

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

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For discussion  
on 21 September 2015

TFHK/12/2015

## **Proposed Short Term Tenancy for Temporary Public Fee-paying Carpark Government Land at Hoi Yu Street, Hong Kong**

### **PURPOSE**

This paper is to seek the views of the Members of the Commission (“Members”) on the proposed re-tendering of a Short Term Tenancy site at Hoi Yu Street adjoining the Quarry Bay Promenade (“Promenade”), which falls within the harbourfront areas.

### **BACKGROUND**

2. The site, which is around 4,760 m<sup>2</sup> in area, is currently let for a temporary public fee-paying carpark for parking of motor cycles and private cars. For background, in response to Members’ suggestion, the site was used for temporary car parking purposes since 2012 primarily to serve members of the public visiting the waterfront especially for those taking their pets to the pet garden in the Quarry Bay Promenade. The location map of the site is at **Appendix I**.

3. The site is zoned “Other Specified Uses(2)” annotated “Cultural and/or Commercial, Leisure and Tourism Related Uses”, “Other Specified Uses” annotated “Gas Pigging Station”, “Open Space” and shown as ‘Road’ on the approved Quarry Bay Outline Zoning Plan No. S/H21/28.

### **THE PROPOSAL**

4. To continue serving members of the public making use of

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the Quarry Bay Promenade and to address local demand for car parking spaces, we propose the site to be re-tendered for car parking purposes by way of short term tenancy (STT). Major terms of the proposed re-tendered STT are as follows:

(i)	STT No.	:	EHX-540
(ii)	Nature	:	Re-tendering of an existing public fee-paying carpark
(iii)	Site Area	:	4,760 m <sup>2</sup> (approximate)
(iv)	Use	:	A fee-paying public carpark for the parking of motor cycles and private cars which are currently licensed under the Road Traffic Ordinance (Chapter 374) - any regulations made thereunder and any amending legislation
(v)	Term	:	1 year certain and thereafter quarterly
(vi)	Termination	:	The tenancy can be terminated after the expiry of the first year by either party serving a notice of not less than 3 calendar months to each other to this effect

### **CONSIDERATIONS**

5. Fee paying carpark is an existing use. The proposed STT for the same use will not create additional traffic in the vicinity.

6. The utilization rate of the existing STT car park is rather high, the proposed STT would serve users of the Quarry Bay Promenade and temporarily alleviate the shortage for car parking spaces within the district.

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7. It is envisaged that the proposed use of the site will not give rise to any adverse visual impact to the environment since they are only open carpark without permanent structure.

8. There is no immediate development proposal for this site. According to the recommendation of the Hong Kong Island East Harbour-front Study, the site is recommended to be developed along with the permanent development of the entire Quarry Bay waterfront including the Eastern Harbour Crossing portal site which is expected to be vacated in 2019 the earliest. By letting out the site for temporary public-fee paying carpark will allow a better utilization of land resources.

9. The proposal is a short-term arrangement only. If the site is subsequently required for permanent development, the proposed STT can be terminated by serving 3 months' notice upon expiry of the proposed fixed term of one year.

### **VIEWS SOUGHT**

10. Members' view on the re-tendering proposal is invited.

### **APPENDIX**

#### **Appendix I - Site Plan of STT No. EHX-540**

**Transport Department  
District Lands Office/Hong Kong East, Lands Department  
August 2015**

LOCATION

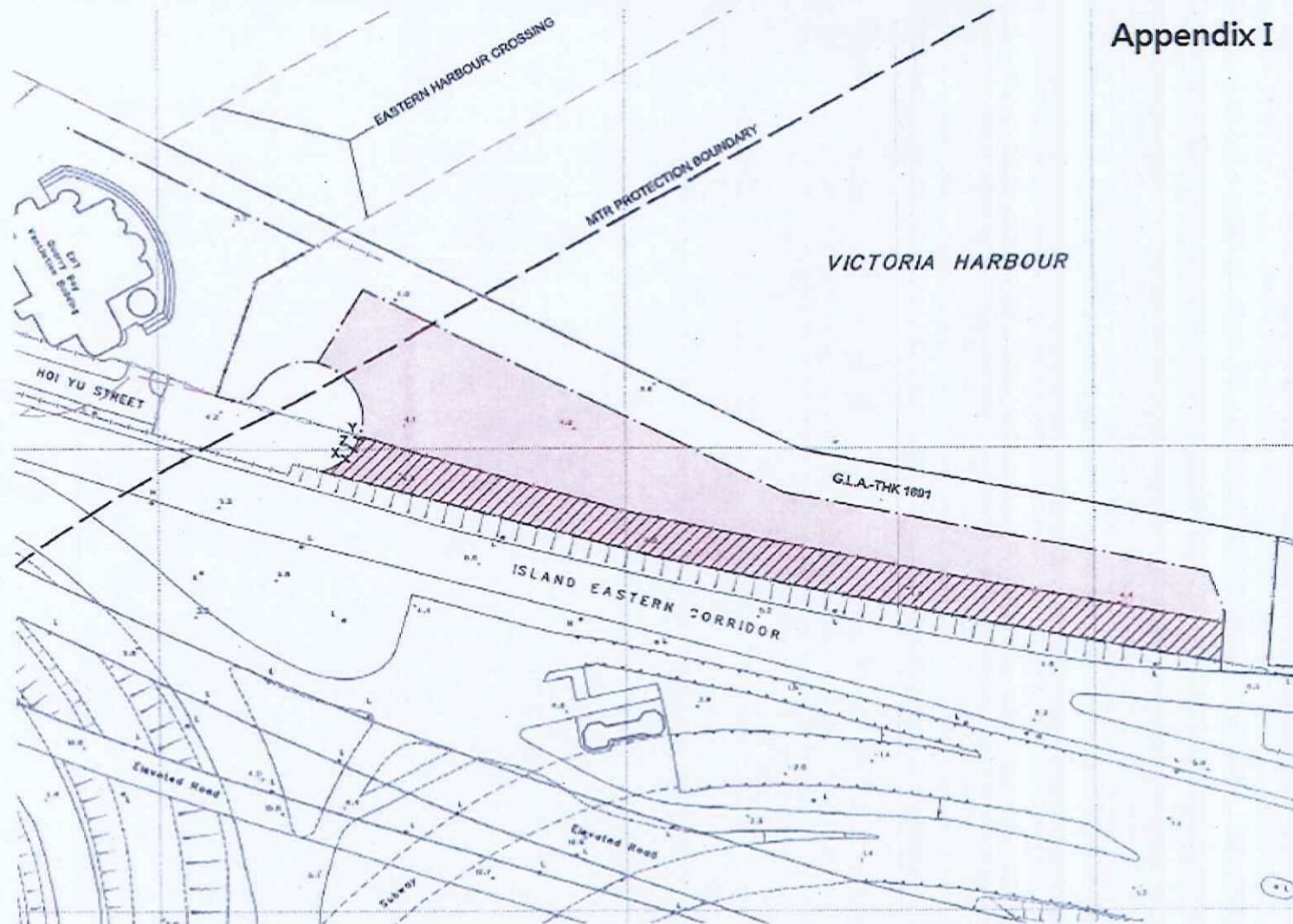


SCALE 1:20000

SPECIAL CONDITIONS REFER



POINTS X Y Z



COLOURED PINK AND PINK HATCHED BLACK AREA 4 760 SQUARE METRES (ABOUT)

SCALE 1:1 000



FOR IDENTIFICATION PURPOSES ONLY

District Lands Office, Hong Kong East  
Lands Department

Plan Prepared by District Survey Office, Hong Kong

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TENANCY AGREEMENT No. EHX- 540

File No. DLO/HKE L/M EHX-496

Survey Sheet No. 11-SE-2D & 7B

Layout Plan No.

Reference Plan No.

PLAN No. HKM9359