

Task Force on Harbourfront Developments on Hong Kong Island

For discussion
on 23 January 2018

TFHK/02/2018

Proposed Short Term Tenancy for Fee-paying Public Carpark Government Land at Fung Mat Road, Sai Ying Pun, Hong Kong

PURPOSE

This paper is to seek the views of the Members of the Task Force on Harbourfront Developments on Hong Kong Island (“the Members”) on the proposed re-tendering of a Short Term Tenancy (STT) site at Fung Mat Road, Sai Ying Pun, Hong Kong (“the Site”) falling within the harbourfront area in the Western District of Hong Kong .

BACKGROUND

2. The Site is currently let for temporary public fee-paying carparks. The existing tenancy commencing on 24.11.2016 is for a term of 1 year certain and thereafter half yearly. Please see the site plan at **Appendix I**. Other information of the Site is as follows:-

Location : Government Land at Fung Mat Road, Sai Ying Pun,
Hong Kong
Site Area : About 1,610 m²
Existing Term : 1 year certain from 24.11.2016 and thereafter half
yearly.

3. The tenant recently served notice to terminate the tenancy on 21.2.2018. As described in the paragraphs below on the continual high demand of carparking space for commercial vehicles (including the LPG cylinder wagons) in the Central and Western (C&W) district with no other alternative locations for replacement, it is therefore proposed to re-tender the Site for temporary public fee-paying carpark use for a term of 1 year certain and thereafter half yearly. While the proposal has been circulated to the concerned departments with no objection, the Traffic and Transport Committee under the C&W District Council (DC) has also been consulted and shown support to the re-tender in general. Since the Site falls within the harbourfront area, consultation with the Task Force on Harbourfront Developments on Hong Kong Island is now submitted.

Task Force on Harbourfront Developments on Hong Kong Island

TFHK/02/2018

4. The Site falls mainly within an area zoned “Government, Institution or Community” (“G/IC”) and partly within an area shown as “Road” on the draft Sai Ying Pun and Sheung Wan Outline Zoning Plan (OZP) No. S/H3/30.

THE PROPOSAL

5. Major terms of the proposed re-tender STT are as below:

- (i) STT No. : To be known as NHX-813 (as shown on the plan at **Appendix I**)
- (ii) Nature : Re-tender of the existing STT No. NHX-799
- (iii) Site Area : About 1,610 m²
- (iv) Use : A fee-paying public carpark for the parking of light goods vehicles, medium goods vehicles, heavy goods vehicles (including goods vehicle with valid permits issued by the Gas Authority under the Gas Safety Ordinance (Chapter 51) or any enactment amending the same designed and constructed, or adapted, primarily for the conveyance of liquefied petroleum gas (LPG) cylinders on roads (hereinafter referred to as the “LPG cylinder wagons”)), light buses and buses which are currently licensed under the provisions of the Road Traffic Ordinance (Chapter 374), any regulations made thereunder and any amending legislation (excluding van-type light goods vehicles and light buses not exceeding 6.0 metres overall in length, container tractors, container trailers and container vehicles with or without tractors or trailers). The determination of the District Lands Officer of the overall length of a van-type light goods vehicle and a light bus shall be final and binding on the Tenant.
- (v) Term : 1 year certain and thereafter half yearly
- (vi) Other Condition : The tenant shall provide not less than 15 spaces for priority parking of LPG cylinder wagons.
- (vi) Termination : After expiry of the first year, the STT can be

Task Force on Harbourfront Developments on Hong Kong Island

TFHK/02/2018

of Tenancy terminated by either party serving a notice of not less than 6 calendar months to other to this effect.

CONSIDERATION

Land use

6. There is currently no planned permanent use for the Site, therefore the above re-tender proposal for STT will not prejudice any future long term development. The proposed term of tenancy will ensure that upon expiry of the fixed term of one year, the Government could make available the land for future development by serving to the tenant a 6 months' notice to quit.

7. It is envisaged that the use of the Site for temporary public fee-paying carpark use will not have any adverse visual impact to the waterfront since they are only open carparks with booths at the entrances being the only structure. In general, the harbour view will not be obstructed nor adversely affected by the existence of the carpark.

8. In view of the above, it is considered that the proposed use does not deviate from the general principles of short-term uses as set out in the Harbour Planning Guideline for Victoria Harbour and its Harbour-front Areas.

Demand for parking space in the district

9. The current operator offers 31 parking space for good vehicles (including LPG cylinder wagons), light buses and buses. In view that commercial vehicles such as good vehicles, light buses and buses mainly operate at daytime for delivery and operation, hence the parking demand for these commercial vehicles within C&W district are higher, especially at night. Based on a spot site survey by Transport Department (TD) in mid-2017, the utilization rate of the parking space during the night time period was about 85%. Given that there is no other suitable vacant land available in the vicinity of Fung Mat Road for the relocation of the subject STT carpark, there is a need to temporarily keep the Site for the continual use in order to temporarily alleviate the parking need of commercial vehicles in the district.

Task Force on Harbourfront Developments on Hong Kong Island

TFHK/02/2018

10. Additionally, there is grave concern from the trade associations, e.g. the Hong Kong Vehicle Transportation Association, over the demand for parking space of LPG cylinder wagons and its related public safety issue¹. Due to the limited provision of parking space for LPG cylinder wagons in the C&W district, it will affect the trade and public safety if such parking space at the subject Site is resumed without replacement.

11. To alleviate the demand for parking space of commercial vehicles in the short term, TD has been actively exploring suitable on-street locations for designation as night-time parking space for commercial vehicles (e.g. inner Shing Sai Road and Connaught Road West), and will conduct local consultation on the proposals soon. TD also takes opportunity to include parking space for commercial vehicles in suitable future developments in C&W district such as in the western part of Kennedy Town. TD accords priority to meeting the parking needs of commercial vehicles. TD will continue to explore other measures to address the parking need for commercial vehicles, e.g. studying the opening up of parking space and loading/unloading bays currently designated for the relevant developments and putting them up for night-time public parking of commercial vehicles.

To balance the use of land within the district

12. To balance the need of parking space within the district and response to C&WDC and residents demand for opening up harbourfront space at the same time, under the support of the Task Force on Harbourfront Developments on Hong Kong Island given in May 2017, the nearby STT carpark at Eastern Street North will set back inland to provide a promenade of about 5 to 7.5 metres at Q1 of 2019 for public enjoyment under the condition that carparking space should be affected as few as possible². With the approval of C&WDC, C&W District Office will commence beautification works at the proposed promenade with resources under District Minor Works Project. The released harbourfront area is envisaged to be opened by end-2018 for public's use. Should the demand of parking space for commercial vehicles in the district be relived or a location has been identified for

¹ LPG cylinder wagons must be parked at a location with at least 15 meters away from any building used for assembly, institutional or residential purposes when unattended for sake of public safety.

² The car parking space of Eastern Street North STT car park will reduce from around 100 spaces to around 80 spaces after the set-back exercise.

Task Force on Harbourfront Developments on Hong Kong Island

TFHK/02/2018

STT carpark replacement in the future, Government departments will endeavour to release more harbourfront area for public's use.

VIEWS SOUGHT

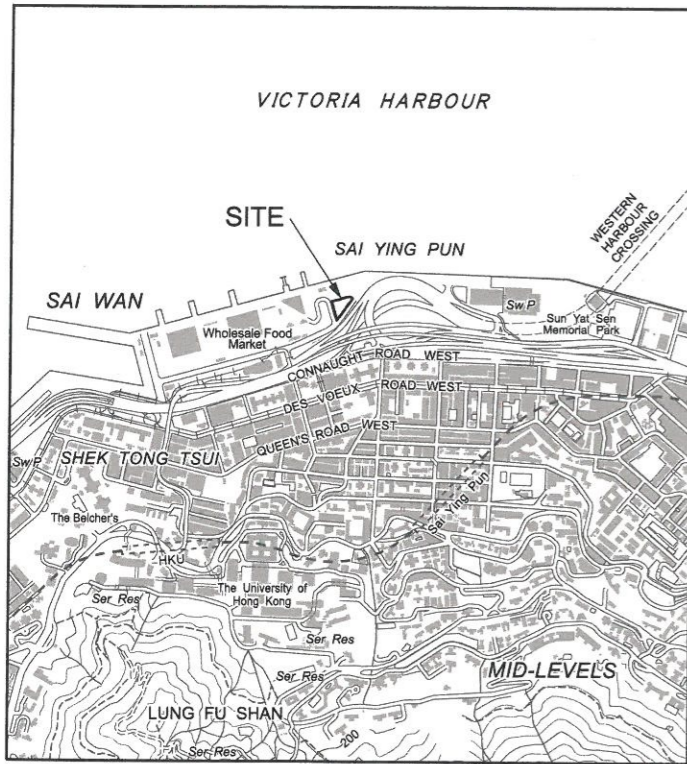
13. Members' view on the above re-tender proposal of the Site for the purpose of temporary public fee-paying car parks is invited.

Appendix I Site Plan of STT No. NHX-813

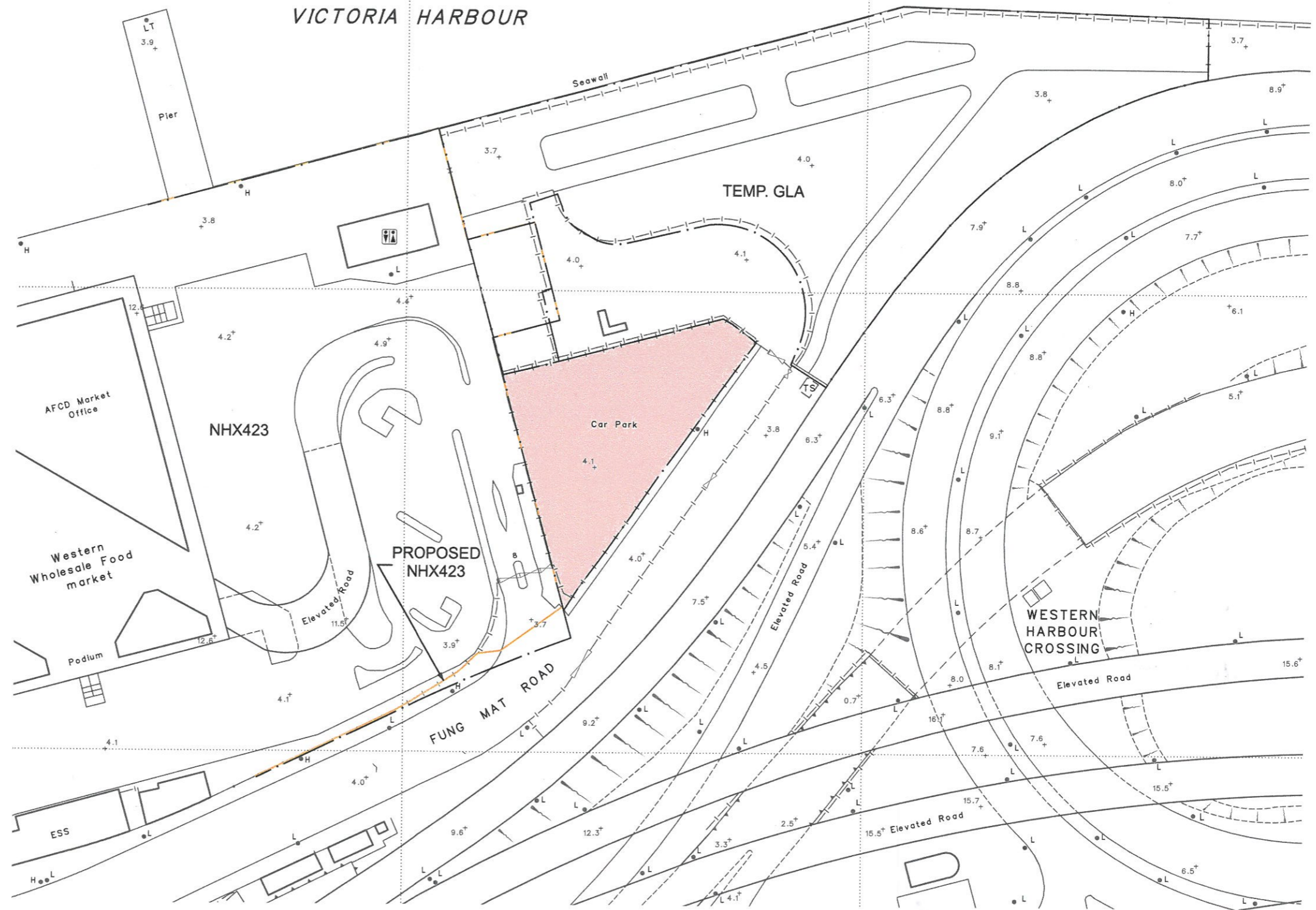
**Transport Department
District Lands Office/Hong Kong West and South, Lands Department
Electrical and Mechanical Services Department**

January 2018

LOCATION

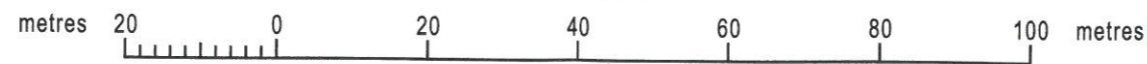


SCALE 1:20 000



COLOURED PINK AREA 1 610 SQUARE METRES (ABOUT)

SCALE 1:1 000



DRAFT

FOR IDENTIFICATION PURPOSES ONLY

District Lands Office, Hong Kong West and South Lands Department

Plan Prepared by District Survey Office, Hong Kong

© Copyright reserved - Hong Kong SAR Government

TENANCY AGREEMENT No. NHX-813

File No. DLO/HW L/M NHX-813

Survey Sheet No. 11-SW-7B

Layout Plan No. --

Reference Plan No. --

PLAN No. HKM10197