

# Harbourfront Commission

---

For discussion  
on 4 June 2012

HC/09/2012

## **Progress Report from Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing**

### **REPORTING PERIOD**

This progress report covers the period from April to June 2012.

### **MEETING(S) HELD AND THE MAJOR OUTCOME, FINDINGS AND RECOMMENDATIONS**

#### Ninth Meeting – 18 April 2012

2. The Task Force discussed the following issues/items -

**(a) Amendments to the Approved Tsuen Wan Outline Zoning Plan  
No. S/TW/28**

- Representatives of the Planning Department (PlanD) briefed the Task Force on the amendments to the approved Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/28, which mainly involved the imposition of building height restrictions and designation of non-building areas and building gaps.
- Under the Tsuen Wan OZP, plot ratio (PR) and gross floor area restrictions were already in place for various zones. While there was a consensus that the building height should be controlled, some Members were of the view that the lack of corresponding adjustments to the plot ratio might result in more massive buildings and affect the air circulation in the area. A member suggested that the non-building areas could be planned comprehensively to

form a distinctive cluster of open space. Issues regarding the podium developments on Tsuen Wan waterfront, and pedestrian and cycling connectivity were also discussed.

- Task Force Chair considered that the amendments introduced to the subject OZP were with no significant reference to waterfront planning and development. She suggested that in future presentations on OZP amendments, there should be explicit references on how the amendments would address the Harbour Planning Guidelines and Principles. The before-and-after scenarios should also be highlighted to facilitate Members to make specific comments.
- Views of the Task Force would be summarised and conveyed to the Town Planning Board (TPB) for consideration.

**(b) Proposed Animal Welfare Centre for the Society for Prevention of Cruelty to Animals (Hong Kong) at Cheung Fai Road, Tsing Yi**

- The project team led by the Society for Prevention of Cruelty to Animals (Hong Kong) (SPCA) briefed Members on the proposed animal welfare centre at Tsing Yi.
- The Task Force noted that the proposed centre would provide a variety of services, including veterinary service, adoption, animal population control and educational programmes. On the ways forward, members suggested SPCA to ensure that the development should benefit the community in general. Members considered that the pedestrian accessibility to the proposed centre should be improved. Suggestions on the design of the centre including setback, landscaping and building height were also made.

- The project team was advised to consider Members' comments on the proposal before making submission to the TPB.

**(c) Amendments to the Draft South West Kowloon Outline Zoning Plan No. S/K20/26**

- Representatives of PlanD briefed Members on the proposed amendments to the draft South West Kowloon OZP No. S/K20/26.
- Members noted that the amendments on this subject OZP were mainly to reflect the existing as-built situation of slip roads in the area and corresponding changes related to the drawing up of the West Kowloon Cultural District Development Plan, which were considered to be minor and technical in nature.

**(d) West Kowloon Cultural District Action Area**

***Draft West Kowloon Cultural District Development Plan No. S/K20/WKCD/1***

- Representatives of PlanD briefed Members on the draft West Kowloon Cultural District (WKCD) Development Plan (DP) No. S/K20/WKCD/1. Members noted that the DP was drawn up by the West Kowloon Cultural District Authority (WKCDA) after 3 stages of public engagement exercise held between October 2009 and October 2011.
- Members commented on various issues including connectivity within the WKCD and possible modes of transportation, integration between the building blocks and waterfront promenade, pedestrian connectivity

between WKCD and the surrounding areas, provision of cycling area, management of non-building areas, the overall implementation programme and provision of a carbon-neutral environment.

- While Members supported the provision of floating pontoons and piers at WKCD, it was considered necessary to secure public support early for establishing an overriding public need of these water-related facilities, having regard to the implication of the Protection of the Harbour Ordinance.
- Members' comments would be summarised and forwarded to TPB for consideration.

**Secretariat**

**Task Force on Harbourfront Developments  
in Kowloon, Tsuen Wan and Kwai Tsing  
May 2012**