

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

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For discussion  
on 30 August 2011

TFHK/12/2011

## **Proposal for the Construction of Additional Floors above Central Piers Nos. 4 to 6**

### **PURPOSE**

This paper summarises the public views collected in Stage 1 Public Engagement (PE) for the construction of additional floors above Central Piers Nos. 4 to 6 (the Project) and seeks Members' views on the proposed design for the Project.

### **BACKGROUND**

2. Central Piers Nos. 4 to 6 falls within Site 1 of the Central harbourfront in the Urban Design Study for the New Central Harbourfront (UDS). The UDS recommended that one-and-a-half additional floors above Central Piers Nos. 4 to 6 be constructed, with a maximum height of +25mPD for dining, retail and other waterfront related uses and with half of the new rooftop serving as an open space for public enjoyment.

3. The Project will provide a facelift for the Piers. It will also help ferry operators to generate more non-fare box revenue to cross-subsidise ferry operation and hence to help enhance the long-term financial viability of the outlying island ferry services.

4. At the 4<sup>th</sup> Task Force meeting held on 27 January 2011, Members were briefed on the PE programme for the Project.

### **STAGE 1 PUBLIC ENGAGEMENT**

5. The Stage 1 PE for the Project was held from January to May 2011. Stage 1 PE activities included two public forums (held on 31 March 2011 and 2 April 2011) and consultation with the Islands District Council, Central and Western District Council, Transport

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Department's Working Group on Access to Public Transport by People with Disabilities, Lantau Island residents (including Mui Wo residents), Lamma Island residents, Peng Chau residents, Cheung Chau residents, ferry operators and nearby shop owners. Members of this Task Force have also been consulted. In addition, written submissions via suggestion boxes and email were received.

6. A list of Stage 1 PE activities is set out at **Appendix I**.

## **PUBLIC VIEWS**

7. There is general support for the Project. The public in general agreed that the outlook design of the Piers should be in harmony with the surrounding area. Transparent and green design is preferable.

8. Turning to the uses of the additional floors, both food and beverage uses and retail use were supported. As regards the public open space, some suggested that it should be able to allow for occasionally holding of temporary events and exhibitions, which would enhance the vibrancy of the harbourfront.

9. There were suggestions that the existing facilities at the Central Piers Nos. 4 to 6 (including addition of sanitary facilities, provision of weather protection facilities at waiting areas, provision of lifts and improvement for barrier-free access (BFA)) could be improved.

## **PROPOSED DESIGN**

10. The proposed design has taken into account the majority of the public views collected in the Stage 1 PE that a more transparent and green design should be adopted. The proposed design also aims to be modern and simple with a streamlined/undulating feature to reflect the "flow of water" in the harbour in order to be in harmony with the surrounding context, and be able to better integrate with the future development of Sites 1 and 2.

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11. Illustrations for the proposed design outlook of the piers are attached at **Appendix II**.

12. As regards the public open space, it is located at the top floor near the harbour side for public enjoyment and viewing of Victoria Harbour, which can be reached by the public without passing through the commercial area. Provisions will be made in the design such that the public open space can hold short-term temporary events and exhibitions to enhance the vibrancy of the harbourfront.

13. The facilities for ferry commuters have also been reviewed. Improvements to the facilities, including provision of facilities for people with disabilities and enhancement of the facilities at the waiting area, etc., will be made. Lifts and escalators will also be provided.

## **IMPLEMENTATION**

14. According to the current works schedule, the Project will commence in latter half of 2012 subject to the approval from Town Planning Board and the funding approval by the Legislative Council's Finance Committee. To minimise the impact to ferry operation, the works for the three piers will be completed in phases as the improvement works would require closure of the piers one at a time during construction. The works are expected to be completed in 2015.

## **ADVICE SOUGHT**

15. Members' views on the proposed design are invited.

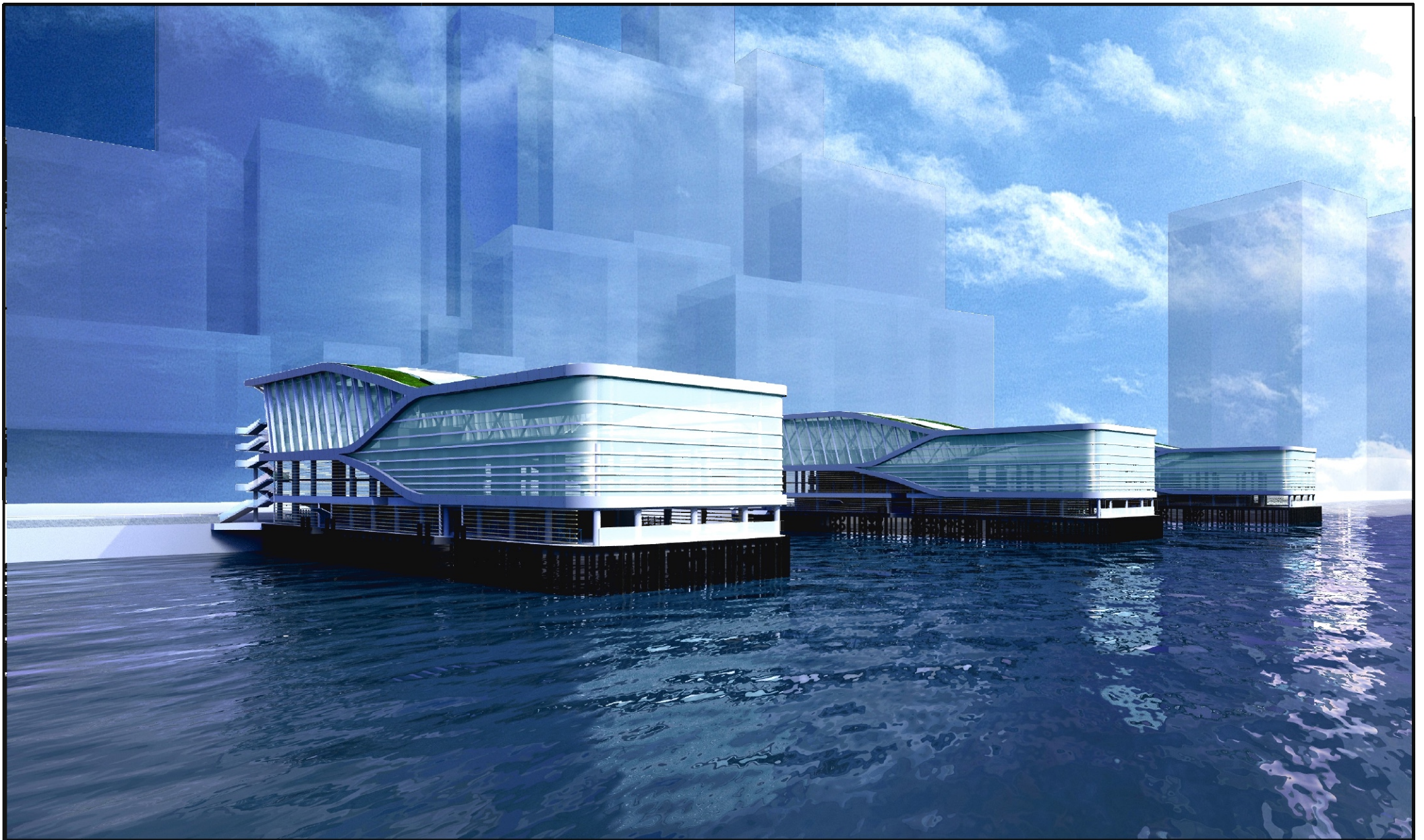
*Appendix I : Summary of Stage 1 PE activities*

*Appendix II : Illustrations for the proposed design outlook of the Piers*

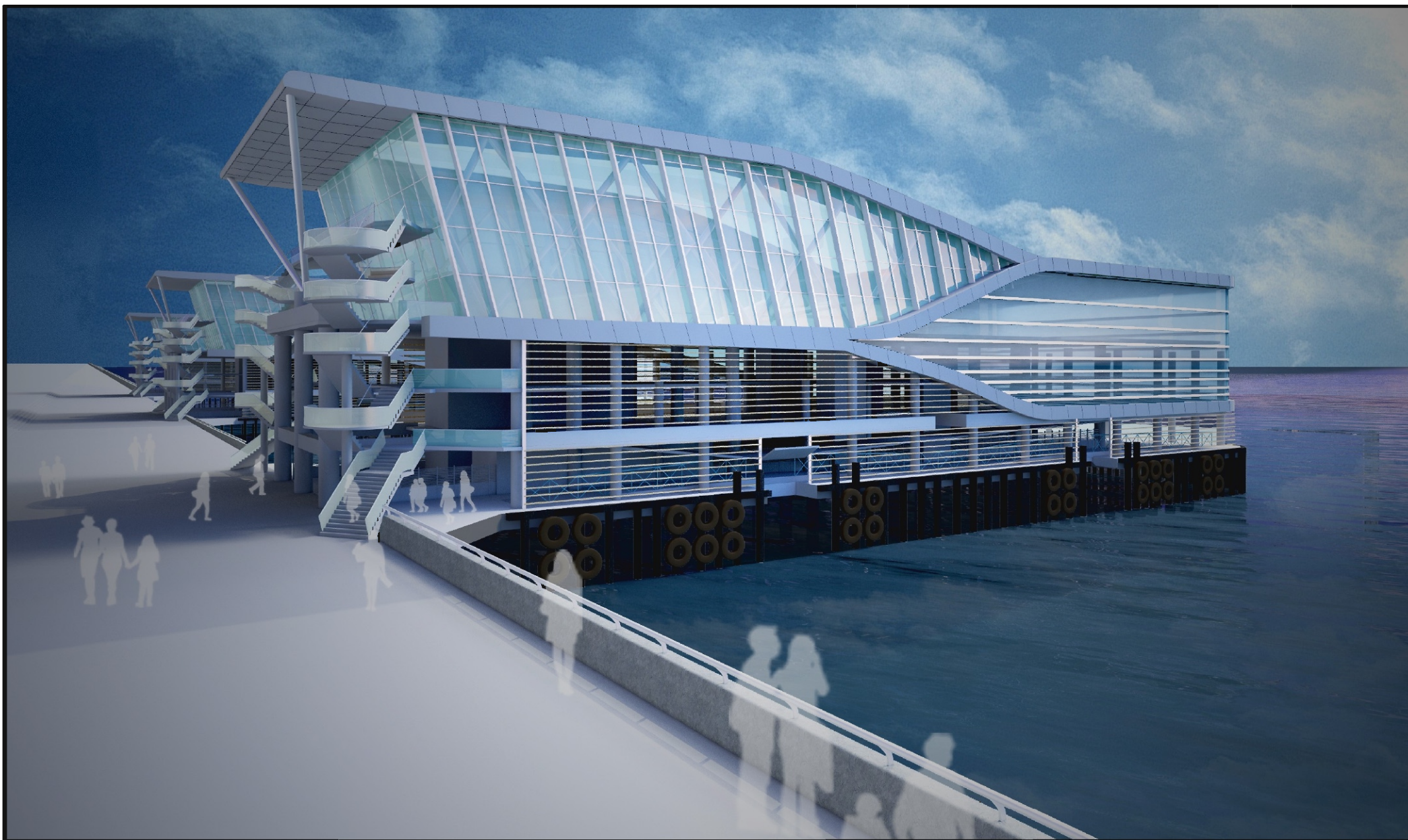
**Civil Engineering and Development Department  
August 2011**

### Summary of Stage 1 Public Engagement Activities

<b>Meeting</b>	<b>Date</b>
Harbourfront Commission's Task Force on Harbourfront Developments on Hong Kong Island Meeting	27 January 2011
Focus Group Meeting – Members of IsDC	18 February 2011
IsDC Meeting	21 February 2011
Focus Group Meeting – Members of C&WDC	1 March 2011
C&WDC Meeting	3 March 2011
Focus Group Meeting – Members of HC	21, 22 and 29 March 2011
Focus Group Meeting – Hong Kong Kowloon Ferry	24 March 2011
Focus Group Meeting – IFC and Four Seasons Hotel	28 March 2011
TD's Working Group on Access to Public Transport by People with Disabilities Meeting	30 March 2011
Public Forum 1	31 March 2011
Public Forum 2	2 April 2011
Focus Group Meeting – New World First Ferry	15 April 2011
Briefing Session for Outlying Island Residents – Mui Wo	27 April 2011
Briefing Session for Outlying Island Resident – Lamma Island	4 May 2011
Briefing Session for Outlying Island Resident – Peng Chau	5 May 2011
Focus Group Meeting – Star Ferry	17 May 2011
Briefing Session for Outlying Island Resident – Cheung Chau	19 May 2011



CONSTRUCTION OF ADDITIONAL FLOORS ABOVE CENTRAL PIERS NUMBERS 4 TO 6  
OVERALL VIEW OF THE PROPOSED DESIGN



CONSTRUCTION OF ADDITIONAL FLOORS ABOVE CENTRAL PIERS NUMBERS 4 TO 6  
OUTLOOK OF THE PROPOSED DESIGN