

# **Task Force on Harbourfront Developments on Hong Kong Island**

For discussion  
on 7 September 2021

TFHK/02/2021

## **Wan Chai North Redevelopment and Reprovisioning of Kong Wan Fire Station**

### **PURPOSE**

This Paper invites Members' views on the proposed redevelopment of the sites of the three government towers in Wan Chai North and Kong Wan Fire Station (KWFS) into convention and exhibition (C&E) facilities; as well as the reprovisioning of the KWFS.

### **BACKGROUND**

2. The C&E industry is vital to Hong Kong as an international trading centre. Despite the challenges brought by the pandemic, the demand for face-to-face exhibitions remains strong. To consolidate the competitiveness of Hong Kong's C&E industry, as well as to enhance the synergies between C&E venues and facilities nearby, the Government has been proactively increasing the supply of C&E facilities, including the development of Wan Chai North as the C&E hub in Asia.

3. The Government announced the plan to redevelop the sites of the three government towers in Wan Chai North and the KWFS into C&E facilities, hotel and Grade A office (hereafter referred as the Wan Chai North Redevelopment) in the Policy Address in 2017, and reaffirmed its implementation in the Policy Address in 2020. The Government is taking forward various projects to gradually vacate the concerned government towers to make way for the Wan Chai North Redevelopment.

### **WAN CHAI NORTH REDEVELOPMENT**

4. The subject site is adjacent to Harbour Road and Gloucester Road, and has a site area of 15,444 square metres.

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The project scope is attached at **Annex A**.

5. The Commerce and Economic Development Bureau has commissioned the Hong Kong Trade Development Council (HKTDC) and its consultants to conduct a series of technical studies, and has formulated an initial schematic scheme for the proposed redevelopment at **Annex B**. With a plot ratio of 15 and a building height of 278mPD, the new building will provide C&E facilities, a 500-room hotel, Grade A office, car park and public walkway. The estimated gross floor area (GFA) of the respective parts are as follows –

	<b>Estimated GFA (square metres)</b>
C&E and related facilities	About 86,000
Hotel (500-room)	About 53,000
Grade A office	About 90,000

## *Connectivity and Walkability*

6. We will take the opportunity to improve the connectivity and walkability in Wan Chai, in particular to strengthen connectivity with the core area in Wan Chai and the Wan Chai New Harbourfront (the harbourfront) as well as to enhance synergy with the Hong Kong Convention and Exhibition Centre (HKCEC) and nearby facilities. In this regard, we propose the following new pedestrian facilities and enhancements of existing pedestrian facilities (details attached at **Annexes C1 & C2**) –

- Providing elevated public passageway in the redeveloped complex, linking up the various footbridges and elevated walkway below;
- Constructing a footbridge across Harbour Road connecting the redeveloped complex with elevated West Garden adjacent to the HKCEC, such that pedestrians will have direct access to the harbourfront via the West Landscaped Deck (under construction);
- Constructing an elevated walkway above Harbour Road to

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- connect the redevelopment complex with HKCEC Phase 1;
- Constructing a footbridge across Fleming Road, connecting the future MTR Exhibition Centre Station and HKCEC Phase 2, which will greatly alleviate the load on the at-grade pedestrian facilities at Fleming Road and Lung Wo Road during large-scale C&E events;
  - Improving the existing O'Brien Road footbridge system across Gloucester Road to enhance the accessibility between the redeveloped complex and the MTR Wan Chai Station; and
  - Enhancing the existing footbridge across Gloucester Road outside Gloucester Luk Kwok Hong Kong to facilitate pedestrian access to the redeveloped complex.
7. The above works will greatly enhance the connectivity in the vicinity (details attached at **Annexes D1 & D2**), in particular –
- **From hinterland of Wan Chai to the harbourfront:** Pedestrians will enjoy direct access (approximately a 10-minute walk) to the harbourfront via the existing O'Brien Road footbridge, the public walkway in the redeveloped complex, the elevated walkway across Harbour Road to be constructed, the elevated West Garden adjacent to the HKCEC and the West Landscaped Deck under construction.
  - **From MTR stations to the redeveloped complex and HKCEC:** Pedestrians will enjoy direct access from MTR Admiralty, Wan Chai and Exhibition Centre Stations to the redeveloped complex and HKCEC (approximately 10, 5 and 2 minutes' walk respectively), instead of relying solely on the O'Brien Road footbridge connecting to the MTR Wan Chai Station.

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## *Open Space*

8. We will also take the opportunity to provide diverse, attractive, vibrant and accessible open spaces and landscape areas for public enjoyment in Wan Chai North. The improved connectivity as mentioned above will help connect new open spaces and reinvigorate open spaces which are currently underutilised. These open spaces include the following (details attached at **Annex E**):

- A landscape deck of around 3,000 square metres will be constructed atop the vehicular tunnel entrance at Fenwick Pier Street to be constructed (see paragraph 9 below). It will be a leisure node consisting of greening areas and sitting out areas for the general public. It will be connected by footbridge with the West Garden adjacent to the HKCEC, which will be linked up with the harbourfront and the redeveloped complex.
- To improve the streetscape, the redeveloped complex will be set back along Gloucester Road to create a wider pedestrian path with a tree-lined boulevard, providing greenings & edge plantings, creating a wider and open pedestrian environment along existing bus stops at Gloucester Road. The setback area will be properly landscaped, paved and decorated to improve the street environment. This tree-lined boulevard will further connect the open space at Central Plaza, providing a continuous, beautified and unified walking experience for the pedestrians.
- There will be a covered outdoor seating area on the ground floor of the redeveloped complex with landscaping design, providing a weatherproofed, comfortable and easily accessible area ideal for public enjoyment.

## *Traffic Improvement & Modification Works*

9. The HKTDC and its consultants have been closely

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communicating with the Transport Department regarding the Wan Chai North Redevelopment. We will take the opportunity to implement a series of road improvement and modification works to improve the traffic condition in the vicinity (details attached at **Annexes F1 & F2**), including –

- Providing about 880 car parking spaces, 89 loading / unloading bays and 33 pick-up / drop-off spaces in the redeveloped complex to relieve the parking demand in the district;
- Constructing a vehicular tunnel along Harbour Road as the main route for vehicular access to the redeveloped complex, with entrance/exit set at the vicinity of Fenwick Pier Street to reduce the impact of vehicles on Harbour Road;
- Improving the junction of Fenwick Street and Gloucester Road by widening the eastbound lane of Gloucester Road and adding an entrance for the redeveloped complex, such that vehicles can access the redeveloped complex directly via the branch road of the eastbound lane of Gloucester Road without going through the junctions of Gloucester Road/Fleming Road and Fleming Road/Harbour Road, thereby reducing their traffic load;
- Improving the junctions in the vicinity of Harbour Road, Fleming Road and Gloucester Road to alleviate the congestion during peak hours at the junction of Fleming Road/Gloucester Road;
- Improving the junction at Lung Hop Street and Fenwick Pier Street; and
- Improving the junctions in the vicinity of Convention Avenue, Harbour Road, Lung King Street (eastern portion), Fenwick Street and Fenwick Pier Street.

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## REPROVISIONING OF KONG WAN FIRE STATION

10. The existing KWFS with a 5-bay appliance room was not designed to accommodate standard ambulance facilities (e.g. store rooms for medical and linen stores). In addition to housing six fire appliances, several ambulances (two on day shifts and one night shift) are also accommodated in the KWFS for responding to emergency ambulance service calls in Wan Chai and surrounding areas.

11. To tie in with the Wan Chai North Redevelopment, it is proposed that the KWFS be upgraded and reprovisioned at the site adjoining Fenwick Pier Street and Lung Hop Street, i.e. the site of the Fleet Arcade (location map at **Annex G**), in order to maintain fire and emergency ambulance services in the district and meeting the needs arising from the completion of various large-scale infrastructural projects in Wan Chai North. The existing KWFS will continue to operate until the completion of the reprovisioned KWFS, and the emergency services in the district will not be affected.

### *Schematic Design and Integration with Harbourfront*

12. The reprovisioned KWFS will cover a site area of about 4,200 square metres. Apart from the necessary facilities of a standard divisional fire station-cum-ambulance depot (including a 9-bay appliance room, divisional training facilities and an auditorium), it will also house the Inter-departmental Command Post and the Fire Services Department (FSD) High Command Post to cope with large-scale emergencies and major incidents/events at the HKCEC and nearby areas. The FSD Hong Kong Licensing Office will also be relocated to the reprovisioned KWFS for handling licence applications and for applicants to obtain advice on fire protection measures.

13. Furthermore, in order to strengthen the FSD's work in disseminating the messages of community safety, a Community Life Support Training Centre (the Centre) will be added in the reprovisioned KWFS. The Centre will feature settings which

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simulate different scenarios for training and display unique exhibits to equip the public with a sense of disaster preparedness and enhance their capabilities in responding to disasters and emergencies. It will serve as an interactive, educational museum to provide visitors with both traditional exhibitions and dynamic simulated experiences. The initial schematic design of the reprovisioned KWFS is attached in **Annexes H & I**.

14. The building and landscaping of the reprovisioned KWFS will be specifically designed to blend in with the promenade nearby, on the premises that the operational efficiency of the fire station-cum- ambulance depot will not be affected. Furthermore, there is a tree of particular interest inside the reprovisioned KWFS site. Appropriate building setback will be provided to allow it to be retained in-situ and adequate space will be reserved for its growth.

## **TEMPORARY TRAFFIC MEASURES**

15. During the construction period of these two projects, we will formulate appropriate temporary traffic measures with the relevant government departments to mitigate their potential impact on road and pedestrian traffic.

## **ENVIRONMENTAL IMPLICATIONS**

16. The Wan Chai North Redevelopment and reprovisioning of the KWFS are not designated projects under the Environment Impact Assessment Ordinance (Cap. 499), and they will not cause significant adverse impact on the environment as per the Environmental Assessment conducted. We will require the contractor to implement suitable mitigation measures during construction works to reduce any environmental pollution. These measures include the use of silencers, mufflers, acoustic lining or shields for noisy construction activities; frequent cleaning and watering of the site, and the provision of wheel-washing facilities for dust nuisance control.

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17. When taking forward these two projects, we will retain existing trees as far as practicable, as well as mitigating the impact of construction works on the existing trees. We will conduct detailed assessments of the impact of the two projects on trees, and formulate protection and removal plans accordingly. If tree removal is inevitable due to project needs, we will compensate with planting of new trees accordingly. Applications will be submitted according to the established mechanism, trees to be maintained on site will be properly protected and new trees will be compensated as required.

## **PROJECT IMPLEMENTATION**

18. After consulting various stakeholders, we will kick start the town planning procedure and relevant gazette work according to the initial schematic designs presented in this paper. Our target is to commence on-site pre-construction works for reprovisioning the KWFS in 2022, while the Wan Chai North Redevelopment will commence after the vacation of the sites.

## **ADVICE SOUGHT**

19. These two projects are extremely crucial for Hong Kong's C&E industry. They can consolidate the competitiveness of the industry and enhance synergy between the C&E venues and nearby facilities. The related works will also improve the surrounding pedestrian and traffic environment.

20. Members are invited to express their views on the two projects and offer support.



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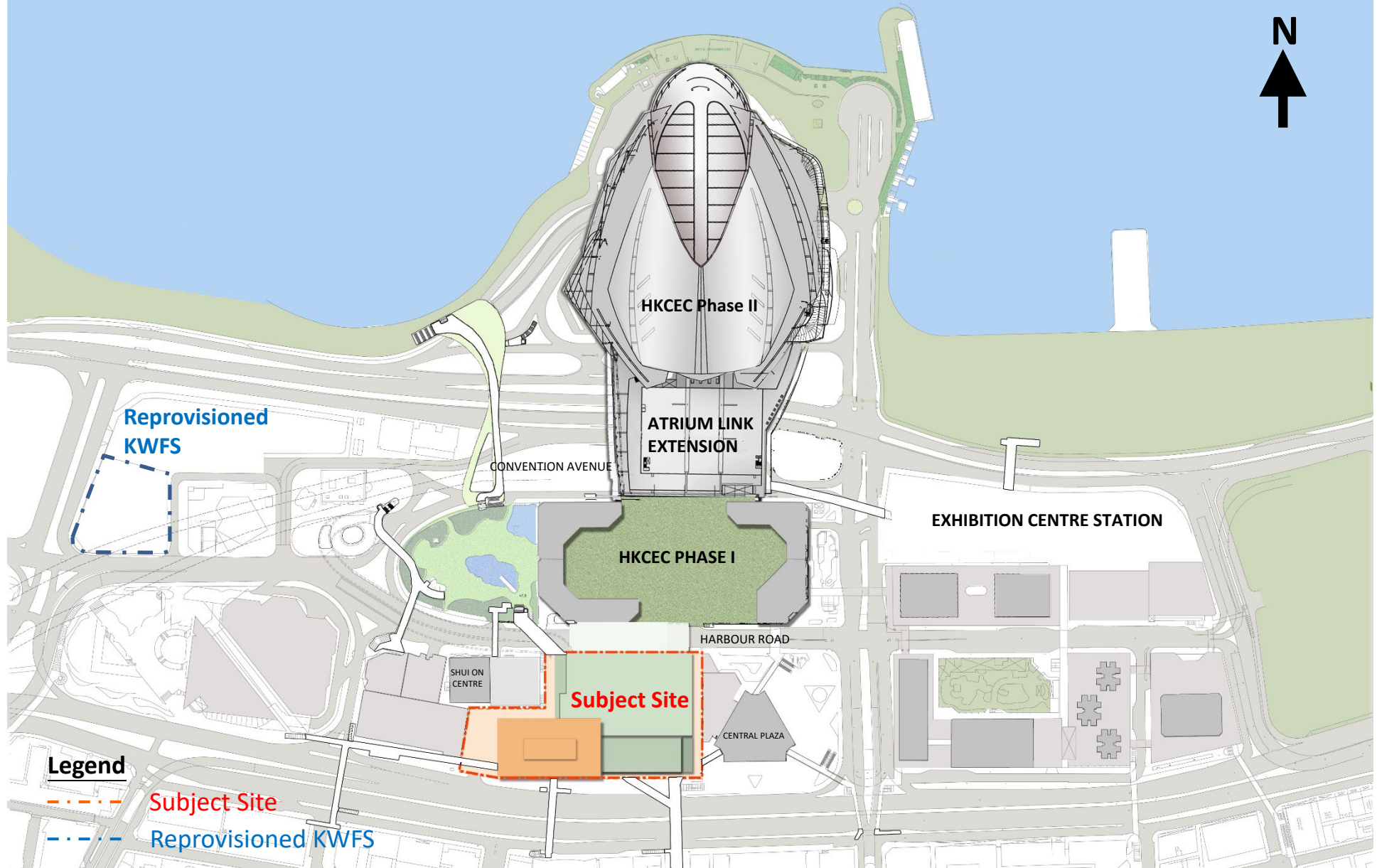
## **ATTACHMENTS**

- Annex A: Project Scope of Wan Chai North Redevelopment
- Annex B: Initial Schematic Design of Wan Chai North Redevelopment
- Annex C1: Current Pedestrian Facilities in Wan Chai North
- Annex C2: Construction and Enhancement of Pedestrian Facilities under Wan Chai North Redevelopment
- Annex D1: Existing Pedestrian Connections to Harbourfront and HKCEC
- Annex D2: Future Pedestrian Connections to Harbourfront and Wan Chai North Redevelopment
- Annex E: Pedestrian Connections to Open Spaces under Wan Chai North Redevelopment
- Annex F1: Road Improvement & Modification under Wan Chai North Redevelopment
- Annex F2: Road Improvement & Modification under Wan Chai North Redevelopment (Redevelopment Ingress & Egress)
- Annex G: Location Map of the Reprovisioned KWFS
- Annex H: Initial Schematic Design of the Reprovisioned KWFS – Master Plan
- Annex I: Initial Schematic Design of the Reprovisioned KWFS – Massing

**Commerce and Economic Development Bureau  
September 2021**

# Project Scope of Wan Chai North Redevelopment

Annex A



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

# Initial Schematic Design of Wan Chai North Redevelopment

Annex B

## Hotel

15 Storeys (500 Room)  
(excluding E&M)  
Approx. 53,000 sqm

## Convention & Exhibition (C&E)

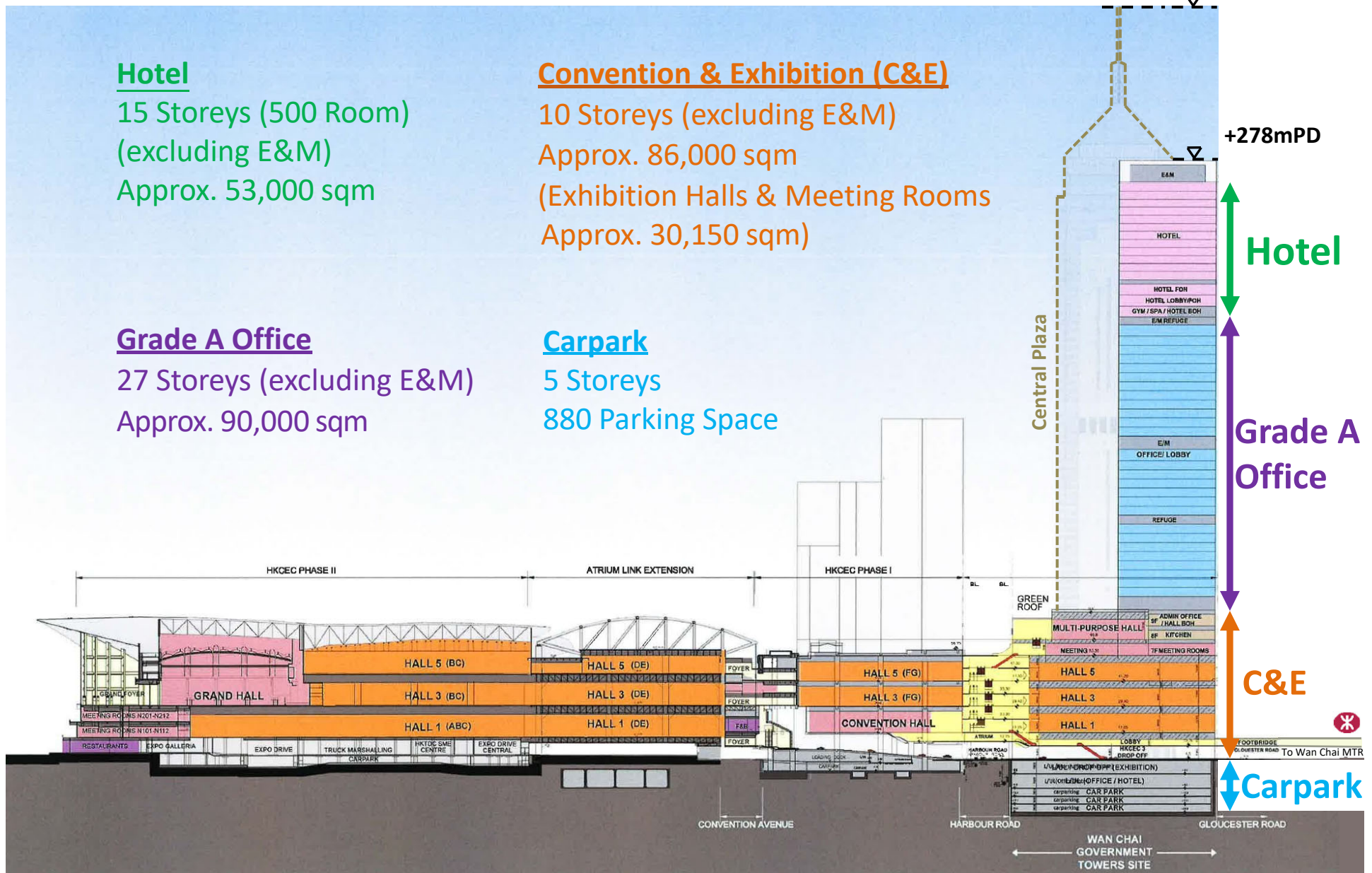
10 Storeys (excluding E&M)  
Approx. 86,000 sqm  
(Exhibition Halls & Meeting Rooms  
Approx. 30,150 sqm)

## Grade A Office

27 Storeys (excluding E&M)  
Approx. 90,000 sqm

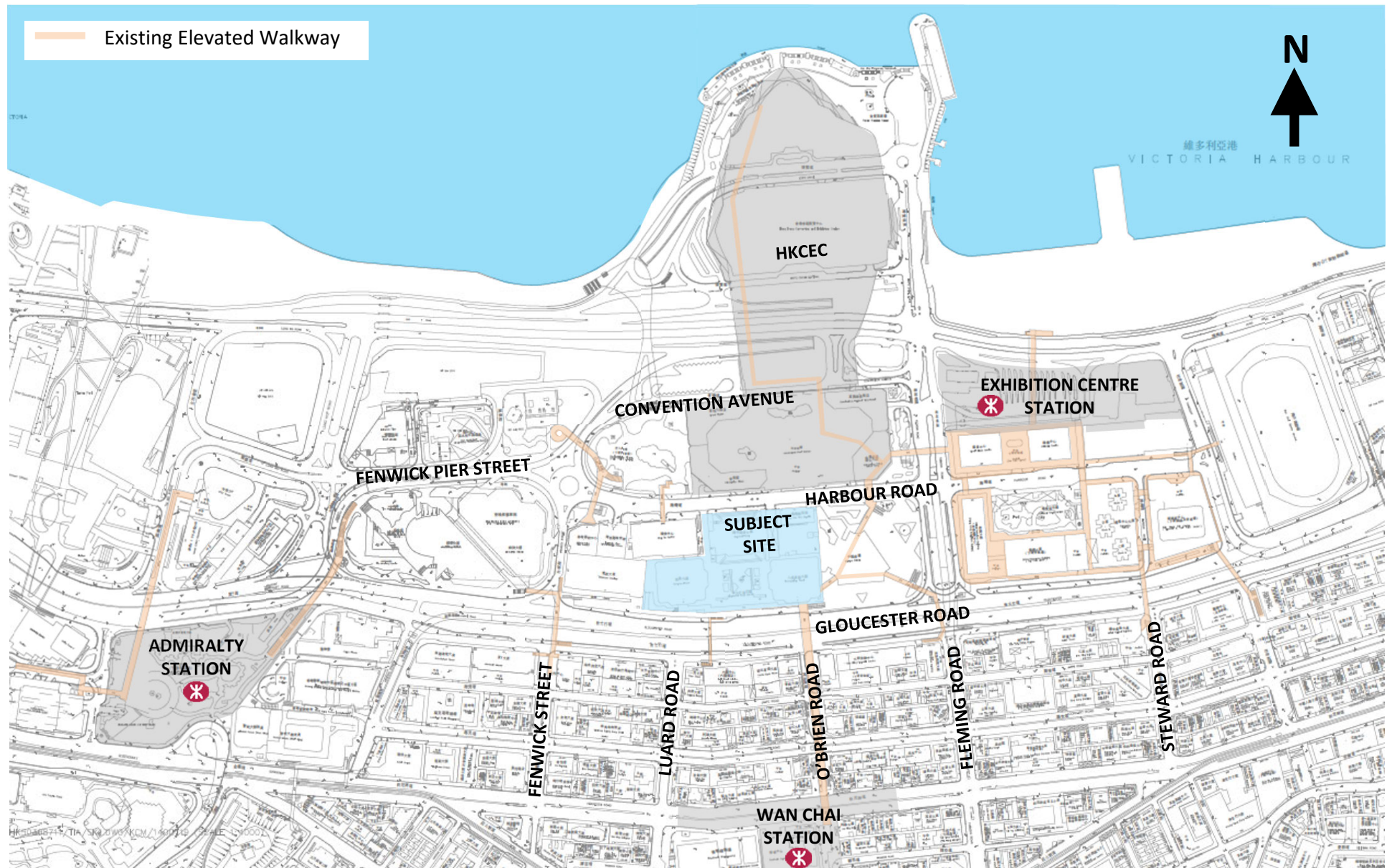
## Carpark

5 Storeys  
880 Parking Space



# Current Pedestrian Facilities in Wan Chai North

Annex C1

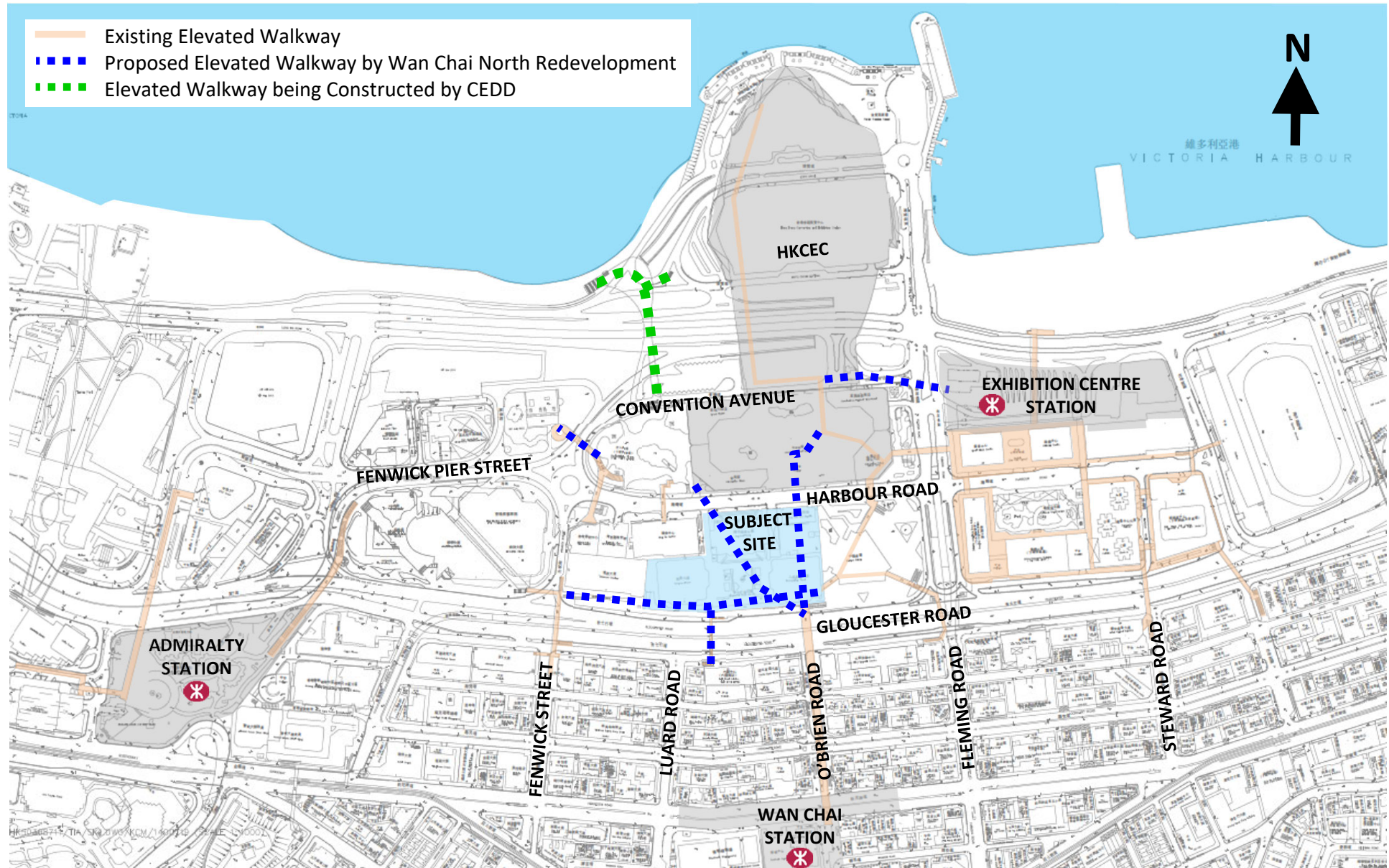


Remarks 1: Elevated walkway location for reference only

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

# Construction and Enhancement of Pedestrian Facilities under Wan Chai North Redevelopment

Annex C2

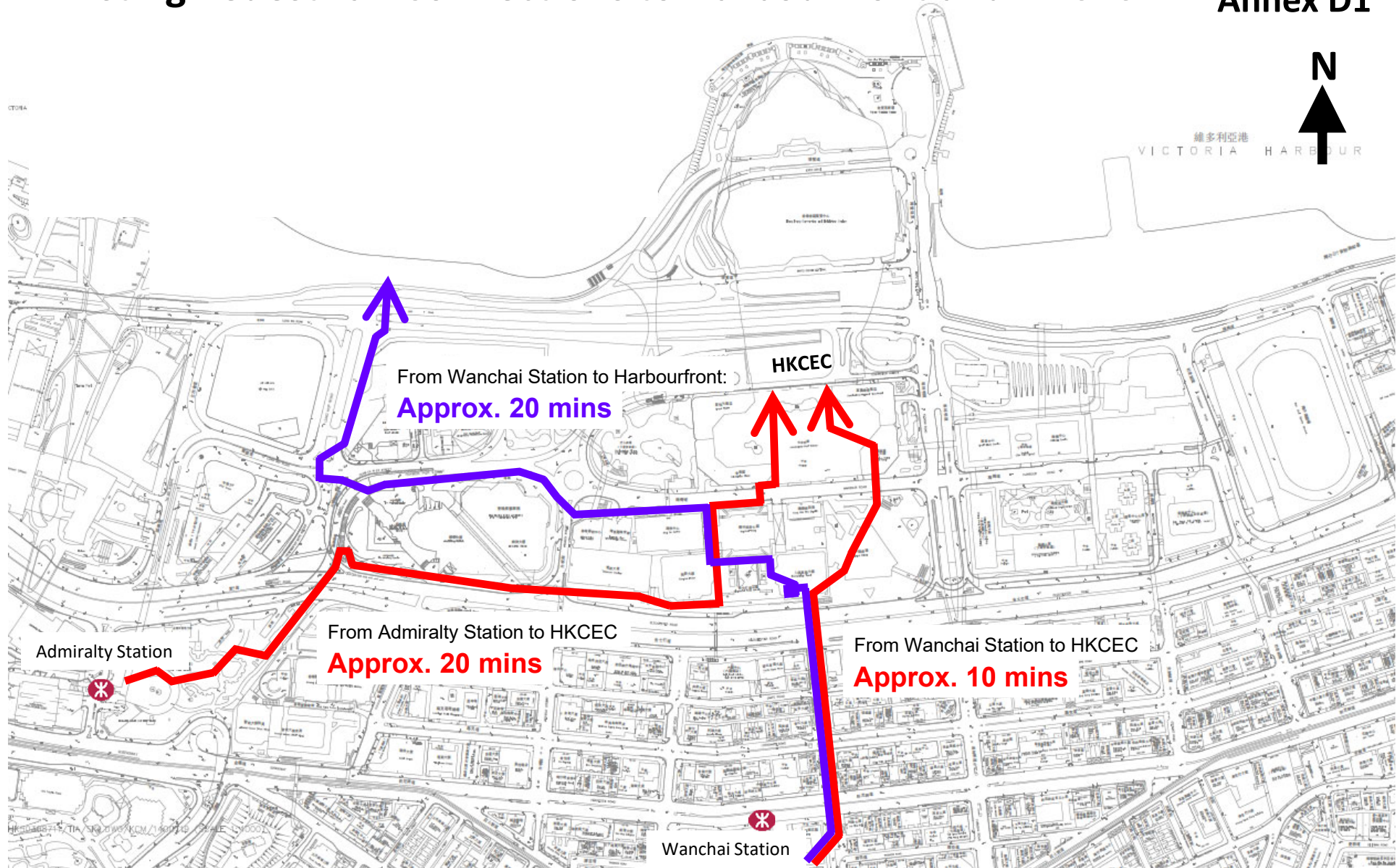


Remarks 1: Elevated walkway location for reference only

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

# Existing Pedestrian Connections to Harbourfront and HKCEC

Annex D1



**Existing Pedestrian Routes from Admiralty & Wan Chai Stations to HKCEC**

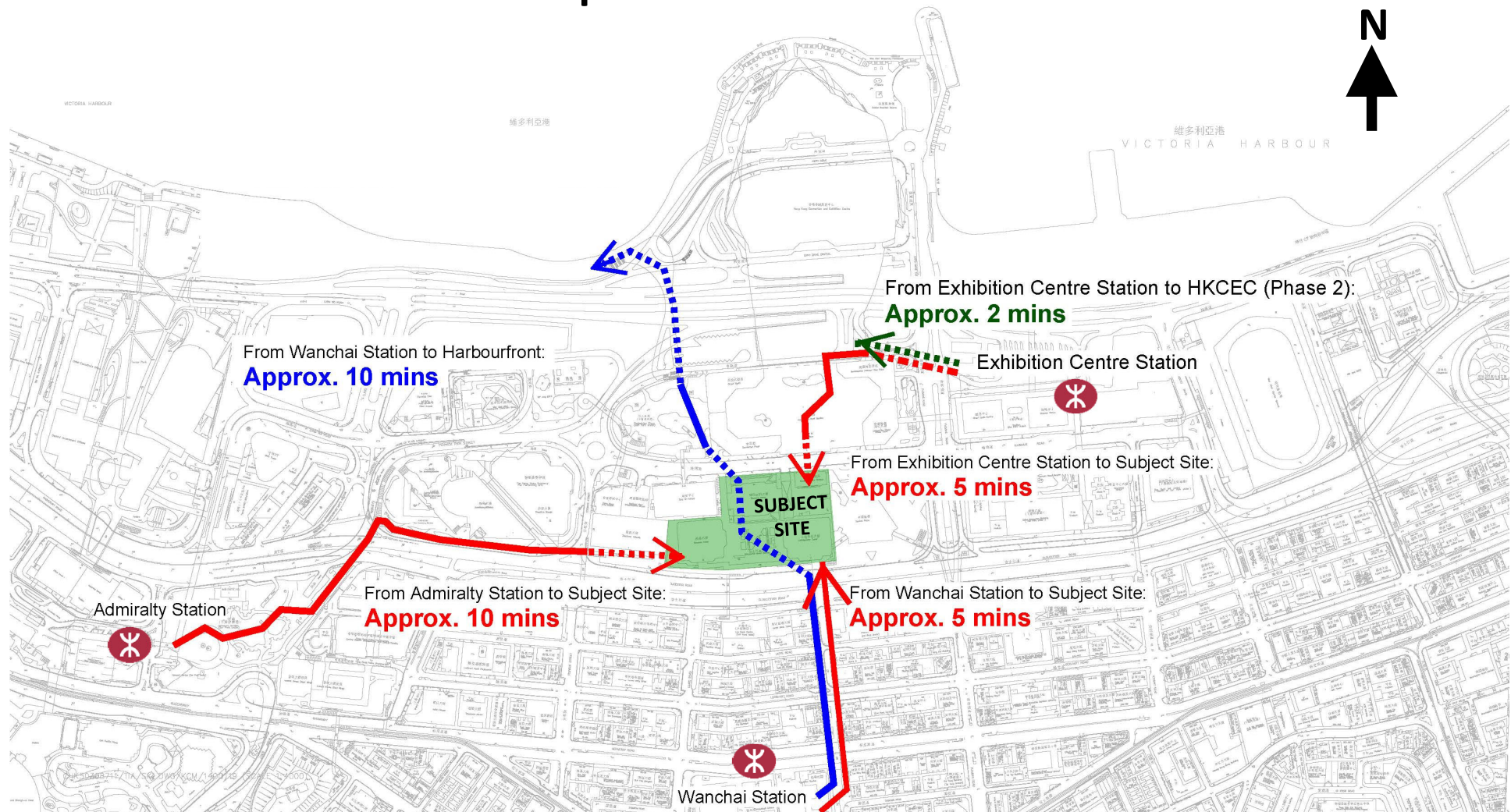
**Existing Pedestrian Route from Wan Chai Station to Harbourfront**

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 Harbourfront and Wan Chai North Redevelopment

Annex D2



**Existing / Planned Pedestrian Routes from Admiralty, Wan Chai & Exhibition Centre Stations to Wan Chai North Redevelopment**

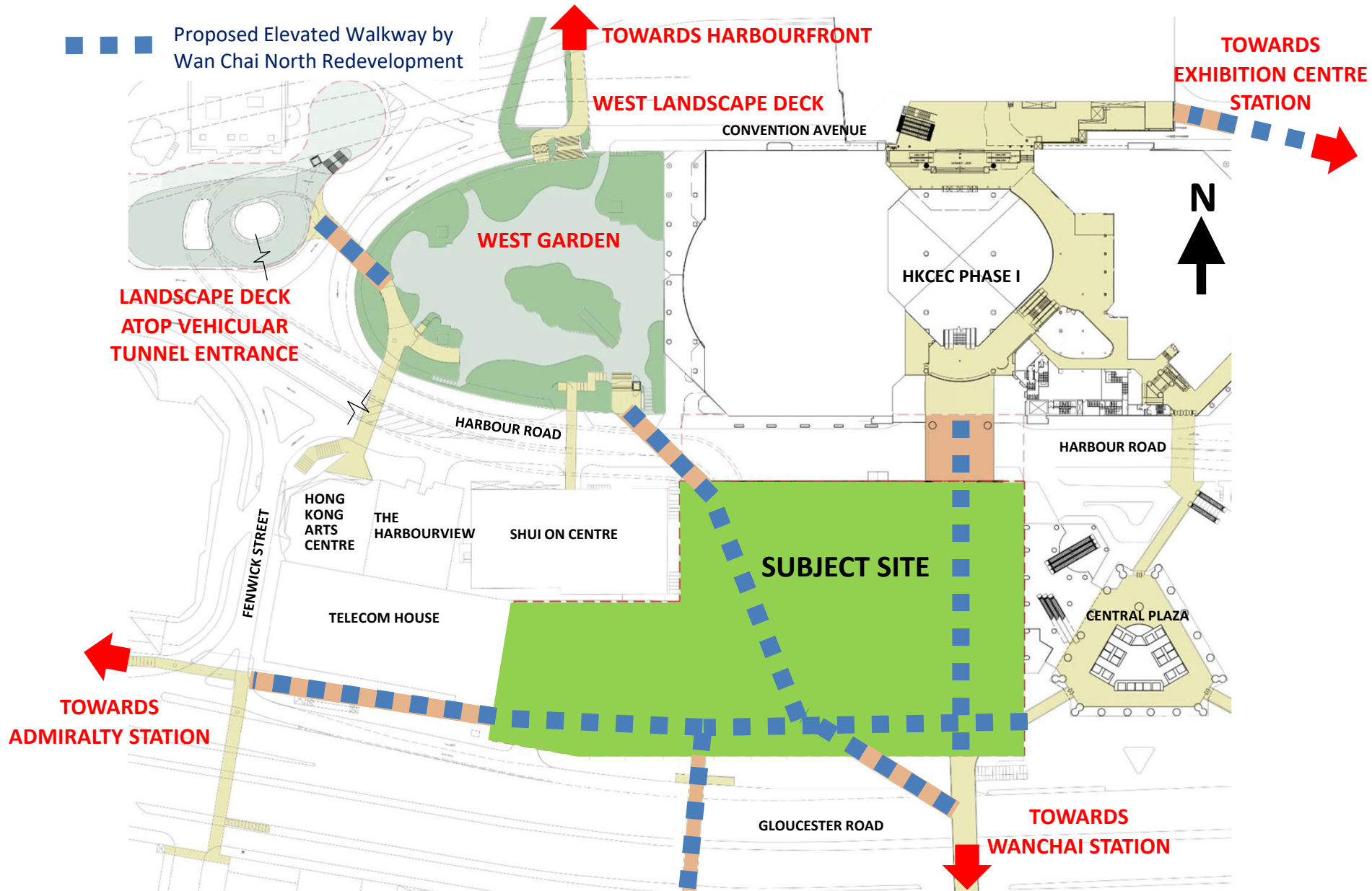
**Existing / Planned Pedestrian Route from Wan Chai Station to Harbourfront (Via Wan Chai North Redevelopment)**

**Planned Pedestrian Route from Exhibition Centre Station to HKCEC (Phase 2)**

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

Remarks 2: Assumed Walking Speed: 1.2 m/s

# Pedestrian Connections to Open Space under Wan Chai North Redevelopment Annex E



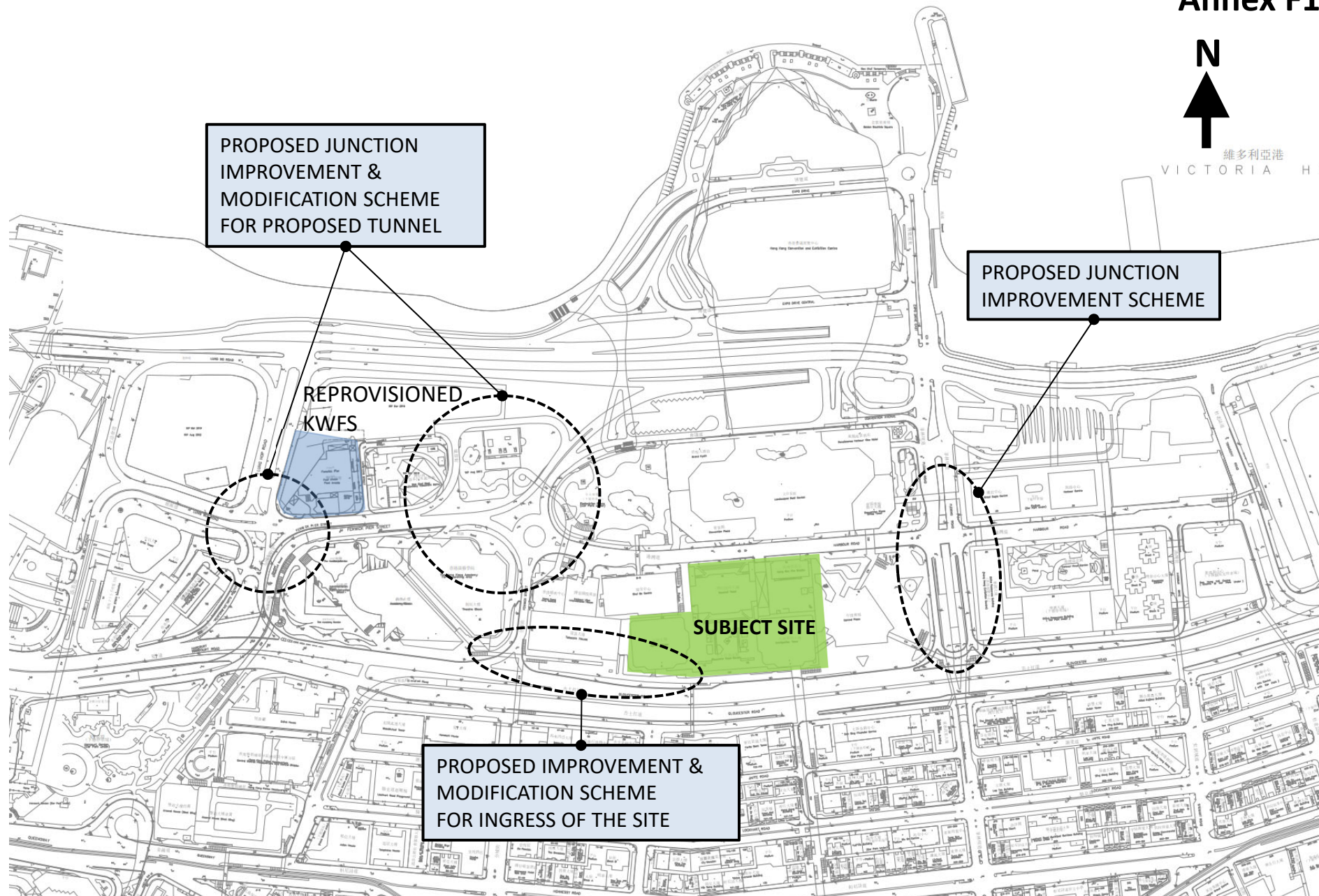
Remarks 1 : Proposed landscape deck area above the tunnel entrance is indicative only, the final site boundary is subject to confirmation with relevant government departments and adjacent lot owners/ users;

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



# Road Improvement & Modification under Wan Chai North Redevelopment

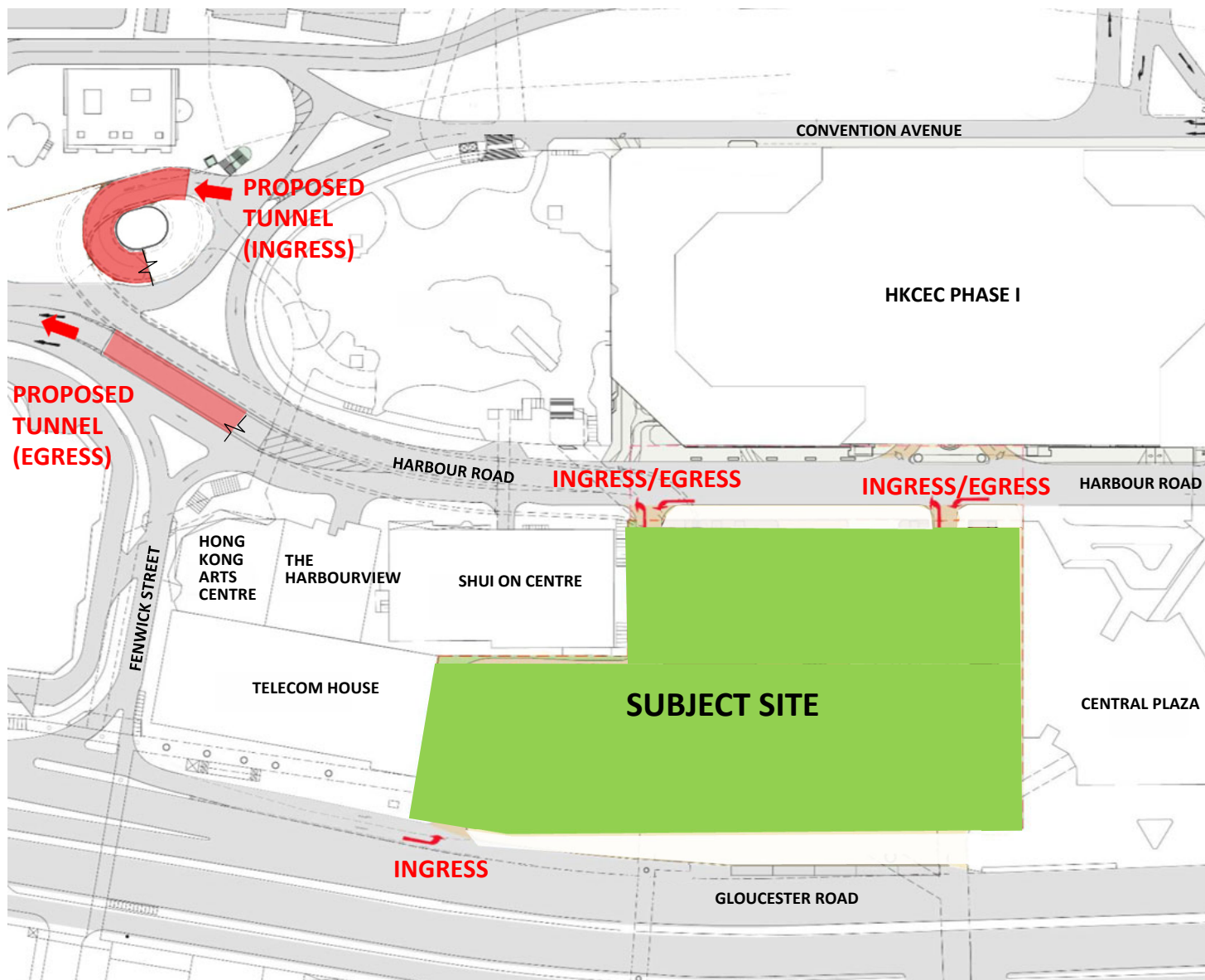
Annex F1



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

# Road Improvement & Modification under Wan Chai North Redevelopment (Redevelopment Ingress & Egress)

Annex F2



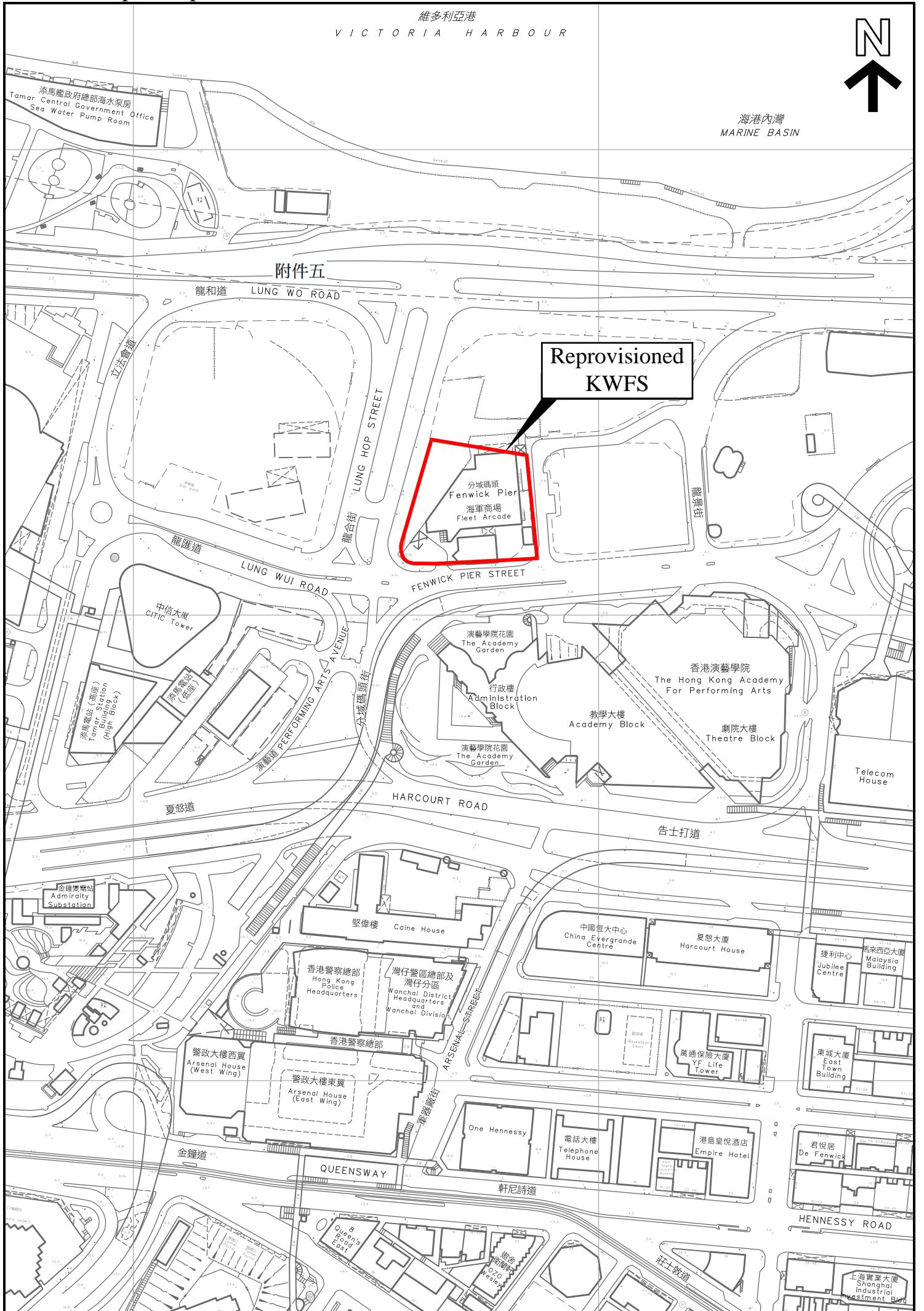
Remarks 1 : Proposed tunnel for indication only, detail design will be carried out in the later stage

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

維多利亞港  
VICTORIA HARBOUR

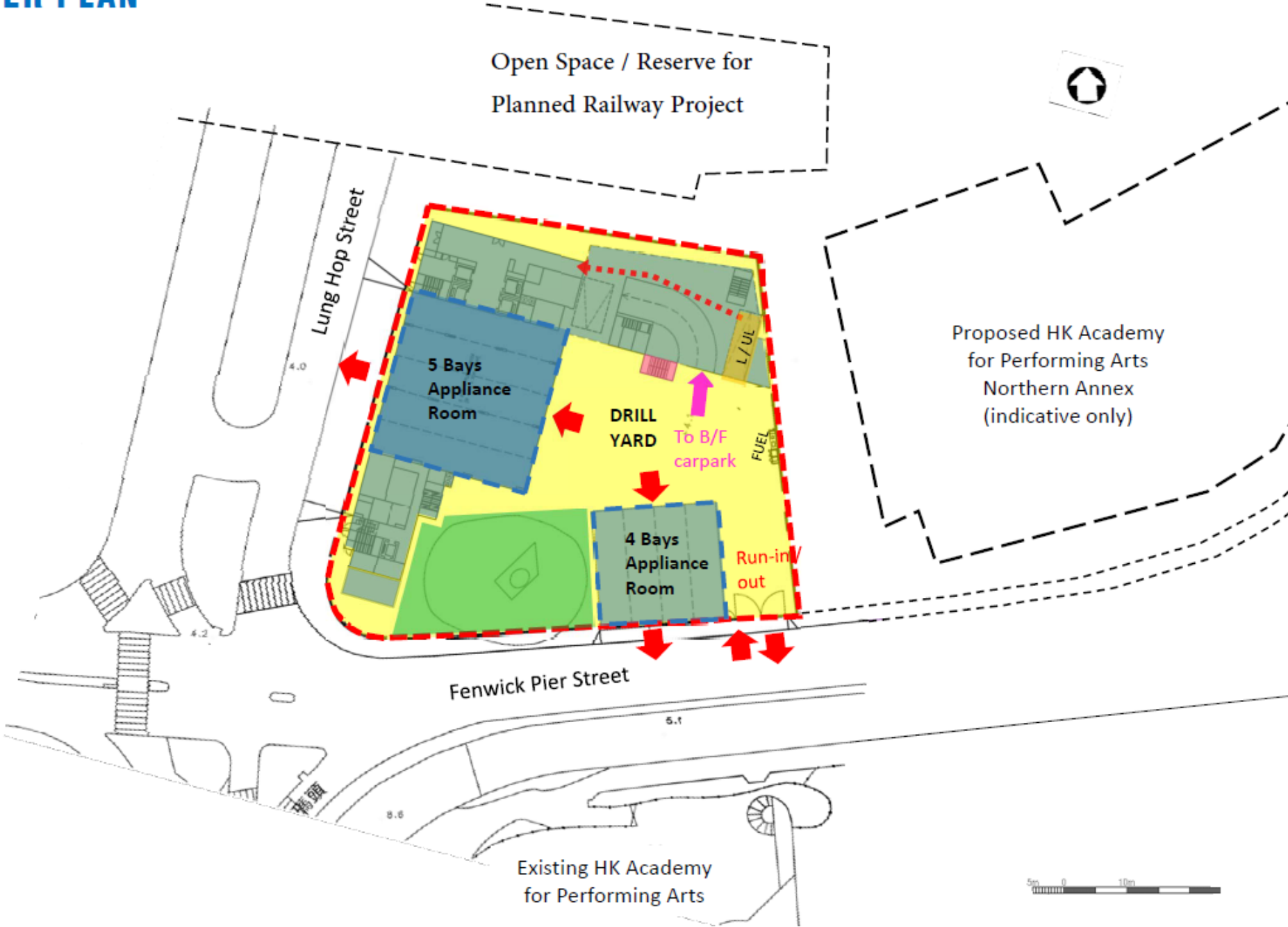


海港內灣  
MARINE BASIN



# Annex H - Initial Schematic Design of the Reprovisioned KWFS

## MASTER PLAN



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

# Annex I - Initial Schematic Design of the Reprovisioned KWFS

Massing



Reprovisioned  
KWFS