

Harbourfront Commission

For discussion
on 27 July 2018

HC/10/2018

Proposal on Enhanced Harbourfront Development at Hoi Yu Street, Quarry Bay through Land Exchange

PURPOSE

This paper updates Members on the harbourfront development at Hoi Yu Street, Quarry Bay and seeks Members' views on the proposal for an alternative development.

BACKGROUND

2. The two private lots (IL 8590 RP and IL 8723 RP) at Hoi Yu Street, Quarry Bay with a total area of 2 477m² were originally permitted for industrial and/or godown purposes. Back in 2001, the building plans for a 25-storey industrial building (IB) development on the lots was approved. Subsequently, in April 2003, the lots and the adjacent government land were rezoned to "Other Specified Uses (1)" annotated "Cultural and/or Commercial, Leisure and Tourism Related Uses" ("Other Specified Uses (1)") and "Open Space". The 2003 rezoning would not affect the validity of building plans approved in 2001. In other words, the original IB development is not in contravention of any planning and building regulations or lease conditions. The lot owner commenced construction of the IB in mid-2017.

3. Although the abovementioned IB development was in compliance with the relevant regulations, the development parameters and use of which are not compatible with the latest planning intent of this harbourfront site and the surrounding environment. There have been strong public views urging for a replacement of the IB development at the harbourfront. In this regard, the Development Bureau (DEVB) has been working closely with the lot owner in recent months to explore the idea of an alternative proposal that can better address the local aspirations and achieve the planning intent of the "Other Specified Uses (1)" zone. We are pleased that the lot owner has responded positively and details of the latest development are as follows.

LATEST DEVELOPMENT

4. Following discussions with DEVB and other relevant government departments in the past few months, the lot owner has put forth an alternative proposal involving a harbourfront leisure, tourism and commercial development which is more compatible with the surrounding environment, in place of the IB under development. Under the said proposal, retail, dining, hotel, leisure and office facilities will be developed on the “Other Specified Uses (1)” zone in paragraph 2 above.

5. The proposed development is subject to the planning approval of the Town Planning Board (TPB) and land administration procedures. Subject to the endorsement of the TPB, the Government will seek Executive Council’s approval for an in-situ land exchange with the lot owner at full market premium. Taking into account the gross floor area (GFA) of the proposed development and the current height restriction of the site (see paragraph 6(b) below), the development will extend into adjoining government land in addition to the portion of the private lots currently owned by the lot owner. According to the initial estimate, the lot owner will surrender the two private lots with a total area of 2 477 m² in return for a re-grant of 8 532 m² of land from the Government (see **Annex**).

6. As compared with the original IB development, we consider that the latest development has the following merits -

(a) More compatible land uses

Compared to the original IB development, the proposed development which mainly comprises retail, dining, hotel, leisure and office uses will be more compatible with the planning intent of the “Other Specified Uses (1)” zone;

(b) Significant reduction in building height

The original IB development is proposed to be of 25-storey in height, i.e. 85 metres above the Principal Datum (mPD). In taking forward the development, the lot owner has to take into account

the current building height restriction for the site, i.e. 35mPD¹. In other words, while the total GFA of the proposed development will be 37 155 m², which is comparable to the original permitted GFA of 37 161 m² for the IB, the new development will be significantly lower than 25 storeys in height;

(c) *Preserving the promenade and enhancing harbourfront connectivity*

The new proposal will preserve the existing 10-metre-wide promenade at the Quarry Bay Promenade for public enjoyment. In addition, the proposal plans to enhance the connectivity between the hinterland and the harbourfront of Quarry Bay, and provide various pedestrian accesses to enhance the accessibility to the harbourfront; and

(d) *Private sector participation in harbourfront enhancement*

The new proposal will capitalise on the expertise and creativity of the private sector to bring diversity to harbourfront development and give the public a new experience of enjoying the harbourfront.

7. As shown in the preceding paragraphs, the current proposed arrangement can strike a balance among the different concerns of various parties. It will facilitate the implementation of a harbourfront enhancement project which is more compatible with the harbourfront environment and in line with the objective of bringing our harbour to the people.

WAY FORWARD

8. The lot owner's consultant will present the development proposal at this meeting. The Eastern District Council's Planning, Works and Housing Committee will also be briefed on 25 July 2018. The lot owner plans to submit planning

¹ For individual applications, the TPB may also consider approving minor relaxation of the building height restrictions stipulated in the Outline Zoning Plan.

application to the TPB later this year.

**Harbour Office
Development Bureau
July 2018**

Legend :-



Private Lots Concerned



Area Zoned "Other Specified Uses (1)"

