

Harbourfront Commission

For discussion
on 2 May 2013

HC/08/2013

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

REPORTING PERIOD

This progress report covers the period from January to April 2013.

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

Twelfth Meeting – 21 February 2013

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

(a) Design of Lung Wo Road (P2)

- Members agreed that stone planters would be preferred over concrete barriers for converting the road into a tree line boulevard. Since Lung Wo Road was currently serving as an important alternative route to ease traffic congestion of Connaught Road Central and Harcourt Road, Members noted that the structural modification might only be carried out after completion of the Central-Wan Chai Bypass.

(b) Proposed Comprehensive Development for Residential and Commercial Uses at Java Road and Tin Chiu Street, North Point, Hong Kong

- The project proponent briefed the Task Force on the planning and design of the proposed comprehensive development for residential and commercial uses in the subject lot.
- While appreciating that the proposed scheme was a significant improvement as compared with the baseline scheme, Members commented that the separations between buildings should be widened to improve the porosity and permeability of the scheme; the pedestrian connectivity from the hinterland to the waterfront and in between the nearby public transportation facilities through the development should be further enhanced; retail facilities should be placed at the perimeter of the public transport interchange; and coach parking facilities should be included in the development.
- The project proponent was advised to take into account Members' comments and refine the scheme at the detailed design stage.

(Note: Members' comments on the development were conveyed to the Town Planning Board (TPB) on 4 March 2013.)

(c) Amendments to the Draft Central District (Extension) Outline Zoning Plan No. S/H24/7

- The Planning Department (PlanD) briefed the Task Force on the proposed amendments to the draft Central District

(Extension) Outline Zoning Plan (“the OZP”) No. S/H24/7.

- Members noted that the proposed amendments to the draft OZP were technical in nature to reflect the final delineation of the military dock and the land use.
- Members had diverse views on the building height restriction and the design of the military dock. While generally accepting the already built structures within the site, some Members considered that further construction within the military dock should be subject to review by the TPB and consultation with the Commission. The Administration clarified that the 10mPD building height restriction was imposed to apply a consistent BHR for the whole of Site 7 where the military dock was located.
- Some Members commented that the Garrison’s undertaking to open the military dock to the public when it was not in military use should be duly reflected and conveyed to the public in an official way.

(Note: Members’ comments on the proposed amendments were conveyed to the TPB on 15 April 2013.)

(d) Submission of a Conceptual Proposal for Rationalization and Expansion of Public Viewing Areas at the Central Star Ferry Terminal

- The project proponent briefed the Task Force on a conceptual idea to expand the dining area of a restaurant at

Central Pier No. 7 by relocating and expanding the existing public viewing deck to the Central Terminal Building (CTB) in between Central Piers Nos. 7 and 8.

- Members generally welcomed the idea, and commented that the proposed elevator at the CTB would be obstructive; the design of the relocated public viewing deck should be carefully considered; and the additional revenue arising from the expansion of dining area of the restaurant should be used for subsidising ferry operation.
- The project proponent was advised to take into account Members' views when refining the proposal; start engaging relevant government departments; and consult the Task Force again when a concrete proposal was ready.

(e) Proposed Cooked Food Market, Ground Floor, Central Terminal Building, Central

- The project proponent briefed the Task Force on a conceptual idea to set up cooked food stalls in the evenings of weekdays, during weekends and public holidays at the ground floor level of the CTB.
- Members generally welcomed the idea, and commented that the food stalls should be properly managed, the design of the area should make reference to overseas experience, and a more diversified mix of stalls selling different products should be explored.

Harbourfront Commission

HC/08/2013

- The proponent was advised to take into account Members' comments when refining the proposal, conduct relevant market research to formulate a good management model, and engage relevant government departments before consulting the Task Force again on a concrete proposal.

Secretariat

Task Force on Harbourfront Developments on Hong Kong Island

April 2013