

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

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For discussion  
on 29 May 2017

TFHK/03/2017

## **Proposed Setback of the Eastern Street North Parking Site from Seawall for Provision of Public Open Space Connecting the Fung Mat Road Waterfront Site and Sun Yat Sen Memorial Park**

### **PURPOSE**

This paper is to seek Members' views on the proposed setting back of the Eastern Street North parking site from the seawall to provide a continuous promenade along the waterfront for public enjoyment connecting the adjacent Fung Mat Road waterfront site and the waterfront area of the Sun Yat Sen Memorial Park (both locations shown at **Appendix 1**), as an interim measure before permanent development of the site as one of the harbourfront enhancement projects of the Harbourfront Commission (HC) (the project was referred to as "Open Space at Eastern Street North, Sai Ying Pun" in previous HC paper).

### **BACKGROUND**

2. The subject parking site (the Site) is about 7 400-square metre in area (see the hatched blue area on **Appendix 1**) and has been used as a temporary public fee-paying car park under short-term tenancy (STT) for goods vehicles (GVs) and Liquefied Petroleum Gas cylinder wagons (LPG CWs) since 2008 to meet the demand for parking space for commercial vehicles.

3. In line with the vision of the HC and the Central and Western District Council (C&WDC) to provide a continuous promenade along the waterfront of the Central and Western (C&W) District for public enjoyment, we note the latest development that the HC agreed on 8 May 2017 that the relevant capital works project to develop the Site and the adjacent Fung Mat Road Waterfront Site should be one of the HC's harbourfront enhancement projects funded by the \$500 million dedicated funding earmarked for harborfront enhancement. Taking into account the time required for preparation, design and the

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necessary engagement with relevant stakeholders, it is expected that the construction works of permanent development would commence in 2021/22.

4. We would like to inform Members that there is genuine parking need in the C&W District and there is also grave concern of the trade associations e.g. the Hong Kong Vehicle Transportation Association over the limited options of parking space for LPG CWs due to public safety requirements<sup>1</sup>. Having regard to such genuine concerns and Government's commitment to exploring options to release the waterfront space as far as possible, Members of the Task Force agreed to the proposal of re-tendering the site for one year from 1 January 2017 to provide the necessary parking spaces for GVs and LPG CWs operating in the C&W District. The Government was asked to report back to the Task Force in six months on the progress of addressing the parking need of the C&W District and releasing the Site for public enjoyment as soon as possible, including the possibility of setting back the Site from the seawall to connect the Fung Mat Road waterfront site and the waterfront area of the Sun Yat Sen Memorial Park.

5. The Lands Department has re-tendered the Site and an operator was identified from 1 January 2017. A specific clause was added to the STT requiring, with prior written notice, the operator to surrender to the Government such portion of the parking site to a maximum of 7.5 metres from the seawall connecting the adjacent waterfront near Fung Mat Road and the waterfront area of the Sun Yat Sen Memorial Park.

### **PROPOSAL**

6. The subject parking site currently offers over 100 parking spaces. Relevant government departments, coordinated by the Central and Western District Office (C&WDO), have made efforts in liaising with the trades on other parking alternatives. According to on-spot surveys carried out in between December 2016 and mid-May 2017, we anticipate that a total of about 80

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<sup>1</sup> LPG CWs 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.

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vehicles would be required to be parked in the Site. With efforts made by the Transport Department in examining the possible layout of the carpark to make best use of all the space at the Site available for accommodating the vehicles according to the latest count, we see the possibility of setting back the parking space at the Site for about 5 to 7.5 metres from the seawall.

### **PROPOSAL AND BENEFITS TO THE COMMUNITY**

7. To facilitate early public enjoyment of the harbourfront area in the interim pending the permanent development of harbourfront enhancement project under HC, we propose to carry out the works using District Minor Works of the C&WDC<sup>2</sup> for provision of 270-metre long and 5 to 7.5 metre wide public open space along the seafront at the north side of the Eastern Street North parking site connecting the Fung Mat Road waterfront site and Sun Yat Sen Memorial Park. The scope of the proposed works includes –

- (a) Pave the ground of the setback area;
- (b) Install railing along the waterfront;
- (c) Erect fencing between the parking site and the proposed open space (provision of the safety fencing to ensure the safety of the LPG CWs is the responsibility of the parking operator according to the current lease terms. The proposed fencing is an additional facility to separate the proposed open space from parking site); and
- (d) Install lighting along the proposed open space.

8. Subject to Member's support for the proposed works, the funding approval of the C&WDC and the completion of tender procedures, construction works could commence in late 2017 for completion and opening of the open space by end-2018 while the reduced adjacent site will continue to serve as temporary parking for the said limited number of GVs and LPG CWs.

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<sup>2</sup> C&WDC Members have discussed the importance of releasing this part of the harbourfront area as soon as possible.

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9. Together with the release of the 170-metre long Fung Mat Road waterfront area, the proposal will connect the waterfront area under the Signature Project Scheme and the waterfront area of the Sun Yat Sen Memorial Park and altogether provide 1 350-metre long and 62 000-square metre large waterfront public open space in the entire Sai Ying Pun area. The proposed works and facilities as set out in paragraph 7 are basic and essential for public enjoyment and help release the site as soon as 2018 allowing flexibility for the longer-term development of the harbourfront area including any enhancement and facility installation deemed necessary.

10. Relevant departments, coordinated by the C&WDO, will continue to explore alternatives to address the district parking need with a view to releasing the entire parking site for public enjoyment as soon as possible.

## **VIEWS SOUGHT**

11. Members are invited to give views on the proposal set out in paragraphs 6 to 10 above.

## **APPENDIX**

Appendix 1      Location map

**Central and Western District Office, Home Affairs Department  
District Lands Office/Hong Kong West and South, Lands  
Department  
Electrical and Mechanical Services Department  
Transport Department  
May 2017**

**Four Waterfront Sites in Central & Western District (A B C D)**

Total waterfront length: 1 350 m (approx.)

Total area: 62 000 sqm (approx.)

