

Overview of Land Use Framework for Victoria Harbourfront

PURPOSE

The purpose of this paper is to brief Members on the land use framework for the harbourfront areas.

BACKGROUND

2. In discussing the objectives and targets to be achieved by the Commission within this term at its last meeting on 21 December 2010, some Members considered that there should be a comprehensive master plan for the harbourfront. To facilitate Members' further discussion on this subject, the Planning Department agreed to give an overview of the land use framework for the harbourfront areas.

STRATEGIC CONTEXT FOR HARBOURFRONT PLANNING

The Harbour Plan

3. In recognition of Victoria Harbour as a special public asset and part of the natural heritage of Hong Kong, the Town Planning Board (TPB) in 1999 endorsed the Vision Statement for the Victoria Harbour. The Vision Statement is "to make Victoria Harbour attractive, vibrant, accessible and symbolic of Hong Kong – a harbour for the people and a harbour of life".

4. Subsequently, the "Planning Study on the Harbour and its Waterfront Areas" (the Harbour Plan Study) was commissioned to translate the TPB's Vision Statement into a planning framework to guide the use of waterfront areas and the Harbour up to 2016. The Planning Study was completed in early 2003. As a result of this Study, a Harbour and Waterfront Plan has

been formulated together with a recommended implementation framework, a Tourism Plan as well as Action Area Plans for selected areas. The Final Report of the Study is available at the Planning Department's website (http://www.pland.gov.hk/pland_en/p_study/comp_s/harbour/harbour_finalreport/cover.htm).

Harbour Planning Principles and Guidelines

5. In the light of the court decision on the reclamation proposals in the harbour in 2004 and the changing community aspiration in harbour planning, the Harbour Plan was reviewed.

6. Instead of formulating a master plan for the entire harbour, the former Harbour-front Enhancement Committee (HEC) agreed to adopt a two-pronged approach which included the formulation of an integrated harbour planning framework at the strategic level and the successive review studies for areas around the harbour at the district level to guide the planning and development of the harbour. For the former, a set of Harbour Planning Principles (HPPs) has been formulated to guide the sustainable planning, preservation, development and management of Victoria Harbour and its harbour-front areas. Subsequently, a set of Harbour Planning Guidelines (HPGs) have also been drawn up to elaborate in greater detail the intentions and requirements of the HPPs and to provide a comprehensive checklist for use by relevant stakeholders. Although the HPPs and HPGs¹ are advisory in nature, both public and private sectors are encouraged to adhere to the principles and guidelines in carrying out planning studies and in planning and implementing waterfront projects. Relevant approving authorities and advisory bodies are encouraged to make reference to the HPPs and HPGs in considering and advising on development proposals in and around Victoria Harbour. Individual project proponents are also encouraged to comply with the HPGs as far as possible and practicable. Based on these sets of HPPs and HPGs, the former HEC provided advice on and monitored harbourfront land uses and infrastructure projects.

¹ The HPPs and HPGs are available at the Harbourfront Commission's website <http://www.hfc.org.hk/en/links/index.html>

DISTRICT-BASED STUDIES/REVIEWS

7. Under the above planning context, a number of harbourfront studies have been undertaken and some have been completed. The findings of these studies provide the basis for preparing and revising the relevant outline zoning plans (OZPs), as appropriate, which will form the statutory land use framework for the harbourfront areas. **Plan 1** shows the existing land use zonings under the various OZPs for the harbourfront areas.

8. **Plan 2** shows the recently completed and on-going studies/land use reviews around the Harbour, which include the following:

Completed Harbourfront Studies/Land Use Reviews

- (a) Kai Tak Planning Review;
- (b) Wan Chai Development Phase II Planning and Engineering Review;
- (c) Hung Hom District Study; and
- (d) Review of Yau Tong Bay “CDA” Zone.

On-going Harbourfront Studies/Land Use Reviews

- (a) Urban Design Study for the New Central Harbourfront;
- (b) Hong Kong Island East Harbour-front Study;
- (c) Land Use Review of Kennedy Town and Mount Davis; and
- (d) Review of the “CDA” Zone in Yau Tong Industrial Area.

Moreover, a development plan for the West Kowloon Cultural District (WKCD) is being formulated by the WKCD Authority.

9. The former HEC and the Commission have been fully engaged in the course of these studies/reviews. A brief account of the major land use proposals recommended under these completed studies will be given at the meeting for Members’ reference. The final reports of these studies are also available at the Planning Department’s website. The Administration will continue to engage the Commission in the course of the on-going studies/reviews.

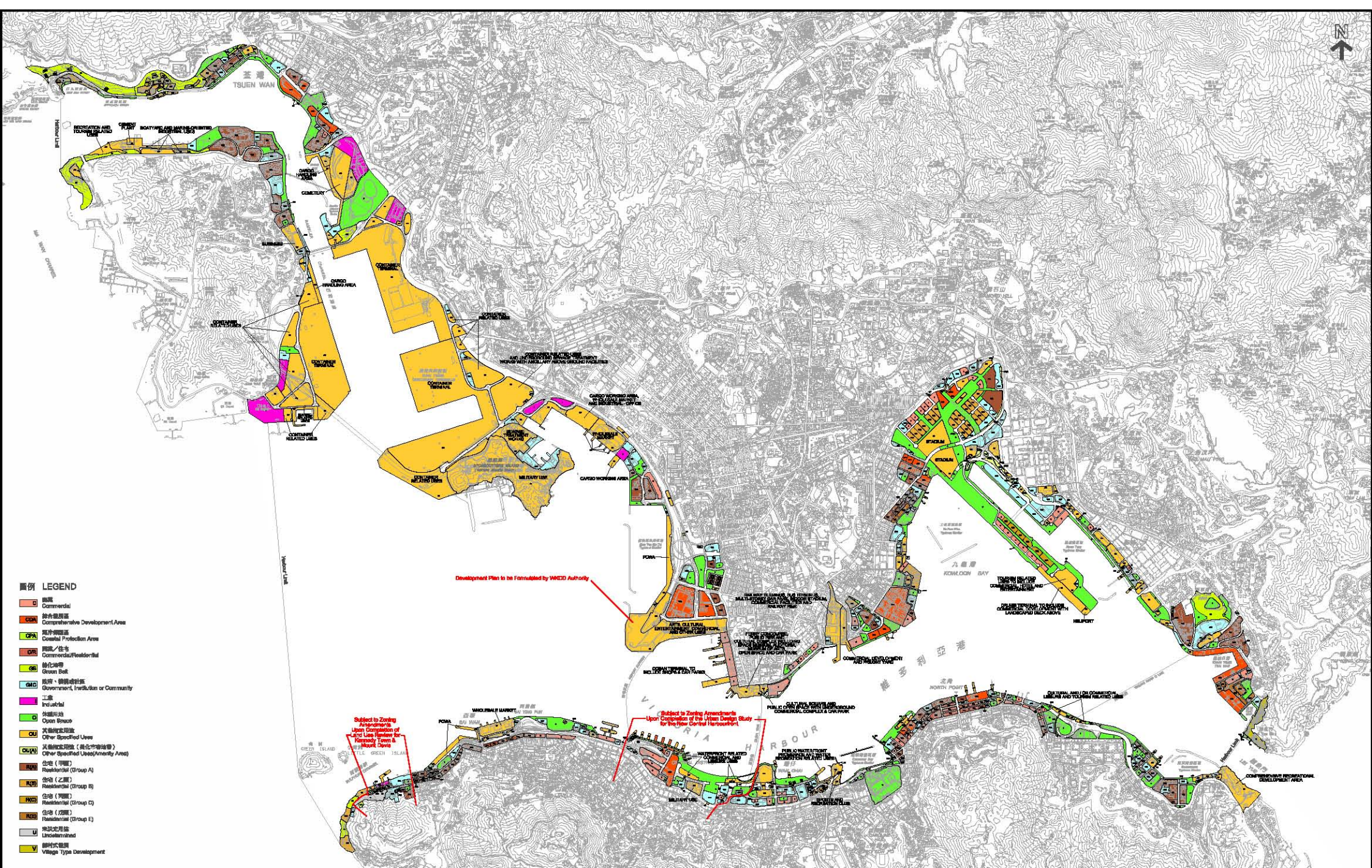
CONCLUSION

10. The two-pronged approach agreed by the then HEC was the most sensible and pragmatic approach to guide the planning and development of the harbour. To cater for changing circumstances and public inspirations and needs, various planning studies/reviews at the district level have been completed or are being undertaken with a view to identifying enhancement opportunities and refining the land use proposals along the harbourfront areas. Once completed, the recommendations of these studies will be translated into the statutory town plans for better control of development. Some public facilities and enhancement projects will be implemented by the Government while other developments may involve land disposal to the private sector for implementation in accordance with the plan. On the other hand, the HPPs and HPGs provide a useful reference to guide both the public and private sectors, so that developments would not be held up during the course of the study process of the district studies.

11. The former HEC also reviewed the current/planned land uses and major projects along the harbourfront and prepared a list of enhancement proposals for 22 Action Areas. These Action Areas proposals have been submitted to the respective Task Forces. Both quick-wins and longer-term enhancement proposals have been identified by the former HEC, and the Commission should prioritise and see through their implementation. In addition, the Commission can also identify new proposals for examination.

12. Members are invited to note the overall land use framework and development control mechanism for the harbourfront areas as set out above.

**Planning Department
February 2011**



Existing Land Use Zonings for Victoria Harbourfront

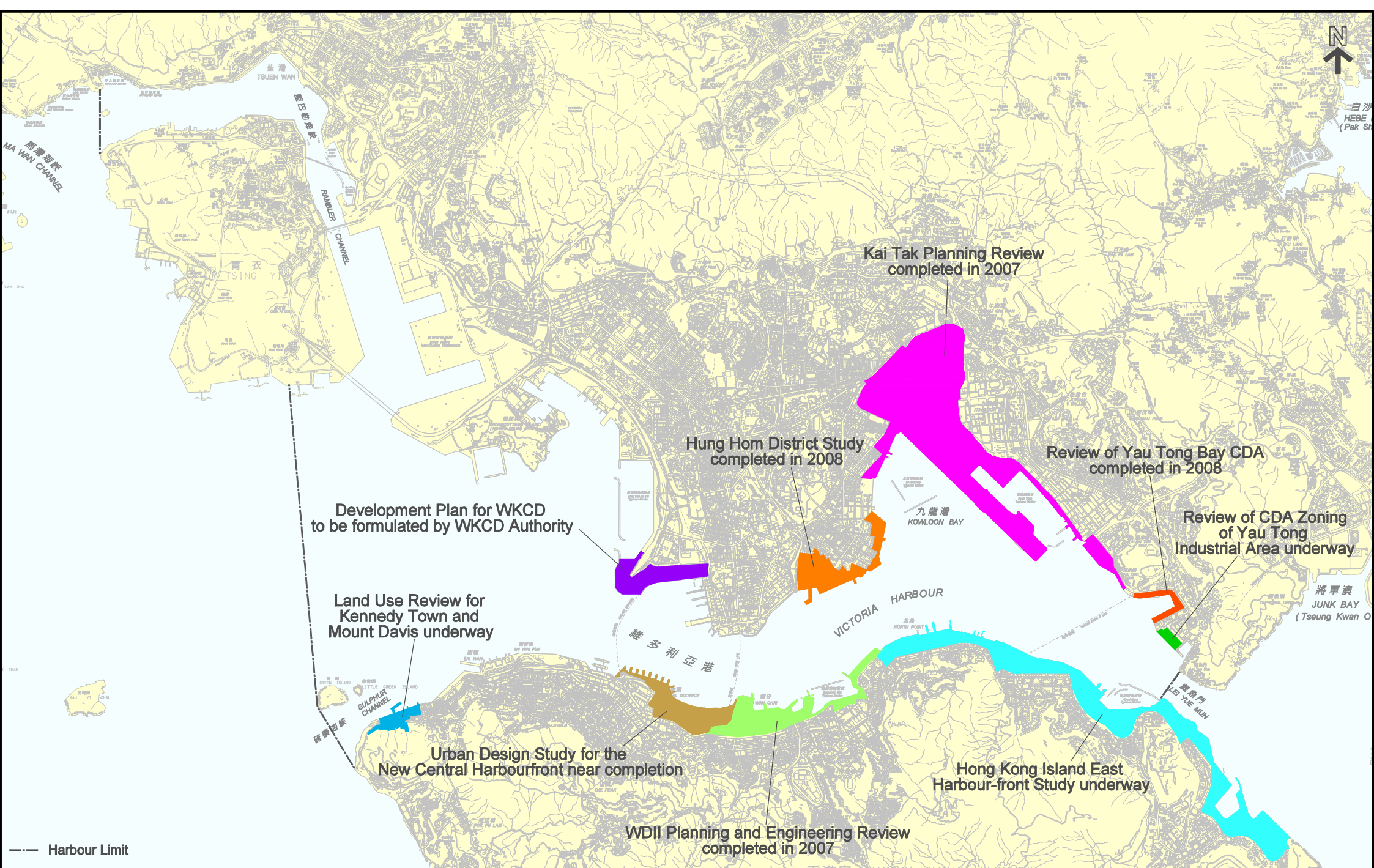
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Plan 1



District-based Studies/Reviews

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Plan 2