

# Harbourfront Commission

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For discussion  
on 4 June 2012

HC/07/2012

## **Progress Report from Task Force on Harbourfront Developments on Hong Kong Island**

### **REPORTING PERIOD**

This progress report covers the period from April to June 2012.

### **MEETING(S) HELD AND THE MAJOR OUTCOME, FINDINGS AND RECOMMENDATIONS**

#### Ninth Meeting – 10 May 2012

2. The Task Force discussed the following issues/items -

**(a) Proposed Composite Hotel, Residential and Public Open  
Space Development In “Comprehensive Development Area”  
at 12 Oil Street, North Point, Hong Kong**

- The project team briefed Members on the proposed composite hotel, residential and public open space development at Oil Street, North Point.
- Members commented on various aspects of the proposal, including the interface with the adjacent “ArtSpace” managed by Leisure & Cultural Services Department; visual permeability; accessibility; maintenance and management of the future open space and provision of car parking spaces.
- Members were in general supportive of the proposal. The project team was advised to take into account Members’ views in refining its proposal.

## **(b) Pedestrian Connectivity at Central and Wan Chai Harbourfront**

- Further to the briefing at the 7<sup>th</sup> Task Force meeting held on 30 August 2011 on the existing pedestrian links at Sheung Wan, Central, Wan Chai and Causeway Bay along the northern shore of Hong Kong Island, the Transport Department (TD) gave members another presentation on the overall view of the existing and planned pedestrian connectivity in the area.
- Members appreciated TD's endeavour in providing the comprehensive plan in the vicinity and were of the view that the information was useful. Some Members suggested that waterfront promenade and open spaces at waterfront areas could also be shown on the same maps so that Members could have a better idea about the connectivity along the harbourfront. Some Members considered that TD should also provide information about the subway connections.
- TD was advised to consider Members' comments and revert to the Task Force to report any updates on a regular basis (say every 6 to 9 months).

## **(c) Proposal by Servicemen's Guides Association to Refurbish its Building at Fenwick Pier**

- The Servicemen's Guides Association (SGA) briefed the Task Force on its proposal to refurbish its building at Fenwick Pier in Wan Chai.
- Members recognised the importance of SGA's service and the SGA building as the key reception centre for visiting navies.

While some Members suggested that the building could be better located at the waterfront in view of its functions, Members were generally supportive of the current proposal for the SGA building to remain in situ. Members also commented that the traditional services and retail shops (e.g. the barber and shop selling foreign magazines) currently provided in the SGA building should be kept after the refurbishment works as far as possible.

- In conclusion, the Task Force agreed to give in-principle support to the proposal, and suggested that SGA take into account Members' views when working out the detailed design and the operation model, as well as the connectivity and interface issues.

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

- The Civil Engineering and Development Department (CEDD) and its consultants briefed the Task Force on the proposal for the construction of additional floors above Central Piers Nos. 4 to 6 at the 7<sup>th</sup> Task Force meeting held on 30 August 2011. Upon Members' request, CEDD had reviewed the proposed design in the light of the outcome of the Retail Feasibility Study. At the meeting, Transport and Housing Bureau, TD and CEDD briefed Members on the findings and recommendations of the Study, and sought Members' views on the revised design for the Project.
- Members appreciated that the revised design was of significant improvement. Members suggested that shelters, benches and more greening should be provided at the public open space at the rooftop; and indoor/outdoor events should be held to enhance vibrancy of the piers. Members also

highlighted the importance of the integration between the three piers and the future landscaped deck.

- Members were supportive of the revised design. CEDD was advised to take into account Members' comments when preparing the detailed design of the additional floors of the piers for submission to the Town Planning Board (TPB).

**(e) Amendments to the Approved Central District (Extension) Outline Zoning Plan No. S/H24/6**

- Representatives of Planning Department briefed the Task Force on the amendments to the approved Central District (Extension) Outline Zoning Plan (OZP) No. S/H24/6. The amendments proposed to the Notes of the OZP were mainly to update the Notes of the OZP to incorporate the revised Master Schedule of Notes (MSN) to Statutory Plans endorsed by the TPB in 2003 and the minor relaxation clause into the Remarks of the Notes for the various zonings.
- While Members did not have comments on the proposed update to incorporate the revised MSN, some Members expressed concerns on the incorporation of minor relaxation clause into the Remarks of the Notes for the various zonings as it might not be entirely in line with the "Harbour Planning Guidelines and Principles". While a few Members opined that the proposed relaxation would be good for innovative design from architectural point of view, majority of Members were of the view that tall buildings should not be encouraged at the harbourfront and concluded that the Task Force did not support the proposed incorporation of the minor relaxation clause.
- Views of the Task Force would be summarised and conveyed

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to the TPB for consideration.

**Secretariat**

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

**May 2012**