

**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 revised proposed temporary uses for Inland Lot No. 7250 (i.e. the Eastern Lot) of the ex-North Point Estate 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 development.

Background

On 23.1.2008, the Sub-committee was consulted on the proposed temporary uses of the Eastern Lot, Central Lot and Western Lot of the ex-North Point Estate after their surrender to Government by HKHA. In that consultation, our Office proposed (amongst other things) to make available the whole Eastern Lot (about 14,100m²) for a temporary public open space and had obtained the support of the Sub-committee for the proposal.

On 7.3.2008, the Planning, Works and Housing Committee (“PWHC”) of the Eastern District Council (“EDC”) was further consulted on the proposal. However, having regard to the size of the site (about 14,100m²), duration available for temporary use (just about 3 years up to the end of 2011) and resource constraint, PWHC could not take up the whole Eastern Lot for open space development, but agreed to develop a 20m-wide strip of land along the seafront into a temporary public open space (i.e. the areas shown coloured green and green hatched black on the plan at Appendix I) under the District Minor Works Programme. Necessary funding for the proposed temporary open space was then reserved under the District Minor Works Programme. According to the latest advice by the District Office (Eastern), the construction works will commence in June 2009.

For Members’ information, surrender of the Eastern Lot is now being arranged between HKHA and our Office and is anticipated to be completed in January 2009.

Proposed Temporary Uses

With the agreement of EDC, the land as shown coloured green and green hatched black on the plan at Appendix I (about 2,770m²) will be reserved for a temporary public open space by EDC.

As for the remaining portion of the Eastern Lot as shown coloured pink on the plan at Appendix I (about 11,330m²), having taken into account the Harbour Planning Considerations, it is proposed to put up for public tender for a Short Term Tenancy for a variety of permitted uses, subject to the following basic terms and conditions :-

- (a) Term : 1 year certain and thereafter monthly
- (b) Site Area : About 11,330m² (subject to survey) as shown coloured pink on the plan at Appendix I

- (c) User : Recreation, entertainment, amusement, exhibition, advertising, retail, fee-paying public carpark for the parking of motor vehicles licensed under the Road Traffic Ordinance (Cap. 374) (excluding golf driving range and car racing) or any one or any combination thereof and such other ancillary uses as may be approved in writing by the District Lands Officer who may, in granting approval, impose such terms and conditions as he may think fit. The decision of the District Lands Officer as to whether any activity or activities fall within the aforesaid uses or any one or any combination thereof shall be final and binding on the Tenant.
- (d) Permitted Built-over Area : The total built-over area of the Premises shall not exceed 60% of the area of the Premises unless otherwise approved by the District Lands Officer. The design and location of the structure or structures shall be subject to the prior written approval of the District Lands Officer.
- (e) Permitted structures : Subject to the permitted built-over area above, one structure or two structures having a height not exceeding 3 metres above ground level and a total GFA not exceeding 35m² may be erected. Of the said total GFA, not more than 10m² shall be used for the residential accommodation of watchman/caretaker (such accommodation shall include the provision of toilet, washing and kitchen services) and not more than 25m² shall be used for office purposes.

The locals (including all North Point West and East Area Committee members, management office and Chairmen of Owners' Corporation of nearby buildings) have been consulted by the District Office (Eastern). All respondents do not have adverse comments on the proposed Short Term Tenancy.

Programme

According to the current progress, it is anticipated that the tender of the proposed Short Term Tenancy in respect of the remaining portion of the Eastern Lot will be invited in February 2009.

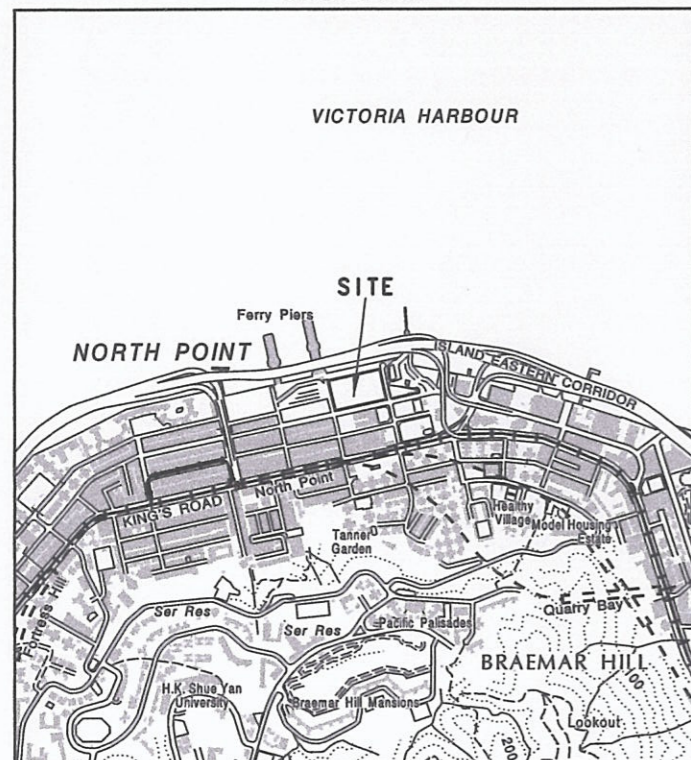
Advice Sought

Members are invited to comment on the proposed temporary use for the remaining portion of the Eastern Lot.

Appendix

Appendix I - Location Plan

LOCATION



- EXISTING 5m-WIDE PROMENADE
- PROPOSED 20m-WIDE TEMPORARY PUBLIC OPEN SPACE
- PROPOSED SHORT TERM TENANCY



COLOURED PINK AREA 11 330 SQUARE METRES (ABOUT)
 COLOURED GREEN AND GREEN HATCHED BLACK AREA 2 770 SQUARE METRES (ABOUT)
 COLOURED GREEN AREA 677 SQUARE METRES (ABOUT)
 SCALE 1 : 1000



FOR IDENTIFICATION PURPOSES ONLY

District Lands Office, Hong Kong East Lands Department

Plan Prepared by District Survey Office, Hong Kong

PROPOSED TEMPORARY USES FOR
 EASTERN LOT OF EX-NORTH POINT ESTATE,
 NORTH POINT

File No. DLO/HE L/M EHX-429

Survey Sheet No. 11-SE-1D

Layout Plan No.

Reference Plan No.

PLAN No. HKM8527