

Harbourfront Commission

Task Force on Harbourfront Developments on Hong Kong Island

Wan Chai North Redevelopment and Reprovisioning of Kong Wan Fire Station

Commerce and Economic Development Bureau

September 2021

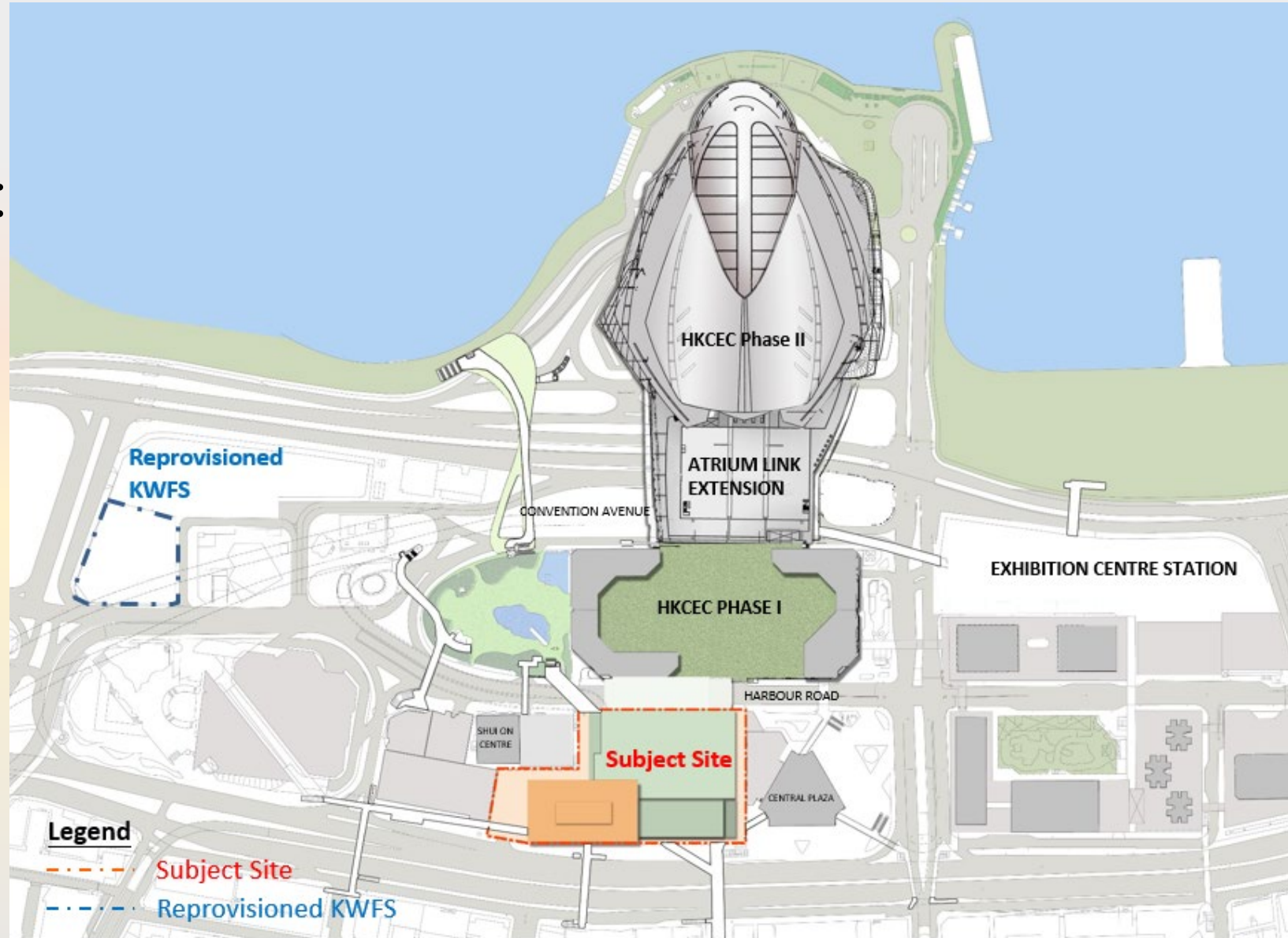
Wan Chai North Redevelopment

Background

- Convention & exhibition (C&E) industry is vital to HK as an international trading centre
 - Despite challenges brought by pandemic, demand for face-to-face exhibitions remains strong
 - Need to expand C&E venues for future demand
- Reinforce HK's status as the C&E Hub in Asia
 - Redevelopment of the sites of three government towers in Wan Chai North and Kong Wan Fire Station (KWFS) into C&E facilities, hotel and Grade A office

Subject Site

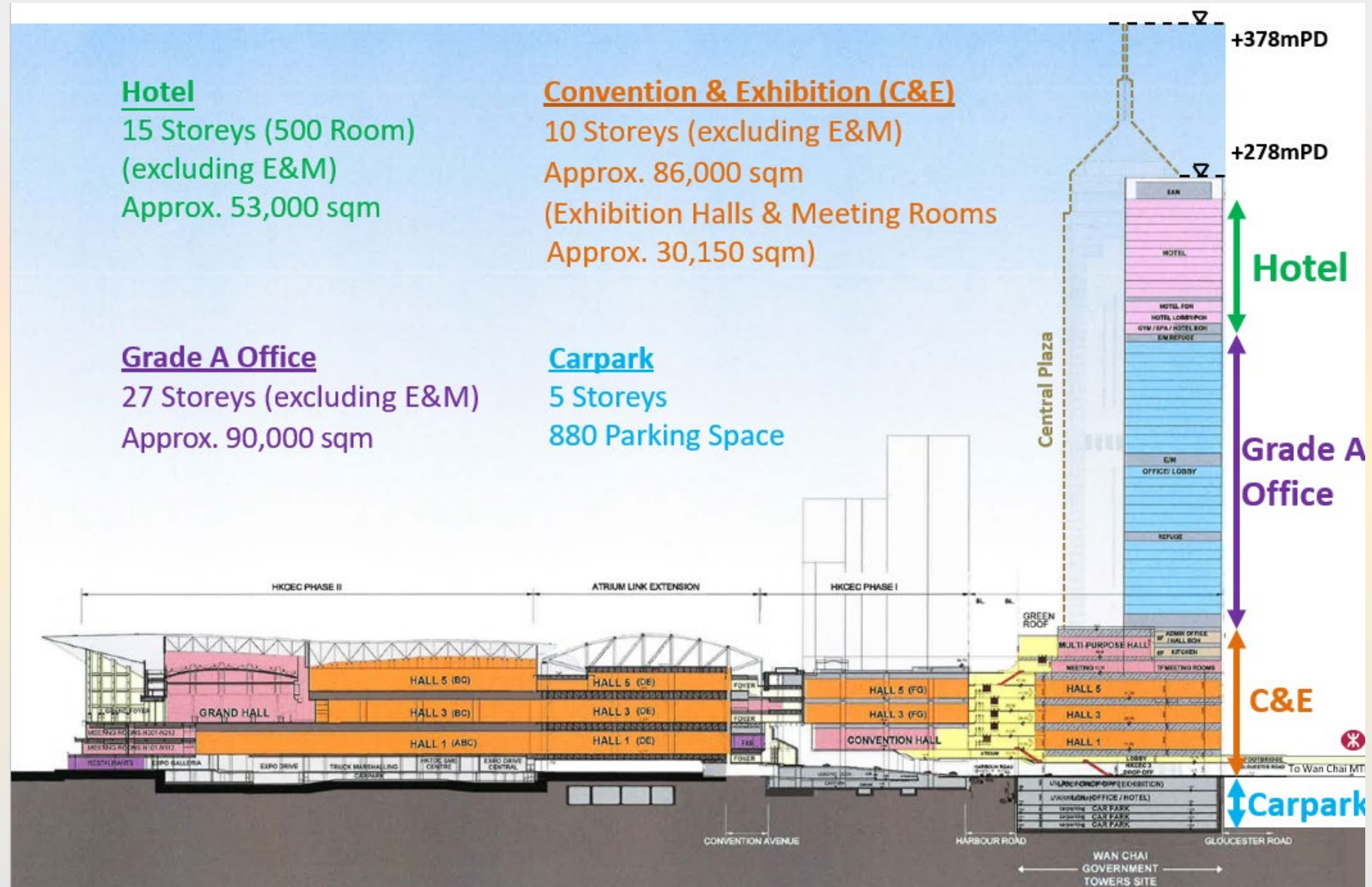
- 3 Government Towers :
 - Wanchai Tower
 - Immigration Tower
 - Revenue Tower
- KWFS
- Site Area :
 - 15,444 sq.m



Note: Base map showing the proposed traffic arrangement after completion of Wan Chai North Redevelopment

Proposed Design

- Plot Ratio : 15
- Total GFA :
 - 231,660 sq.m
- Building height :
 - 278mPD



Photomontage

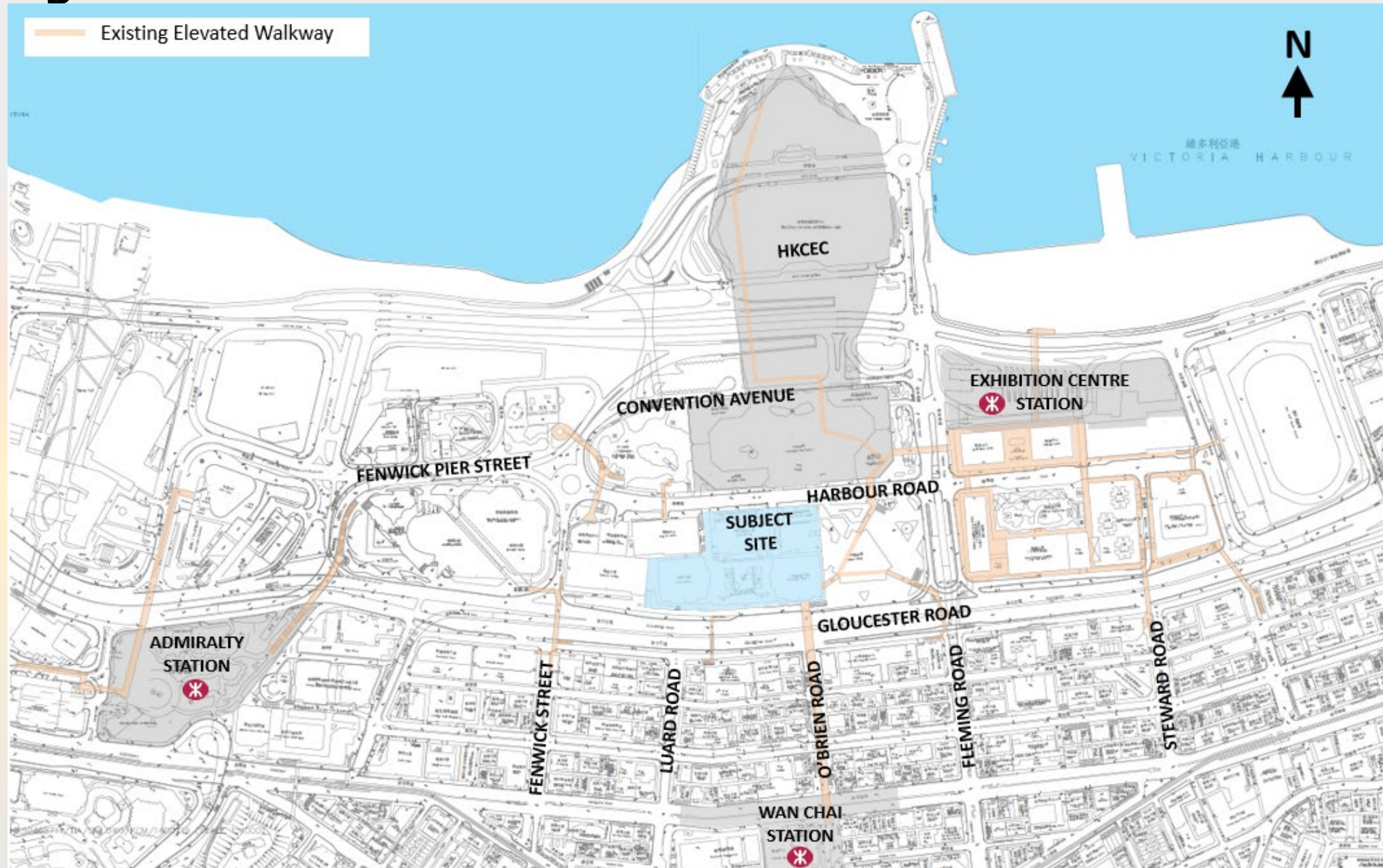


Waterfront Promenade at Kai Tak Development – Existing View



Waterfront Promenade at Kai Tak Development – View with Development

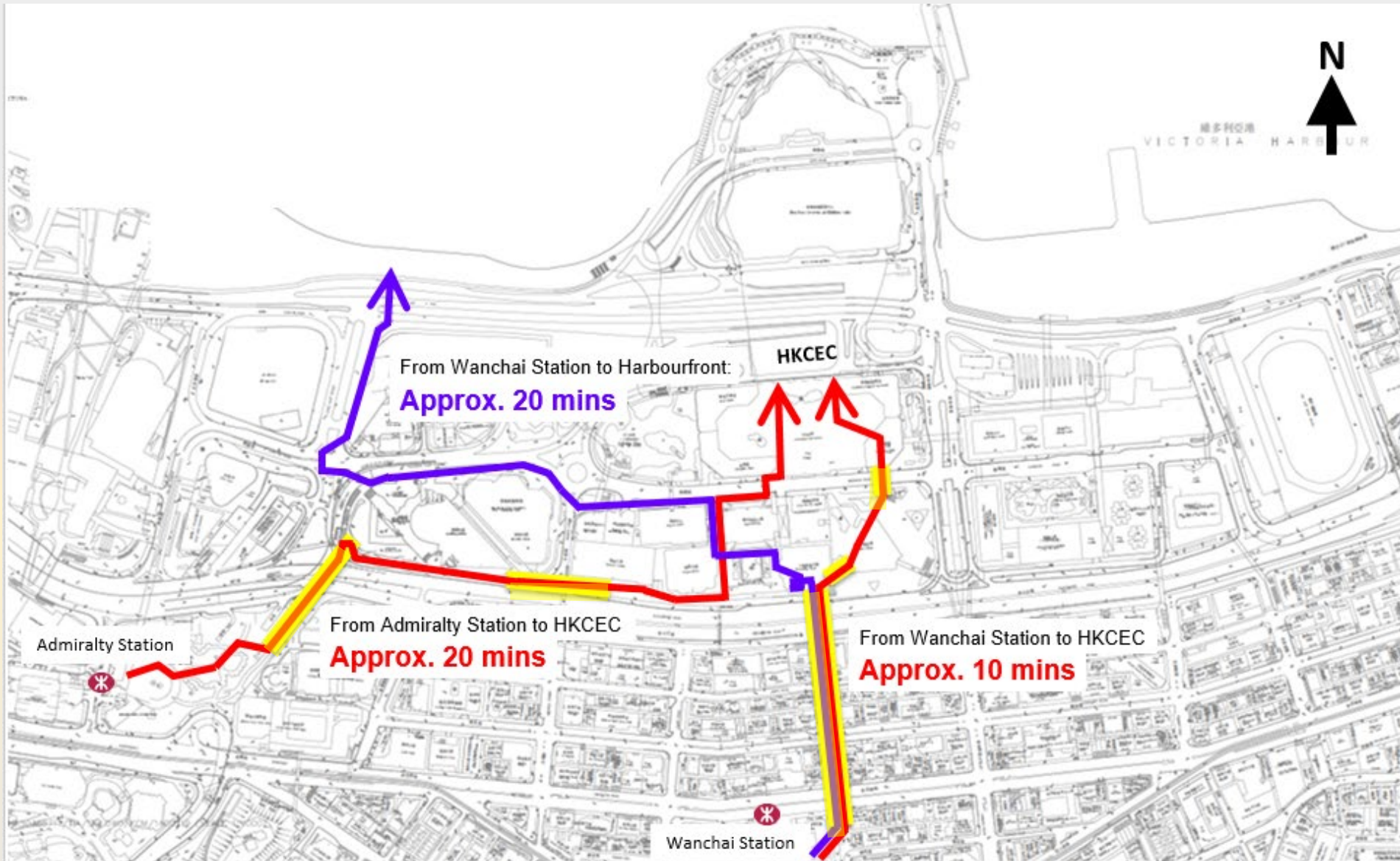
Existing Pedestrian Facilities



Remarks 1: Elevated walkway location for reference only

Remarks 2: Base map showing the traffic arrangement before commencement of Wan Chai North Redevelopment

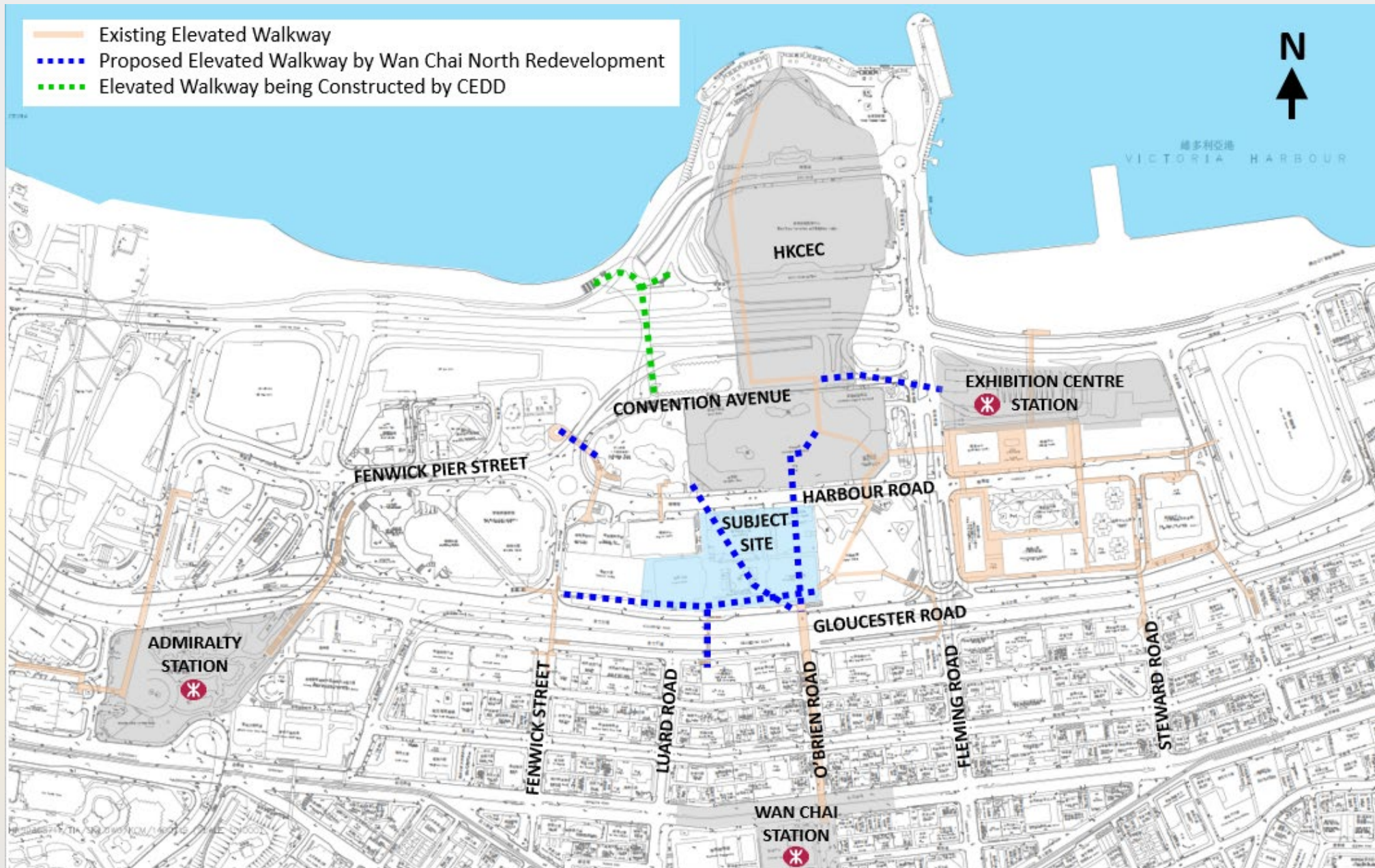
Existing Pedestrian Connections to Harbourfront and HKCEC



- Existing Pedestrian Routes from Admiralty & Wan Chai Stations to HKCEC**
- Existing Pedestrian Route from Wan Chai Station to Harbourfront**
- Existing Footbridge**

Remarks 1: Base map showing the traffic arrangement before commencement of Wan Chai North Redevelopment
Remarks 2: Assumed Walking Speed: 1.2 m/s

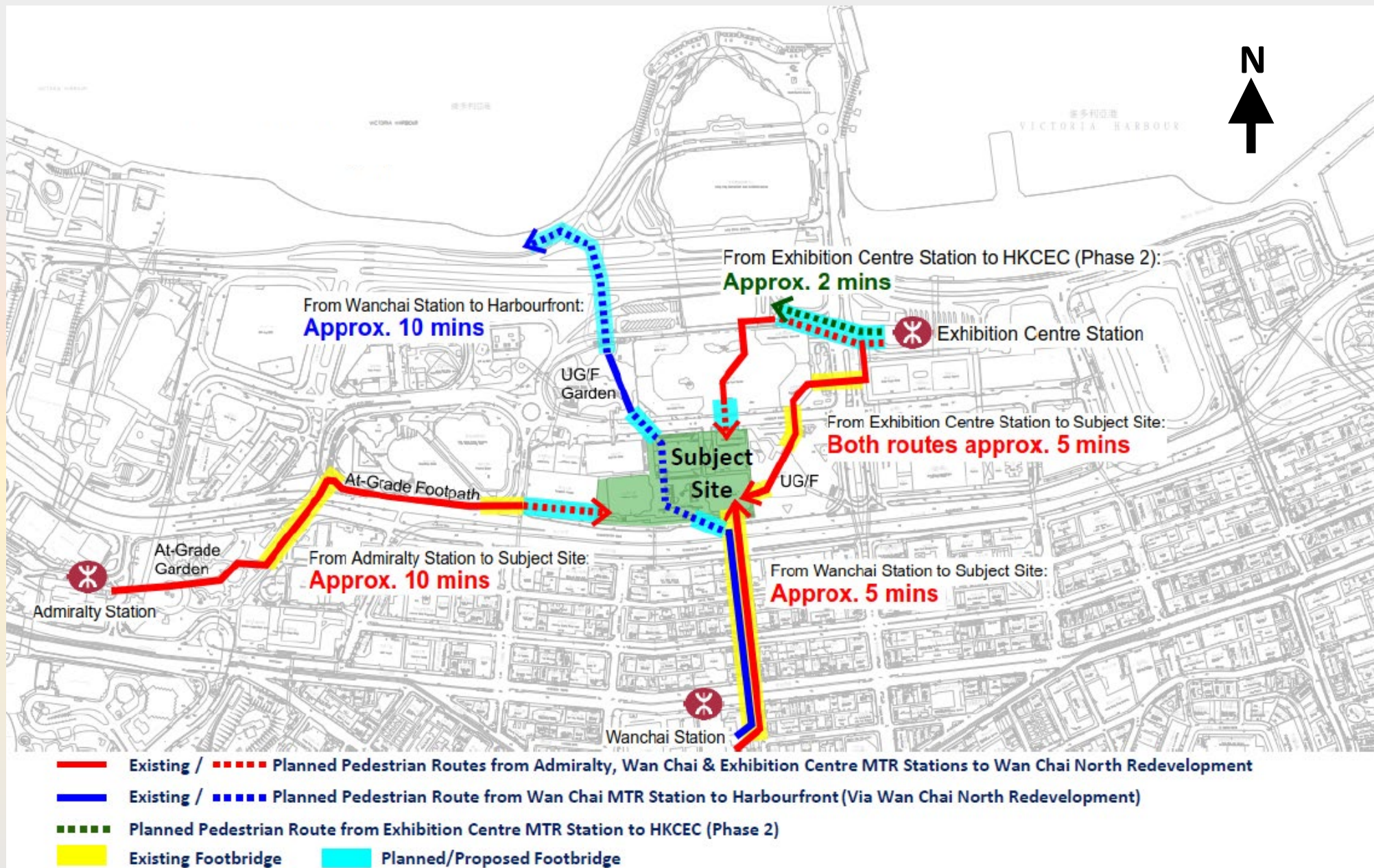
Construction and Enhancement of Pedestrian Facilities



Remarks 1: Elevated walkway location for reference only

Remarks 2: Base map showing the traffic arrangement before commencement of Wan Chai North Redevelopment

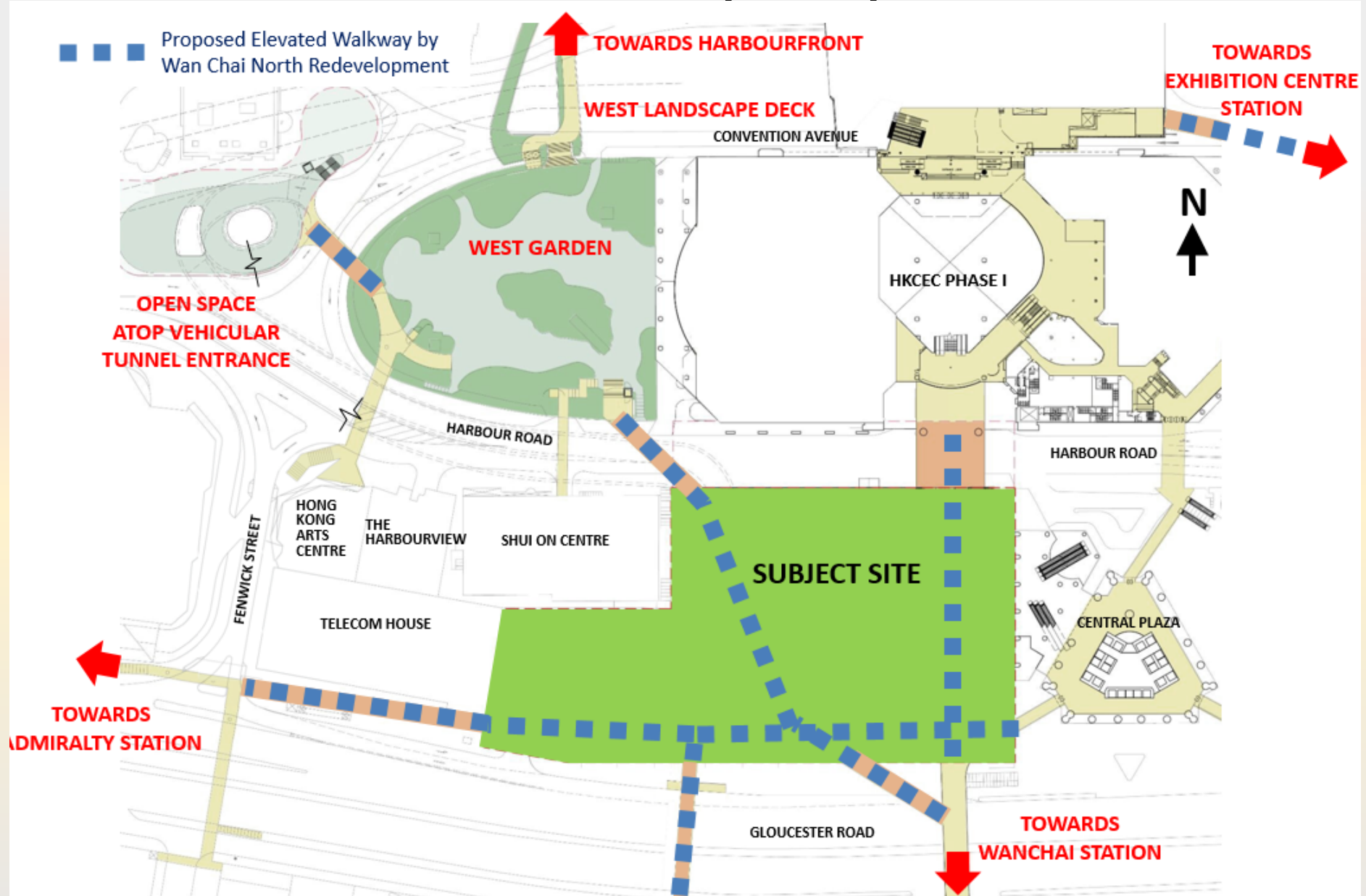
Future Pedestrian Connections to Harbourfront and Redevelopment



Remarks 1: Base map showing the traffic arrangement before commencement of Wan Chai North Redevelopment

Remarks 2: Assumed Walking Speed: 1.2 m/s

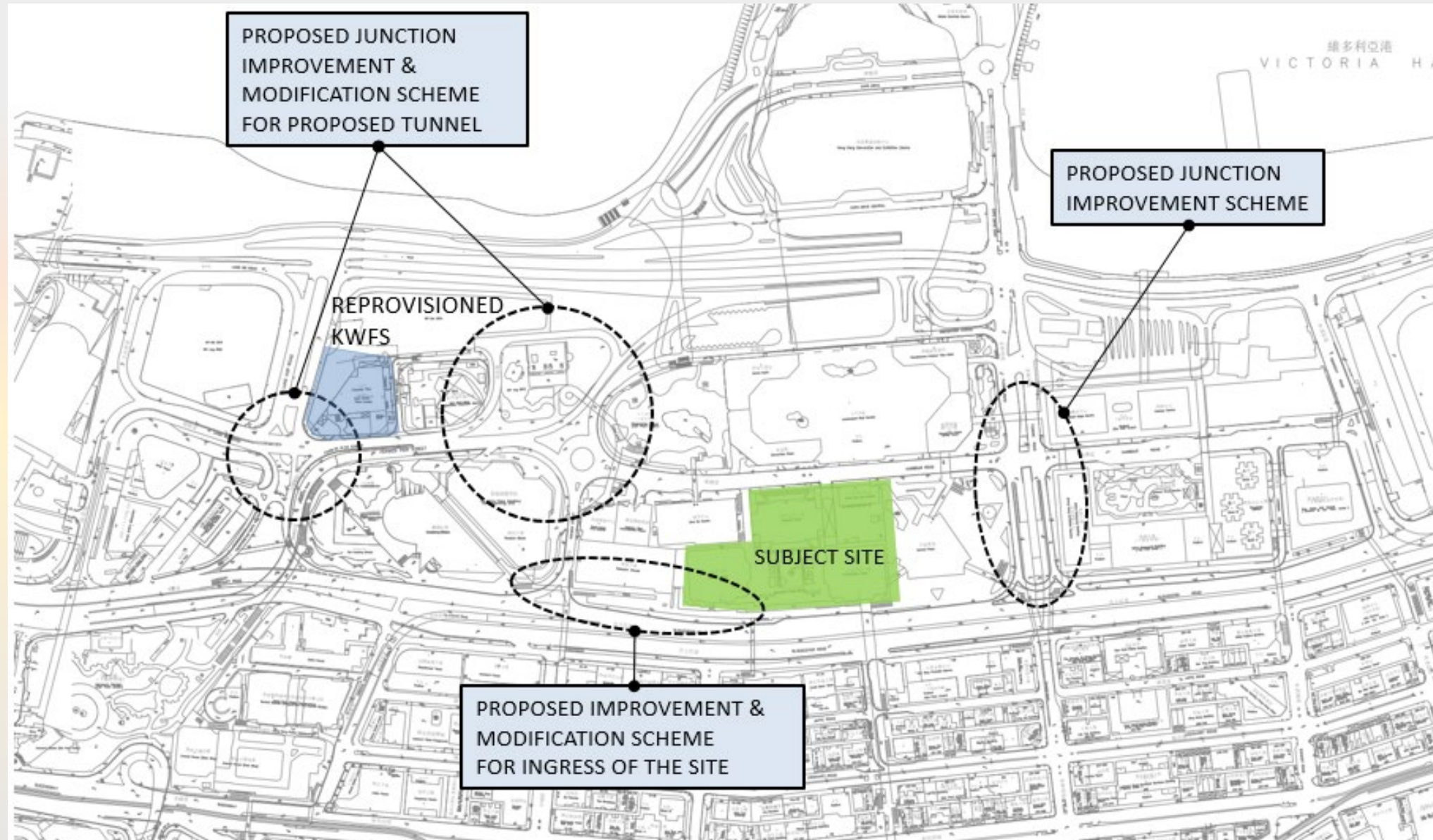
Future Pedestrian Connections to Open Space



Remarks 1 : Proposed landscape deck area above the tunnel entrance is indicative only, the final site boundary is subject to confirmation with relevant government departments and adjacent lot owners/ users;

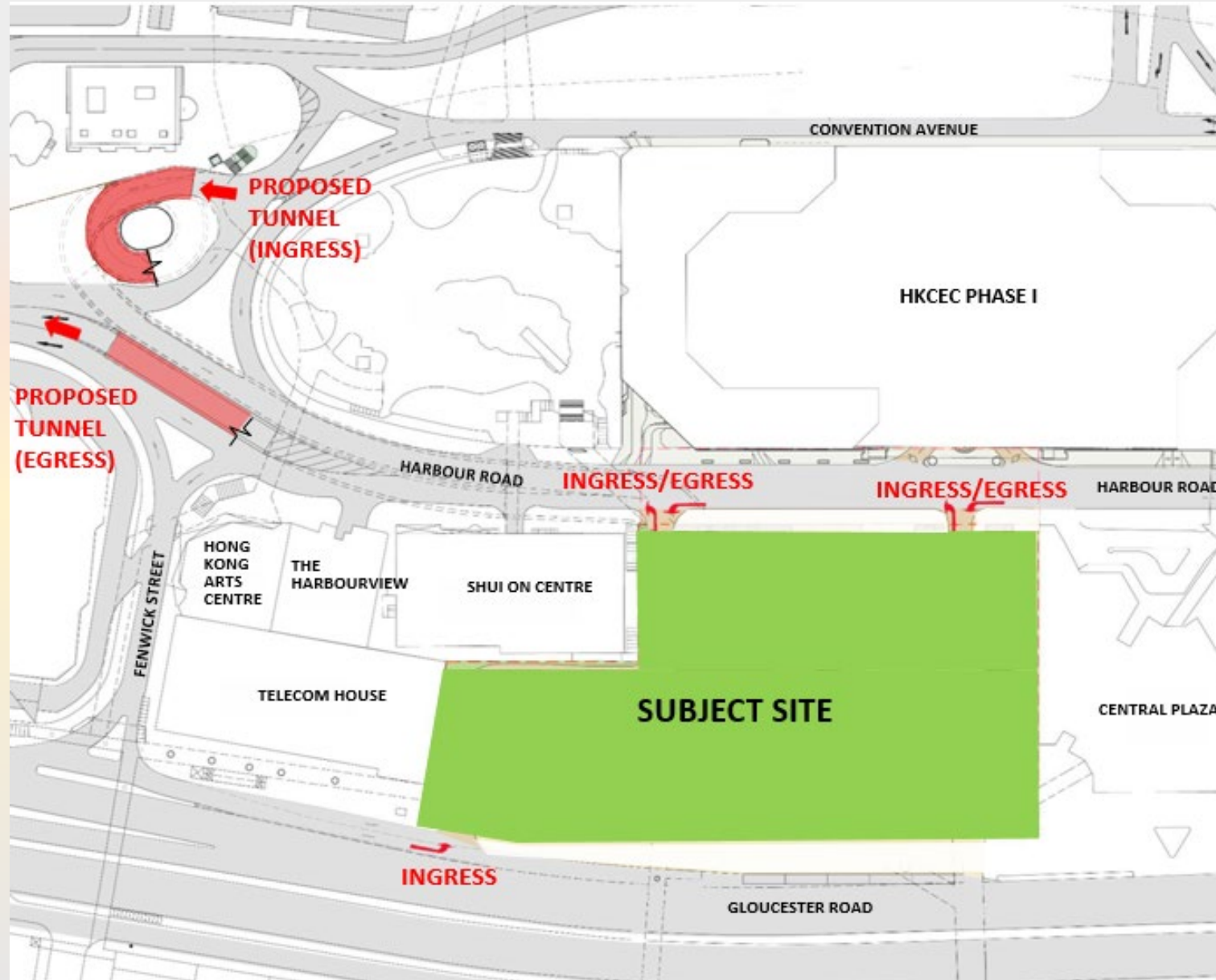
Remarks 2 : Base map showing the proposed traffic arrangement after completion of Wan Chai North Redevelopment.

Traffic Improvement & Modification Works (Proposed Road Improvement Works)



Note: Base map showing the traffic arrangement before commencement of Wan Chai North Redevelopment

Traffic Improvement & Modification Works (Proposed Vehicular Tunnel Entrance / Exit)



Note: Base map showing the proposed traffic arrangement after completion of Wan Chai North Redevelopment

Traffic & Environmental Impact

- Temporary Traffic Measures
 - Formulate appropriate temporary traffic measures with relevant Government departments to mitigate potential impact on road and pedestrian traffic
- Environmental Impact
 - Not a designated project under Environment Impact Assessment Ordinance (Cap. 499)
 - Not cause significant adverse impact on the environment
 - Suitable mitigation measures during construction works to reduce environmental pollution
 - Retain existing trees as far as possible, and mitigate impact of construction works on existing trees

Reprovisioning of KWFS

Reprovisioning of KWFS

- Existing KWFS
 - Lacking standard ambulance facilities
 - Exceeded accommodation capacity
 - Insufficient space for ambulances
- Upgrading and Reprovisioning KWFS at the current site of Fleet Arcade
 - Maintain the current level of emergency services
 - Cope with future needs
- Existing KWFS will operate until the reprovisioning is completed
 - District emergency services will not be affected

Location

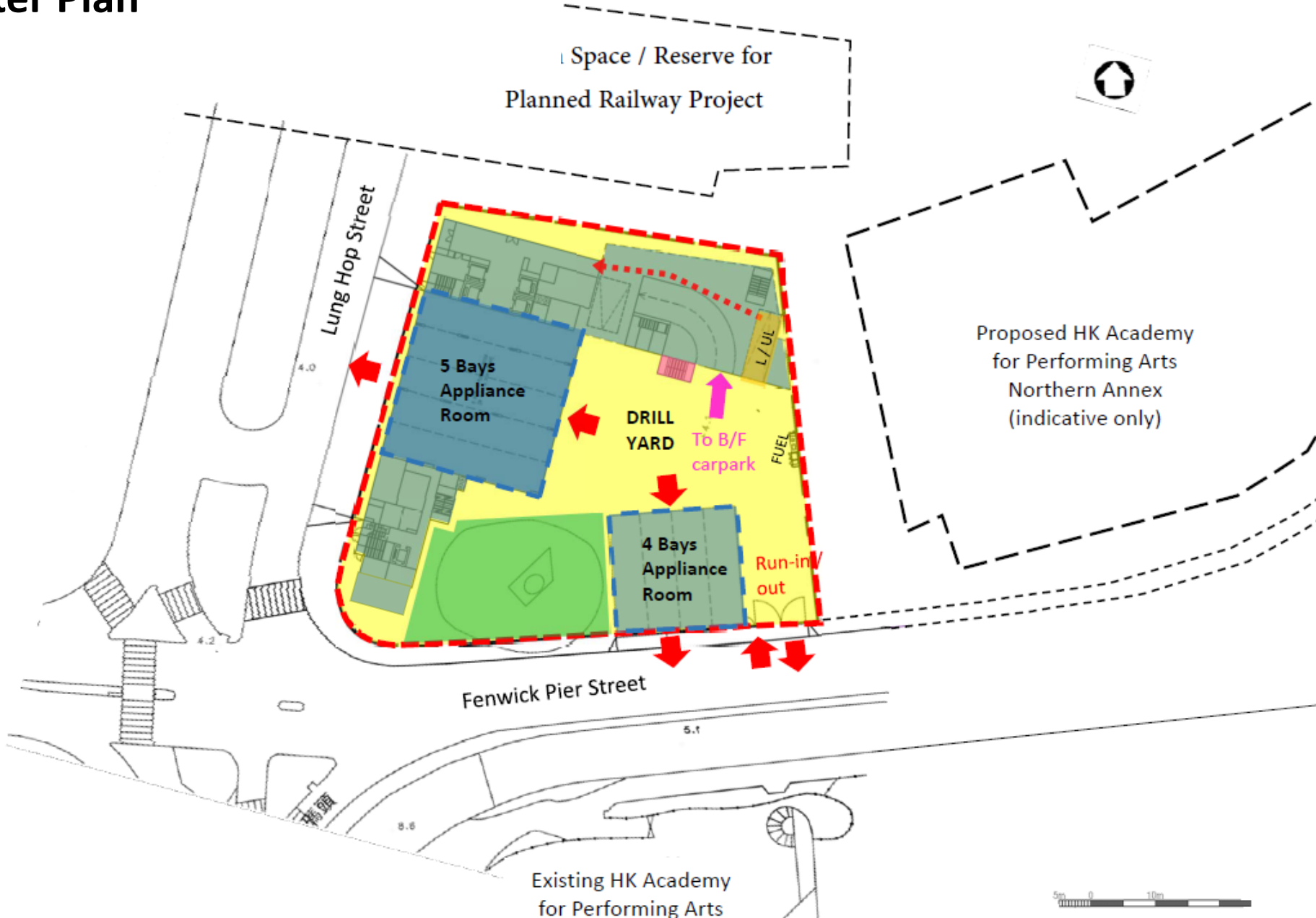


Note: Base map showing the proposed traffic arrangement after completion of Wan Chai North Redevelopment

Location

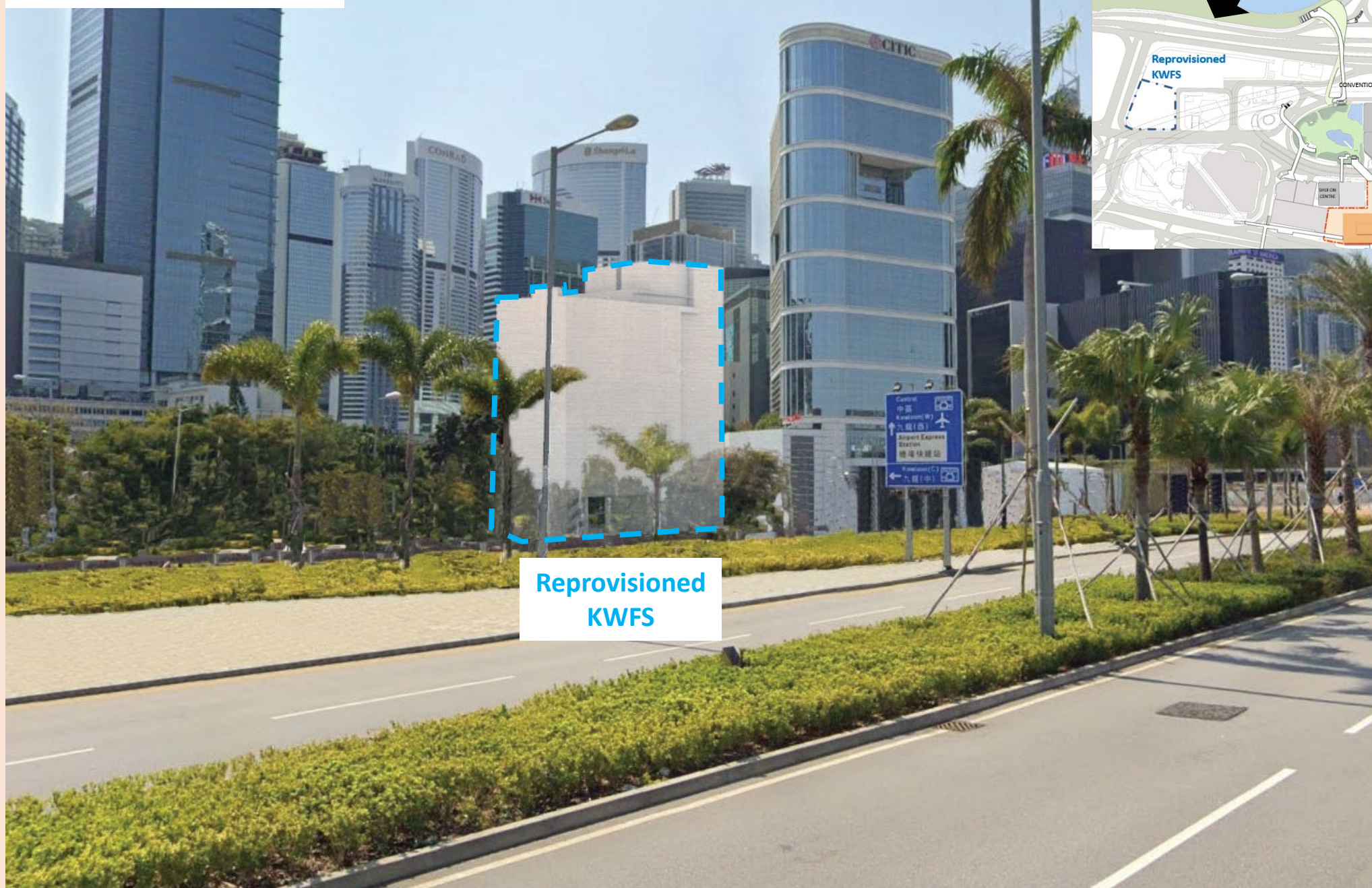
- **Site Area : 4,200 sq. m (approx)**
- **Facilities :**
 - 9-bay Appliance Room
 - Divisional Training Facilities
 - Auditorium
 - FSD High Command Post
 - Inter-departmental Command Post
 - Community Life Support Training Centre
 - FSD Hong Kong Licensing Office

Master Plan



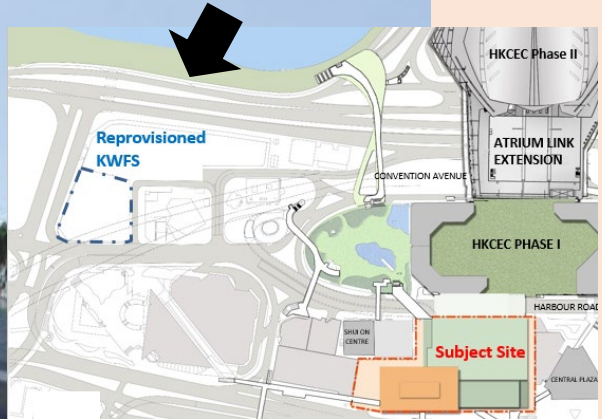
Note: Base map showing the proposed traffic arrangement after completion of Reprovisioning of KWFS

Perspective View



Reprovisioned KWFS

View Direction



Project Implementation

- After consulting various stakeholders, we will kick start the town planning process and relevant gazette work
- Target:
 - Commence pre-construction works for the reprovisioning of KWFS in 2022
 - Wan Chai North Redevelopment will commence after the vacation of the sites

Thank you !

Please offer your support!