

Harbourfront Commission

For discussion
on 21 December 2015

HC/17/2015

Progress Report from Task Force on Harbourfront Developments on Hong Kong Island

REPORTING PERIOD

This progress report covers the period from October to December 2015.

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

Twenty First Meeting – 24 November 2015

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

(a) Design of the Western Part of Proposed Comprehensive Development at Inland Lot No. 9027 and Adjoining Government Land at J/O Java Road and Tin Chiu Street, North Point, Hong Kong

- In response to Members' request raised at the 18th Task Force meeting on 10 February 2015, the private proponent briefed Members on the design for the western part of the residential development, which included five residential towers, retail space, a 20m-wide waterfront promenade and around 6 800m² at-grade public open space.
- While members considered the design an improvement as compared to the eastern part of the development, they have raised comments mainly on shared use of the Emergency Vehicular Access (EVA) with alfresco dining; provision of shades along the waterfront promenade; pedestrian connectivity to transportation nodes; design of railing, etc. The private proponent was invited to provide further written responses on some of the comments. On the issue of possible shared use of EVA, the Harbour Unit was invited to gather more information from relevant departments.

(b) The Urban Design Study for the Wan Chai North and North Point Harbourfront Areas: Study Progress – Preliminary Harbourfront Enhancement Proposals

- The Planning Department (PlanD) reported the latest study progress including the convening of the 3rd working group meeting on 2 November 2015 in which the study team sought Members' initial comments on the preliminary harbourfront enhancement proposals; the ongoing design competition which was for young professionals to express their innovative ideas; and the proposed timetable for Stage 2 Public Engagement exercise.
- Members reminded the study team to engage the water sports sector and assess the technical feasibility of the proposed enhancement proposals before publicizing them for public comments. The study team undertook to take into account members' comments and present the revised harbourfront enhancement proposals at the next working group meeting.

(c) Land Use Review on the Western Part of Kennedy Town - Planning and Design Intent of the Waterfront Area

- In response to Members' request raised at the 19th meeting on 5 May 2015, PlanD briefed Members on a revised conceptual design for the waterfront areas in the western part of Kennedy Town after taking into account Members' comments raised at a working session held on 24 August 2015.
- Members pointed out that if marina function would be retained at the China Merchant Godown pier, there should be sufficient space provided for land-side supporting facilities. In relation, the proposed building height restriction of 10mPD for a one-storey structure on the pier might become highly restrictive for formulating an ideal design.
- In order to allow necessary facilities such as kitchen and area for storing garbage, Members suggested to allow at least two storeys to be built in areas that were intended to provide food and beverage services. Members were also mindful of the shortage of car parking spaces in the area and suggested for underground parking spaces to be built underneath the

waterfront promenade.

- Members raised other comments in respect of the necessity of removing all the trees in Cadogan Park, provision of shades along the waterfront promenade, enhancing east-west pedestrian connectivity, and opening up of the basketball court in the new primary school for public use.
- PlanD undertook to take into account Members' comments when proposing amendments to the Outline Zoning Plan.

(d) Development of New Central Harbourfront

- In response to Task Force Chair's request, Harbour Unit updated members on the temporary and permanent land uses of the new Central harbourfront sites.
- Members would like to see nicer treatment of all the temporary works sites and a more concrete programme for reassembling the Queen's Pier. Some Members asked about the interfaces between the proposed construction of North Island Line and permanent development of new Central harbourfront sites and whether the concrete barriers currently on Lung Wo Road could be removed through the ongoing improvement works for the Formula E race. Harbour Unit would follow up the comments with relevant departments.

Secretariat

**Task Force on Harbourfront Developments on Hong Kong Island
December 2015**