

Task Force on Harbourfront Developments on Hong Kong Island

For discussion
on 16 September 2010

TFHK/03/2010

Hoi Yu Street Temporary Waterfront Promenade

PURPOSE

This paper outlines a proposal to develop a temporary waterfront promenade at Hoi Yu Street, Quarry Bay.

BACKGROUND

2. Hoi Yu Street runs along the harbourfront in Quarry Bay, leading from North Point Police Station in the west and connecting to the existing waterfront promenade of Quarry Bay Park (Phase I) in the east. A plan is attached at **Annex 1**. Part of the Hoi Yu Street harbourfront was originally used as a temporary public barging point but has become vacant after removal of the barging point in March 2009.

3. On 29 April 2009, the Working Group on Waterfront Development under the Planning, Works and Housing Committee of the Eastern District Council suggested that the Government develop the vacant land as an extension of the waterfront promenade of Quarry Bay Park (Phase I) with a view to beautifying the area prior to the permanent development of the site, which is being reviewed under the ongoing Hong Kong Island East Harbour-front Study.

4. The Government is committed to beautifying and adding vibrancy to harbourfront areas. Consideration has been given as to whether the Hoi Yu Street waterfront should first be developed by way of a temporary promenade as a quick-win project, or directly as a permanent project via public-private partnership (PPP) in conjunction with the two adjacent sites zoned "Other Specified Uses" annotated "Cultural and/or Commercial, Leisure and Tourism Related Uses". In the context of the ongoing Hong Kong Island East Harbour-front Study, the PPP possibility may be perceived as more attractive in the long-run, involving additional area for active public uses. On balance, we believe

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that the development of a temporary promenade would serve the public interest by opening up the area for early public enjoyment, without affecting the eventual implementation of PPP. We therefore propose to proceed with the temporary promenade at this juncture.

PROPOSED SCOPE OF DEVELOPMENT

5. An inter-bureau/departmental working group (“the Working Group”) has been set up to look into the development feasibility and details of the proposed temporary waterfront promenade, with the Civil Engineering and Development Department serving as the project proponent and the Architectural Services Department as the works agent. The temporary promenade proposal received general support from the Planning, Works and Housing Committee of the Eastern District Council when we presented the proposal to the Committee at its meeting on 10 September 2009.

6. Parts of the Hoi Yu Street waterfront are not under Government’s ownership/possession, namely the Quarry Bay Gas Pigging Station owned by Hong Kong and China Gas Company Limited (Towngas) and the Eastern Harbour Crossing Ventilation Building occupied by the New Hong Kong Tunnel Company Limited (the Tunnel Company). Hence, the connectivity of a waterfront promenade along Hoi Yu Street hinges on the agreement of Towngas and the Tunnel Company to voluntarily surrender the waterfront portions of their sites for the construction of the promenade. There are also two private lots at the east of the Quarry Bay Seawater Pumping Station but they will not affect the implementation of the temporary waterfront promenade.

7. The Working Group has taken much effort in liaising with the parties concerned on the technical issues related to design and land matters. A finalised proposal for the Tunnel Company to surrender the seafront area will be circulated among the concerned parties in due course. Subject to no objection from the relevant Government departments and agreement from the Tunnel Company, the area will be de-gazetted under the Eastern Harbour Crossing Ordinance. In parallel, the Working Group has also been liaising with Towngas seeking its agreement to open up the seafront portion of the gas pigging

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station for public passage. Given the technical issues that may not be easily resolved and the Eastern District Council's strong request for early implementation of the project, we have considered adopting an alternative route around the gas pigging station for connection with the Quarry Bay Park (Phase I). This takes the form of a passageway of approximately 2 metres in width along the south of the Gas Pigging Station, which is on unallocated government land. The Eastern District Council strongly urges adoption of this option as an interim solution if the agreement with Towngas could not be reached timely.

8. A layout plan of the proposed temporary promenade is at **Annex 2**. The proposed temporary promenade will be approximately 500 metres long, with a width varying from 6 to 25 metres, connecting to Quarry Bay Park (Phase I) in the east. A passageway along the north of the Gas Pigging Station would be included under the temporary development subject to a timely agreement with Towngas. Otherwise, it could be implemented at a later stage together with other enhancement and development proposals of a relatively permanent nature, subject to the findings of the ongoing Hong Kong Island East Harbour-front Study.

9. Upon completion of the proposed development, the Leisure and Cultural Services Department will be responsible for the daily management, maintenance and operation of the temporary promenade.

PROPOSED DESIGN

10. The Working Group proposes to adopt greening as the design theme for the proposed promenade. Amenity facilities could be provided along the promenade to create a leisure setting, acting as an extension of the existing promenade in Quarry Bay Park (Phase I). The following facilities are considered suitable for the proposed promenade –

- (a) Seaside walkways for leisure strolls and jogging;
- (b) A pet garden for the members of the public to take pleasure walks with their pets and enjoy sea views;
- (c) Seafront balustrades, lightings, rain-shelters and sitting

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- facilities;
- (d) Trees and shrubs planting; and
 - (e) Other ancillary facilities of a basic nature, such as landscape irrigation, temporary toilet, drainage facilities, etc.

The conceptual development proposal and the perspective views of the proposed promenade are set out at **Annexes 3 to 5** for reference.

ADVICE SOUGHT

11. Members are invited to give views on the development proposal and support the implementation of the Hoi Yu Street temporary promenade development proposal for early public enjoyment.

Annex 1: Location Plan of Hoi Yu Street

Annex 2: Layout plan of the proposed Temporary Waterfront Promenade

Annex 3: Conceptual development proposal of the proposed promenade

Annex 4: Perspective view (1) of the proposed promenade

Annex 5: Perspective view (2) of the proposed promenade

Development Bureau

Civil Engineering and Development Department

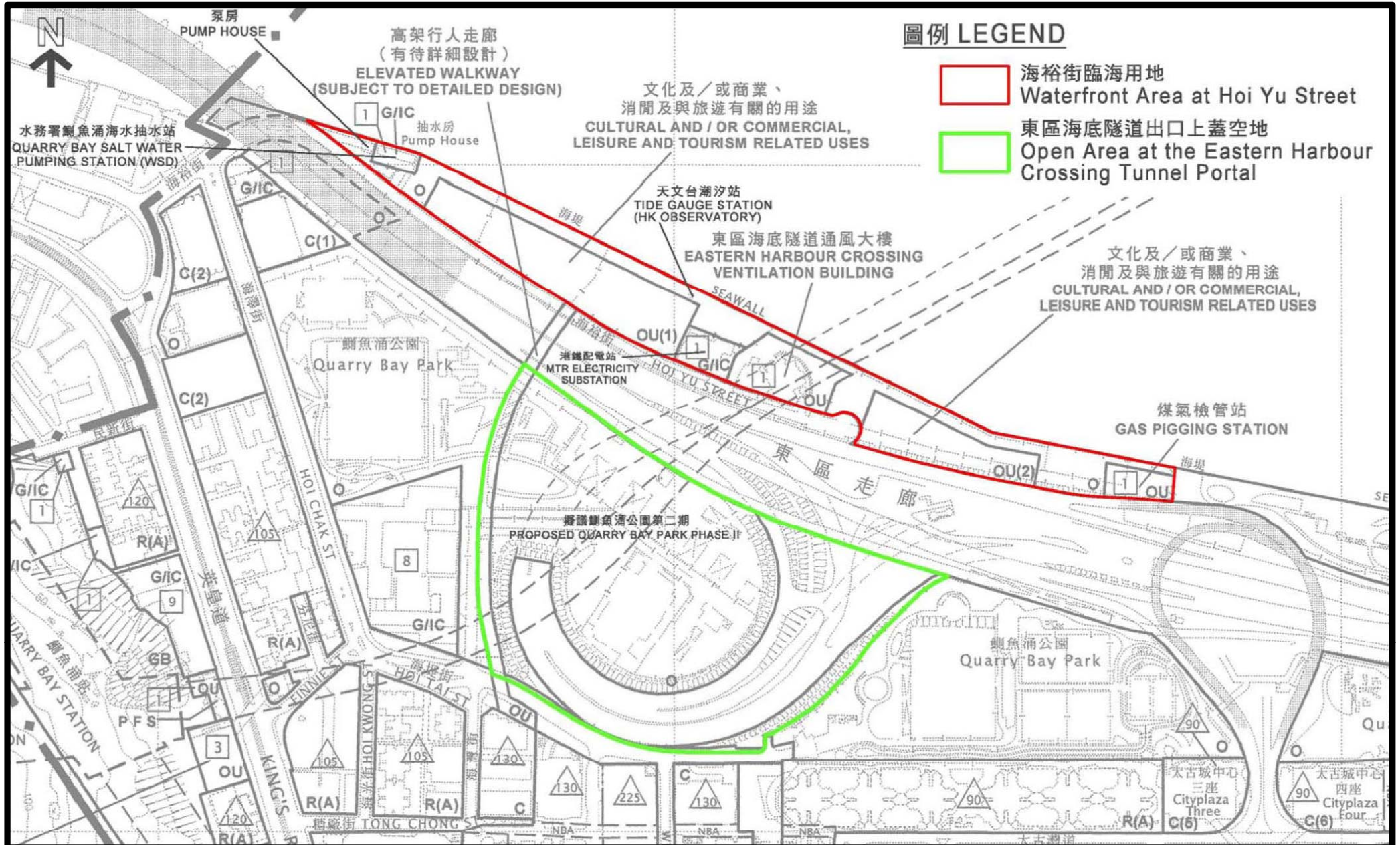
Architectural Services Department

Planning Department

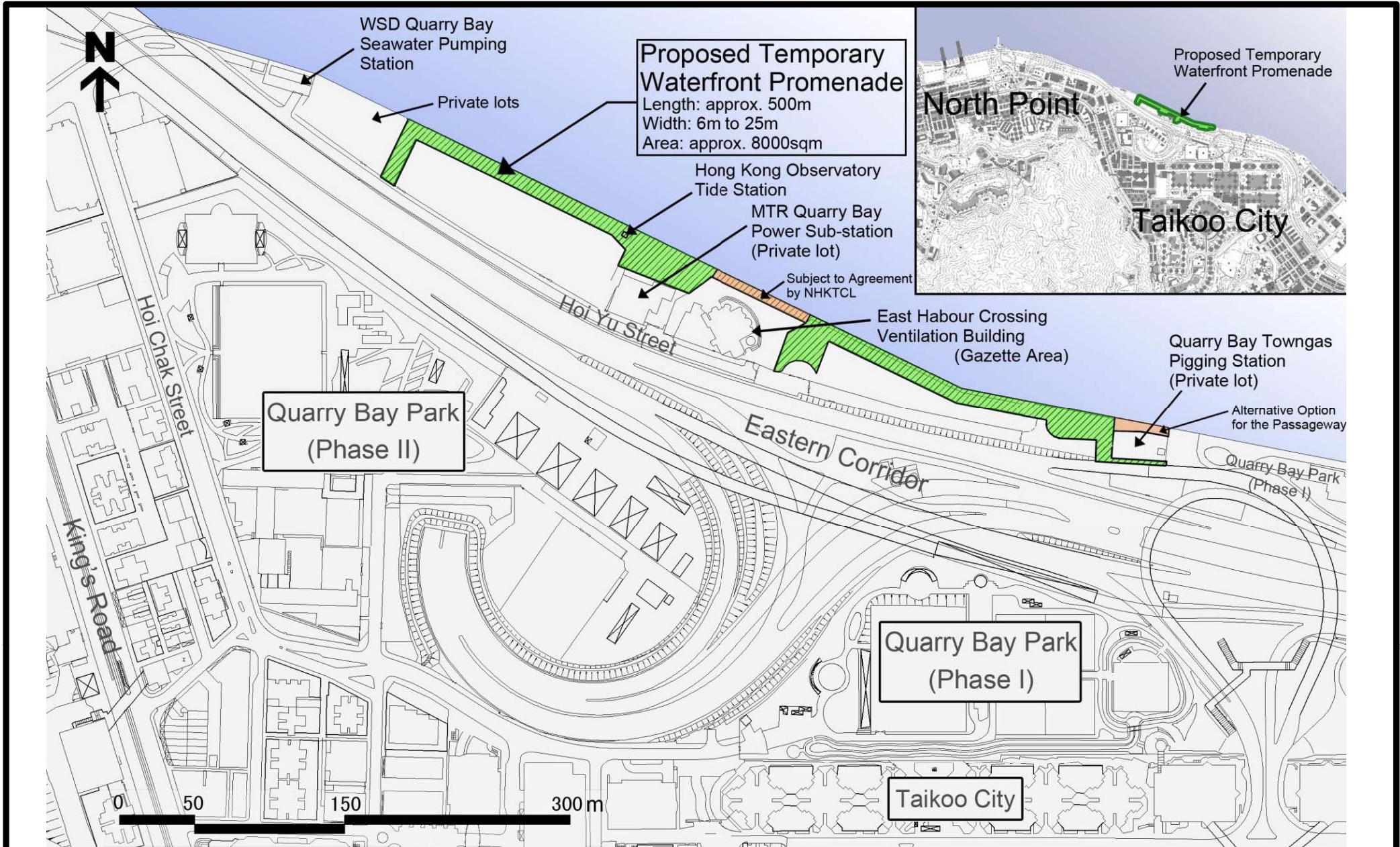
Lands Department

Leisure and Cultural Services Department

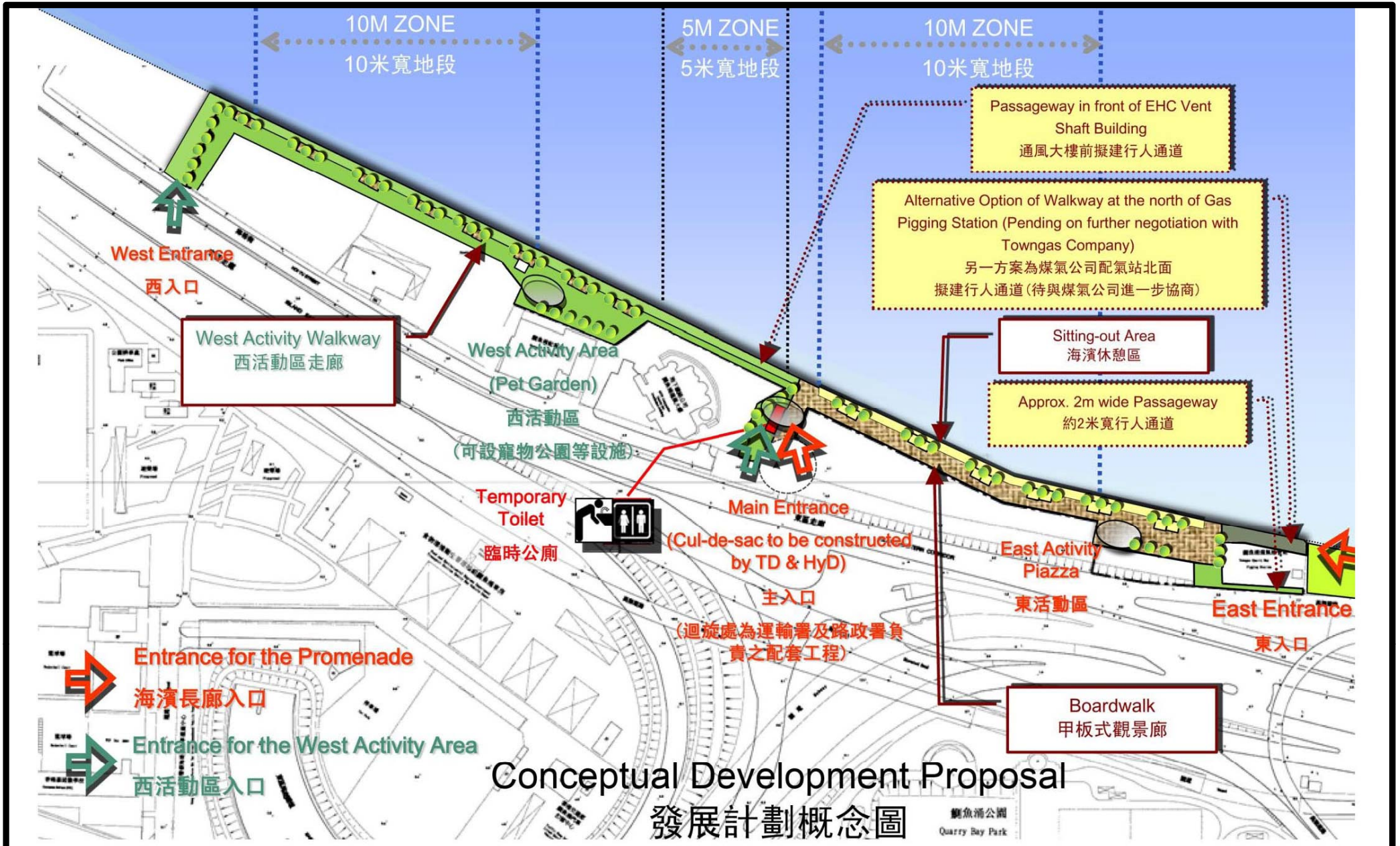
September 2010



Location Plan of Hoi Yu Street



Layout plan of the proposed Temporary Waterfront Promenade



Conceptual development proposal of the proposed promenade



Perspective view (1) of the proposed promenade



Perspective view (2) of the proposed promenade