

Harbour-front Enhancement Committee Paper:

“Temporary Land Use and Quick Win Enhancement Strategies”

Motion with Recommendations

To demonstrate progress in harbour-front enhancement, Hong Kong Government should lead and implement temporary harbour-front land use and quick-win harbour-front enhancement strategies:

- a. By urgently reviewing and redirecting temporary land uses in line with the Harbour Planning Principles and harbour-front enhancement strategies;
- b. By urgently reviewing harbour-front sites and facilities under the control of Government departments and related bodies, for quick-win enhancements in line with the Harbour Planning Principles and harbour-front enhancement strategies.
- c. In principle, such harbour-front enhancement strategies could include where possible and among others:
 - i. Improving public access to the harbour-front;
 - ii. Providing foot paths (promenades) around the harbour;
 - iii. Implementing a greening strategy including landscaping with new trees planted on the ground in appropriate locations (and to be transplanted nearby if required in future) to quickly provide mature trees to green our harbour shoreline;
 - iv. Removing all unnecessary fencing;
 - v. Promoting marine uses with suitable land-water interfaces;
 - vi. Promoting public leisure, sports, entertainment, arts and culture uses with suitable facilities and (short-term) leases and licensing.

Harbour-front Enhancement Committee Paper:

“Temporary Land Use and Quick Win Enhancement Strategies”

Background Notes and Comments on the Motion

1. The Harbour-front Enhancement Committee on 22 September 2005 decided to discuss the matter under a dedicated agenda item during the next HEC meeting. Following supporting notes aim to aid the Administration in developing directives and guidelines to relevant departments and bodies, and help members of the Harbour-front Enhancement Committee consider the above motion.
2. **The motion includes 3 key elements to be considered**, namely:
 - a. **A commitment** by Government to lead with quick win enhancements;
 - b. **2 distinct groups of sites** have been identified: temporary land uses, and existing Government controlled land uses;
 - c. A **list of possible enhancement strategies** is identified.
3. **A commitment by Government to temporary and quick win enhancements**
 - a. The objective is to **demonstrate progress with harbour-front enhancement**, not in the least by improving public access to a greater part of the harbour-front, and by greening more harbour-front land;
 - b. The **majority** of the harbour-front (excluding the container terminals) is **under the direct control of** a wide range of **Government** departments;
 - c. It may well be more efficient and effective for Government departments and related bodies **themselves to identify appropriate temporary land uses and quick win enhancements** for sites under their own control;
 - d. This requires **building an understanding of the need to prioritize harbour-front enhancement** and to allocate funds, by motivating people in a wide range of departments;
 - e. A commitment or policy expressed and communicated by the Government as a directive to all departments would **steer the daily decision making** of the many parties and persons involved;
 - f. This effort would include **communicating the Harbour Planning Principles**, the urgency to start enhancements wherever possible soonest, **and a list of possible enhancement strategies** – not in the least improving public access and the greening with trees and grass.

4. **Two groups of land uses: Temporary land uses, and land and facilities under Government control**

- a. **The current temporary land uses are primarily** waste handling, construction material handling, public and Government parking, haul roads and members-only Golf clubs. The key sites for enhancement of temporary uses include Kwun Tung Cargo Handling Areas, Kai Tak, Hung Hom Ferries and environs, KCRC Hung Hom Freight Yard, West Kowloon, Kennedy Town Abattoir and Incinerator, Sun Yat Sen Park and environs, Tamar, Central Reclamation 3 (upon completion of reclamation), Former Wanchai and Causeway Bay Public Cargo Handling Areas, Oil Street and environs, Former North Point Estate and environs, Quarry Bay Hoi Yu Street and environs, and Shau Kei Wan's Typhoon Shelter and environs.
- b. **The majority of the permanent land uses and facilities along the harbour-front are under direct control by various Government departments**, including among others: LCSD, Government Property Agency, Water Services Department, and Highways Department. Many of these sites offer quick-win enhancement opportunities.

5. **Possible temporary land use enhancements and quick win strategies**

- a. **The Harbour Planning Principles** provide general guidelines for quick win improvements and enhancements;
- b. **Key concerns with temporary land uses** are a lack of harbour access, unnecessary fences, lack of harbour-side promenades, lack of vibrancy, lack of greening, lack of (opportunity/licensing) for activities, and lack of land-water interfaces;
- c. **Key temporary enhancement opportunities** is to make temporary land uses available and to direct the temporary land uses in line with the Harbour Planning Principles and harbour-front enhancement strategies;
- d. **Key concerns with land uses and facilities under Government control along the harbour-front** are lack of harbour access, unnecessary fences, lack of harbour-side promenades, lack of vibrancy, lack of greening, lack of (opportunity/licensing) activity, lack of land-water interfaces;
- e. **Key quick win opportunities for Government controlled facilities and sites** are the granting and facilitating of public access, providing space for promenades, removal of fences, re-engineering of facilities to allow for the provision of F&B or other public services, and creating land-water interfaces. (In the long term, re-provisioning or reengineering of certain facilities/infrastructure may be appropriate).

6. Short list of illustrative examples

- a. The current Kai Tak temporary land uses are well documented, and the need to redirect these uses has been discussed in the South-East Kowloon Subcommittee of the HEC.
 - b. A haul road on West Kowloon is build along the water-front rather than straight out to the main road, segregating the harbour-front from the harbour.
 - c. The harbour-front of Sun Yat Sen Park and environs is blocked by fences.
 - d. At the former Causeway Bay and Wanchai Cargo Handling Areas, billboard advertising is blocking 'visual access to the harbour', a key harbour principle. These should best be removed soonest. However, the latest inventory of Known (Planned and Proposed) projects at Harbour-front indicates an intention to extend bill boards to other areas.
 - e. The ICAC head-quarters are nearing completion in North Point, however, there is no harbour-front promenade included. Although with effort, it may well be possible to make space available to correct this.
 - f. The promenade along the Shau Kei Wan Typhoon Shelter is blocked by a steel fence around a Government land site, blocking access from the west to the east end of the harbour-front.
7. The examples are by no means exhaustive or complete, and the selection only illustrates the urgency of agreeing and communicating a directive with guidelines to all Government departments. A tour of the actual harbour-front and visit of all sites, would generate a more conclusive list of what can be done to quickly, and temporarily where the case may be, enhance the harbour-front.

Paul Zimmerman
Alternate, Business Environment Council
25 September 2005