

**Briefing on the Progress of Hung Hom District Study and
Stage 2 Public Engagement Programme**

Purpose

1. The purpose of this Paper is to:
 - (a) brief Members on the progress of the Hung Hom District Study and the Stage 2 Public Engagement Programme; and
 - (b) seek comments from Members on the draft District Plan proposals.

Background

2. On 15 February 2007, Planning Department, together with the Public Engagement Consultants for the Hung Hom District Study (Centre of Architectural Research for Education, Elderly, Environment and Excellence Ltd), attended the Yau Tsim Mong District Council (YTMDC) and briefed Members on the background to the Study and the associated Public Engagement Programme (PEP).

3. Stage 1 of the PEP, which primarily included site visit, a brainstorming session and questionnaire survey to collect public views on enhancement of the Hung Hom harbourfront-area, was completed in February 2007. The main public concerns raised include:

- (a) improvement of the connectivity between the hinterland and the harbour-front of Hung Hom, as well as along the waterfront from Tsim Sha Tsui East through the Study Area to To Kwa Wan and Kai Tak;
- (b) enhancement of the harbour-front as a leisure and recreation space with visual amenity, quality landscaping and open space;
- (c) regulation of development density and building height at the harbour-front to prevent 'wall-effect', which hindered air circulation and reduced visual permeability to the harbour; and
- (d) relocation of existing uses such as the KCRC Freight Yard and the International Mail Centre (IMC), which have become increasingly incompatible with the recent developments in the district.

4. Taking into account all these views received, our Study Consultants have formulated proposals in the form of a draft District Plan for the Study Area, which are now ready for presentation to the public for comment in the Stage 2 PEP with a view to further refining the proposals before finalization.

Draft District Plan

5. The draft District Plan identifies four Potential Development Sites (PDS) as having potential for development/redevelopment. They are, namely, the KCRC Freight Yard and IMC sites, "Comprehensive Development Area" and Adjoining Open Space Site, Hung Luen Road "Residential (Group A)2" site and Tai Wan Shan Park. Revised land use framework and enhancement proposals have been formulated for each PDS. Besides, the draft District Plan also suggests measures for enhancement of the public realm and improvement of connectivity of the Study Area. The proposals of the draft District Plan are set out in the attached Public Engagement Digest.

6. The following table summarizes the major proposals of the draft District Plan and how these proposals address the public comments/concerns raised at the Stage 1 PEP:

Major Issues of Public Concern	Main Proposals of Draft District Plan
(1) Improvement to Intra-District and Inter-District Linkages	<ul style="list-style-type: none">• Providing a continuous waterfront promenade from Tsim Sha Tsui to Hung Hom waterfront and to Kai Tak in the long run• New and improved pedestrian connections from Hung Hom hinterland to the harbour-front through provision of new footpath/crossing, re-paving or better signage• Future development of Shatin to Central Link as well as the possible Mass Transit Railway Kwun Tong Line Extension (or Automated People Mover)*
(2) Harbour-front Enhancement	<ul style="list-style-type: none">• Introducing waterfront related commercial and leisure uses including alfresco dining to activate harbour-front area

* Implementation of MTR KTE or APM is yet to be decided by the Government

	<ul style="list-style-type: none">• Providing urban park/open space/promenade at the harbour-front to promote public enjoyment of the Harbour• Upgrading Tai Wan Shan Swimming Pool wall and its vicinity• Re-cladding the Marine Police mooring facility• Good quality streetscape design and other streetscape enhancement proposals
(3) Control of Development Density	<ul style="list-style-type: none">• Promoting stepped height development towards waterfront• Limiting height of buildings fronting directly onto the Harbour to low/medium-rise• Reducing development intensity of the Hung Luen Road “R(A)2” site to allow more green space development and enhance visual permeability and air circulation• Strengthening OZP control to avoid excessive building massing and wall-type development at the “CDA” and “R(A)2” sites
(4) Relocation of Incompatible Land Uses	<ul style="list-style-type: none">• Relocating the KCRC Freight Yard and the IMC in the medium to long term for waterfront related tourism, commercial and leisure uses

Stage 2 Public Engagement Programme

7. Stage 2 of the PEP comprises a roving exhibition from 7 to 13 September and a public forum on 15 September. In addition to the YTMDC, the Town Planning Board and the Kowloon City District Council have also been consulted on the proposals. Upon completion of the Stage 2 PEP, the District Plan will be further refined in the light of the comments received before its finalization. The finalized District Plan will serve as a

guide to the future development of the area and as a basis for revision of the relevant statutory Outline Zoning Plans and administrative town plans, where necessary.

Advice Sought

8. Members are invited to offer their views on the proposals of the draft District Plan.

Attachment

Hung Hom District Study Public Engagement Digest

PLANNING DEPARTMENT

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