

Harbourfront Commission

For discussion
on 25 October 2010

HC/09/2010

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

REPORTING PERIOD

This progress report covers the period from July to October 2010.

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

First Meeting – 16 September 2010

2. The Task Force discussed the following items -

(a) Election of Chairman

Mr Nicholas Brooke was elected as the Task Force Chairman.

(b) Terms of Reference

The proposed Terms of Reference were endorsed.

**(c) Exterior Design of Tunnel Buildings of the Central-Wan
Chai Bypass and Island Eastern Corridor Link**

Transport and Housing Bureau (THB) and Highways Department (HyD) briefed Members on the background of the Central-Wan Chai Bypass (CWB) project and the exterior designs of tunnel buildings of the CWB and Island Eastern

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Corridor Link. They also took the opportunity to brief Members on the proposed location of the West Ventilation Building (WVB). International Finance Centre Development Ltd (IFC), Designing Hong Kong, Four Seasons Hotel Hong Kong and Pure Group were invited to present their views on HyD's proposed location of the WVB. IFC also presented its alternative proposal.

The Task Force requested the two sides to work together to examine the feasibility and constraints of the proposals; and revert with fully tested scheme comparison in two to three months' time. THB and HyD were also requested to take on board Members' views to reduce the visual, air and noise impact of its proposed WVB.

(d) Hoi Yu Street Temporary Waterfront Promenade

Civil Engineering and Development Department (CEDD) and Architectural Services Department (ArchSD) briefed Members on the proposal to develop a temporary waterfront promenade at Hoi Yu Street. The Task Force supported the project in principle to enhance the waterfront of the area but requested CEDD/ArchSD to take on board Members' comments to refine the proposal, and revert to the Task Force once the detailed design was available.

(e) Any Other Business - A Proposal to Develop a Water Pumping Station Site at Sheung Wan into an Open Space

The meeting noted the information paper on the proposal to develop a water pumping station site at Sheung Wan into an open space.

Second Meeting – 6 October 2010

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3. The Task Force discussed the following items -

(a) Scope of Works for Site 7 Development in the New Central Harbourfront

Leisure and Cultural Services Department (LCSD) sought Members' endorsement on the proposed scope of works for the Site 7 permanent promenade. At the request of Harbourfront Commission Members during the site visit to harbourfront areas on Hong Kong Island held on 18 August 2010, CEDD and ArchSD also briefed Members on the progress and design of the advance promenade works (including the Green Carpet fronting the Tamar Development).

While the Task Force appreciated the early opening up of the advance promenade, Members expressed concerns on the lack of "vibrant" features (e.g. dining facilities, kiosks etc.), lack of holistic design which showed connectivity to other key sites, and large level difference between the viewing platform in front of the Green Carpet and the promenade. Some Members were worried that structures to be put in the temporary promenade would define what the future permanent promenade would look like. The Task Force requested CEDD and ArchSD to revert with more technical information to facilitate Members' understanding and subsequent discussion.

The Task Force agreed to note LCSD's proposed scope of works for the permanent promenade but requested the department to submit a draft design and planning brief on Site 7 to the Task Force for endorsement before issue to the design consultant, and continue to engage the Task Force during the whole design process.

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(b) Development of Site 4 in the New Central Harbourfront

Planning Department (PlanD) briefed Members on the planning parameters for Site 4. A few members commented that PlanD's planning parameters were too prescriptive and expressed worries that they could impose limitations on the future developer, in terms of design and business viability, if Site 4 was to be developed by way of public-private collaboration (PPC). Some Members suggested that consideration be given to developing Site 4 and Site 7 together.

The Task Force agreed to discuss in greater depth at subsequent meetings on three major aspects of the PPC: (i) project approach (e.g. to consider the need for EOI, pre-qualification and tender exercise etc.); (ii) business viability; and (iii) specific opportunities the site provides (e.g. NGO's participation).

Secretariat

**Task Force on Harbourfront Developments on Hong Kong Island
October 2010**