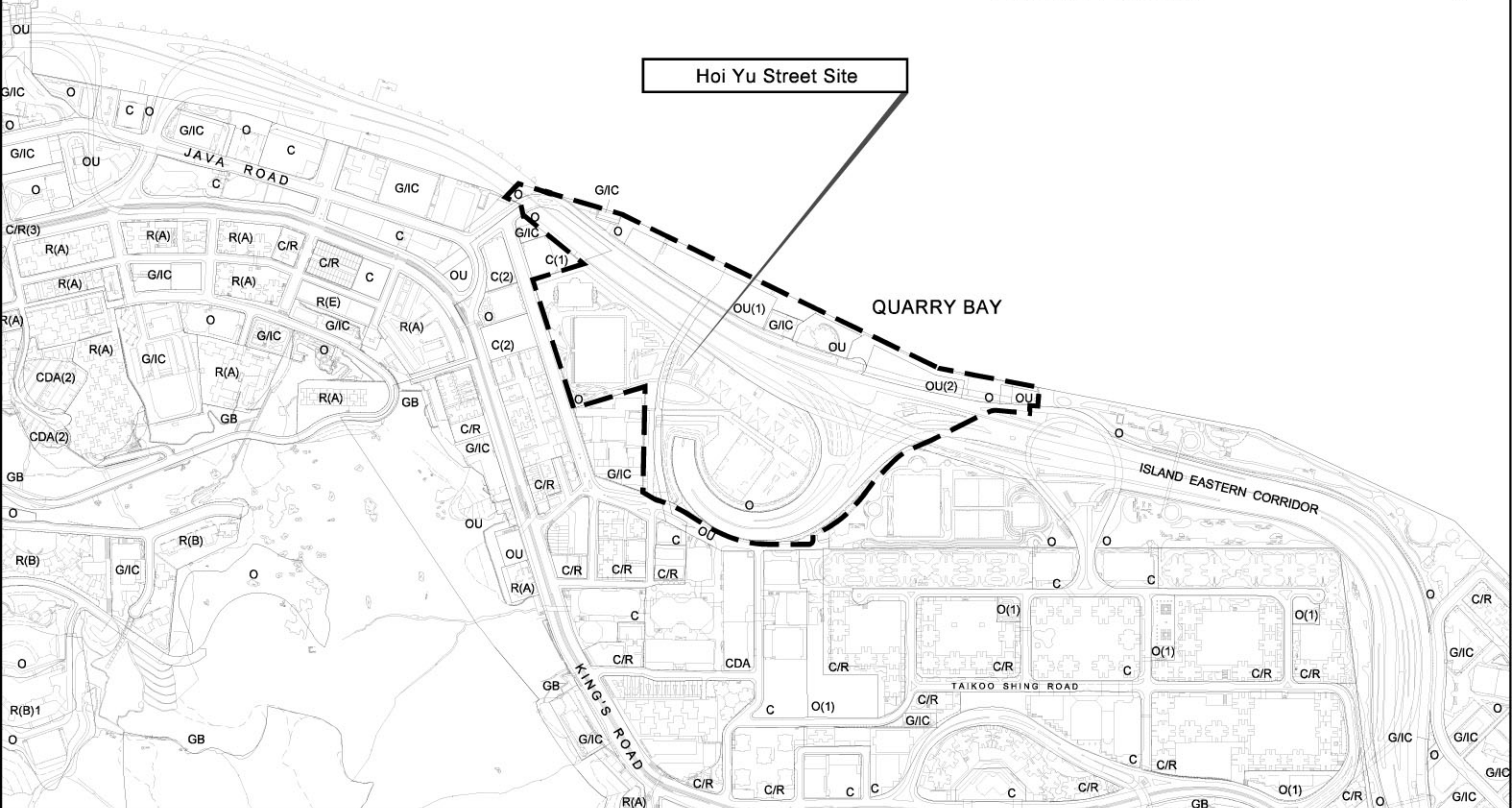
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Plan 2



NORTH POINT

Victoria Harbour



Hoi Yu Street Site

QUARRY BAY

ISLAND EASTERN CORRIDOR

Location Plan
Hoi Yu Street Site



PLANNING DEPARTMENT

M/SR/07/107_5
DATE : 21/11/2007

Plan 3

Flow Chart of Key Tasks of the Hong Kong Island East Harbour-front Study

