

# Harbourfront Commission

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For discussion  
on 6 September 2013

HC/13/2013

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

### **REPORTING PERIOD**

This progress report covers the period from May to August 2013.

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

#### Thirteenth Meeting – 7 June 2013

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

#### **(a) Setting up Community Green Station (CGS) at Hong Kong East**

- The Environmental Protection Department (EPD) briefed Members on the proposal of setting up a pilot community green station (CGS) to provide accessible and visible support for green living at the community level at harbourfront areas in the Eastern District for a period of five years.
- Members supported the proposal and suggested that EPD enhance the design of CGSs with more educational elements, and allow small recycling businesses to operate at the CGS. EPD was also asked to address local residents' concerns, including the potential nuisances arising from its operation,

and consider building smaller CGSs in other areas to encourage wider community participation.

**(b) Amendments to the Approved Wan Chai North Outline Zoning Plan No. S/H25/2**

- The Planning Department (PlanD) briefed the Task Force on the amendments to the Approved Wan Chai North Outline Zoning Plan No. S/H25/2 (OZP).
- Members supported in principle the rezoning of the Exhibition (EXH) Station site to “Comprehensive Development Area” (CDA) zone to allow more land uses and make the harbourfront more vibrant. In response to Members’ query on the justifications for designating the CDA site primarily for convention use, the Commerce and Economic Development Bureau explained that the potential participants of high-end conventions would generally prefer downtown locations that therefore the proposed site would be a suitable location given its good accessibility and public transportation network.
- Some Members raised concerns that developing convention and meeting facilities at the site would aggravate existing traffic congestion in the area. PlanD responded and TD confirmed that conventions and meetings would generate less vehicular traffic when compared with other uses (e.g. exhibition). Their preliminary assessment had ascertained that the proposed convention and meeting facilities would not pose a significant traffic impact on the nearby area. The

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project proponent would need to submit various technical assessments including traffic impact assessment as part of the Master Layout Plan (MLP) submission for approval of the Town Planning Board (TPB).

- In response to Members' comment on the capacity of the existing footbridge system nearby and the design of the pedestrian network and its interface with surrounding areas, PlanD clarified that convenient links connected to the Hong Kong Convention and Exhibition Centre Extension, the existing elevated walkway and the proposed elevated walkway leading to the waterfront at the podium level would be proposed. A planning brief would be prepared and development requirements including pedestrian connectivity, landscaping, design principles and transport facilities could be imposed therein to guide the future proponent in preparing the MLP. PlanD would engage the Commission when preparing the planning brief.
- On rezoning a narrow strip of land (0.01 ha) to "Government, Institution or Community (1)" zone according to the gazetted road alignment of Tonnochy Road, a Member suggested widening the pavement of Tonnochy Road as far as possible to provide a better pedestrian environment and wider view corridor.
- Members noted that the other amendments were technical in nature.

***(Note: The summary of discussion on the proposed***

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*amendments was conveyed to the Town Planning Board (TPB) on 3 July 2013.)*

**(c) Signature Project Scheme (SPS) in Central and Western District: Harbourfront Enhancement and Revitalisation at the Western Wholesale Food Market (WWFM)**

- The Central and Western District Office (C&WDO) briefed the Task Force on the conceptual framework for harbourfront enhancement and revitalisation at WWFM to be pursued by the Central & Western District Council (C&WDC) under the SPS.
- Members unanimously supported the proposal and urged for its early implementation. Members suggested that C&WDC consider bringing in more diversified uses to add vibrancy to the site such as adding structures on top of the unused piers to accommodate food and beverage premises. Some members suggested that dogs should be allowed within the site and that public landing facilities at the unused piers should be made available for public access from the sea. C&WDO undertook to consider Members' views at the detailed design stage.

**(d) Preliminary Land Use Proposal for the Western Part of Kennedy Town**

- PlanD briefed the Task Force on the preliminary land use proposal for the western part of Kennedy Town. Members generally supported designating the two pier sites in front of

the ex-Kennedy Town Abattoir site for leisure and recreation uses.

- Some Members expressed concerns on increasing development density in the area as the provision of open space in the district and the nearby infrastructure such as road network might not be able to support the increased population. PlanD explained that due to high demand for housing sites, the ex-Mount Davis Cottage Area site was proposed for public residential housing use, with a proposed plot ratio of 6 as compared to the permissible plot ratios of 8 to 10 on Hong Kong Island. Apart from passive open space proposed in the area, active open space such as recreational ground and pet garden would also be provided in the area subject to detailed design.
- Some Members suggested relocating the Victoria Public Mortuary (VPM) to the future redeveloped Queen Mary Hospital (QMH) instead of the proposed site at Victoria Road. PlanD clarified that it had explored that option but there would not be sufficient space in the redeveloped QMH for re-provisioning VPM. Due to the stringent hygienic requirements of the mortuary and the need to take care of the feeling of families of the deceased, it would not be appropriate to re-provision VPM underground. The proposed location was considered most suitable.
- Some Members opined that the pedestrian connectivity from the hinterland to the harbourfront should be enhanced under the proposal. PlanD was asked to take into account

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Members' views and report back to the Task Force with an enhanced proposal.

**Secretariat**

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

**August 2013**