

**Harbour-front Enhancement Committee
Sub-committee on Harbour Plan Review**

Seventh Meeting

Date: 15 June 2005
Time: 3:00pm
Venue: Conference Room
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong

Agenda

1. Confirmation of Minutes of Last Meeting
2. Matters Arising
3. Progress on Temporary Open Space at West Kowloon
4. Hung Hom Bay Waterfront Promenade
5. Integrated Conceptual Design of a Pumping Station at the Proposed Sheung Wan Gala Point Waterfront Open Space
[Paper No. 9/2005]
6. Progress on Central Ferry Piers Participatory Programme
[Paper No. 8/2005]
7. Any Other Business

*Secretary, Sub-committee on
Harbour Plan Review
June 2005*

**Sub-committee on Harbour Plan Review
Harbourfront Enhancement Committee
“Central Harbourfront and Me” – Programme Overview**

Purpose

1. This Paper provides an overview of the “Central Ferry Piers Participatory Programme” (the Programme) which is now known as “Central Harbourfront and Me” (CHarM).

Background

2. At the last Sub-committee meeting held on 30 March 2005, Members were informed that City University Professional Services Limited had been selected to conduct the Programme “CHarM”. The Programme commenced on 18 April is planned for completion in early 2006.

Study Area

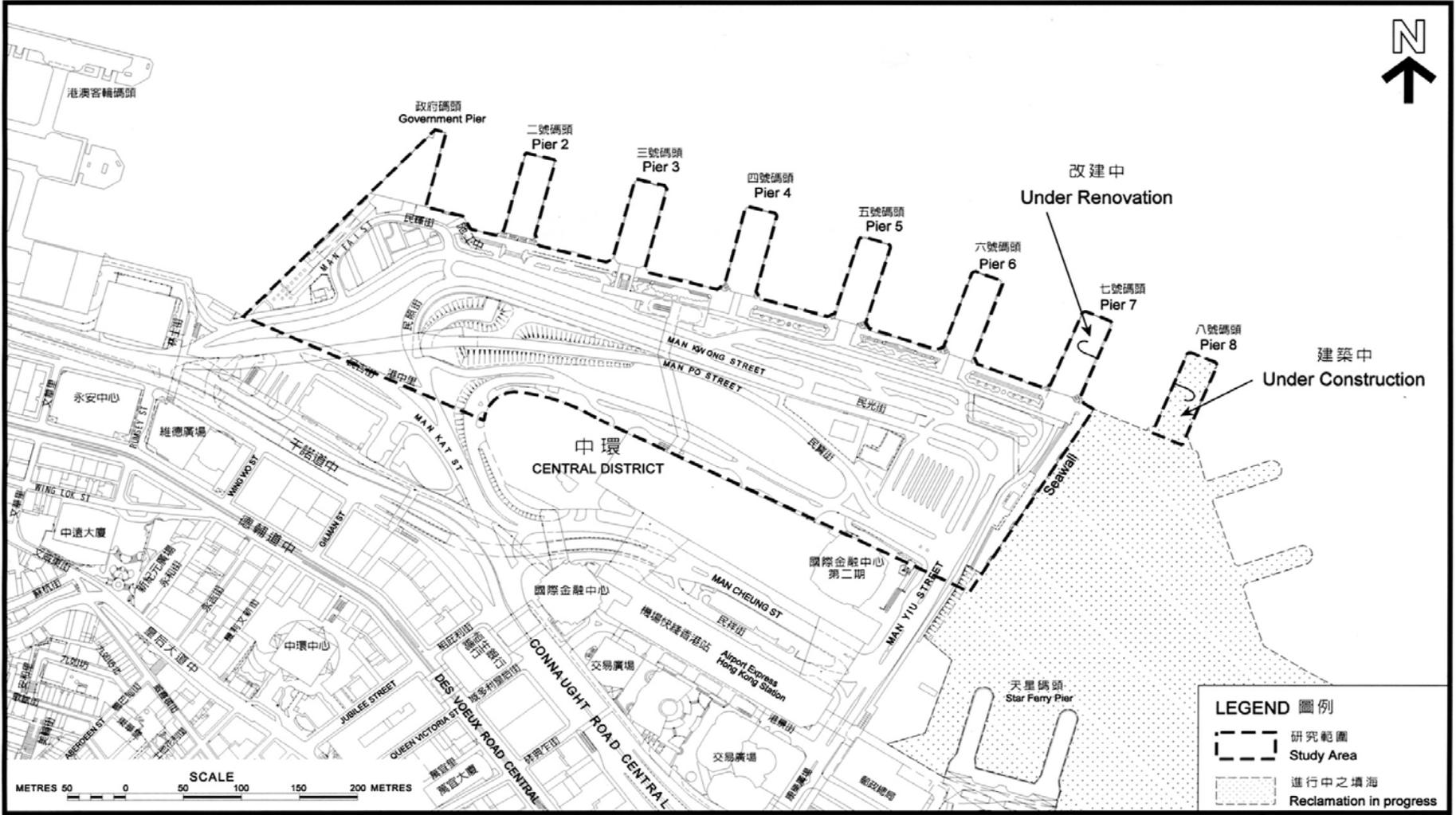
3. The Programme “CHarM” covers Central Ferry Piers (Nos. 1-8) and the adjoining areas (the Area) (Plan 1). The site boundary is for reference only, issues such as accessibility and visual connectivity linking adjoining areas would also be examined.

The Programme

4. Programme “CHarM” has adopted a multi-stakeholder approach in partnership with the business sector, professionals bodies, local communities and Government agencies to formulate a design brief for enhancing the Area. A series of public engagement events including brainstorming session, random sample survey/interviews, workshop, exhibition and public forum have been planned to gauge public views. Planned public engagement events are detailed in **Appendix 1**.
5. Members are invited to note the Programme and to participate in the planned events.

Attachment

Plan 1	The Study Area
Appendix 1	Programme Overview



SCALE
METRES 50 0 50 100 150 200 METRES

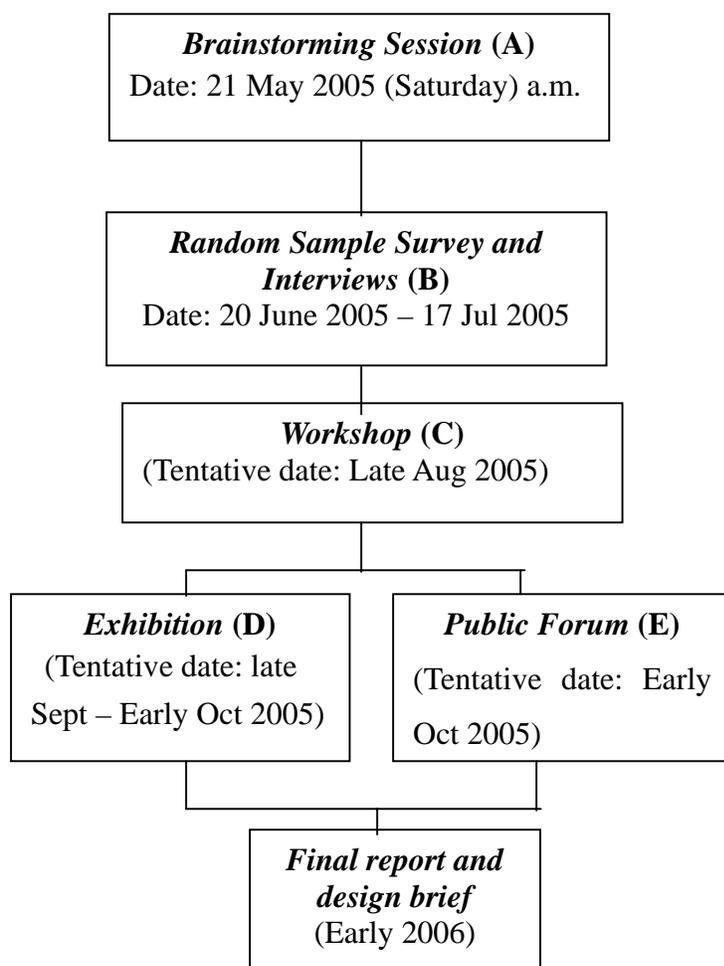
LEGEND 圖例
- - - 研究範圍
Study Area
- . - . - 進行之填海
Reclamation in progress

中環海濱與我 Central Harbourfront and Me

圖一
PLAN 1
DATE : 09/06/2005

Programme Overview

The Programme comprises a series of public engagement events as follows:



(A) **Brainstorming Session**

The brainstorming session was held on 21 May 2005. Over 70 participants from different sectors of communities including local communities, professional institutes, business sector and academics joined the event. Many ideas on enhancement of the Area were generated and will be followed up in the next stages of the Programme.

(B) Random Sample Survey and Interviews

The purpose of this exercise is to gauge public opinion on possible enhancement of the Area. The event comprises 2 parts: a random sample survey and structured interviews. The former will be carried out at 3 selected locations near and within the Area. About 650 target respondents will be randomly selected at the planned survey locations. The structured interview will cover 70 persons mainly from local communities, harbourfront-related organisations, business sectors, professional institutes and users of the Area.

(C) Workshop Session

The primary objective of the workshop is to identify possible and/or preferred design schemes to enhance the Study Area. About 100 participants from different sectors of communities would be involved.

(D) Exhibition

The aim of the public exhibition is to present, to the general public, the preliminary design schemes and concepts evolved from the workshop as well as feedback obtained in previous events. Visitors will be invited to express their views on the schemes or concepts. The exhibition will be held at two locations close to the Study Area for a period of about 10 days.

(E) Public Forum

The purpose of the public forum is to provide a platform for the public to discuss and review the design schemes and concepts developed from previous events. Though an open process with participation from different sectors of the communities, preferred schemes could be formulated for the preparation of a design brief. The forum will be held at a location within or near the Area, about 200 participants are expected to be involved in the process. Representatives from local communities, concern groups, business sectors and professional institutes will be invited.

HARBOUR-FRONT ENHANCEMENT COMMITTEE
SUB-COMMITTEE ON HARBOUR PLAN REVIEW

**INTEGRATED CONCEPTUAL DESIGN OF A PUMPING
STATION AT THE PROPOSED SHEUNG WAN GALA POINT
WATERFRONT OPEN SPACE**

PURPOSE

This paper brief Members on the Director of Drainage Services' proposal to construct a stormwater pumping station at a waterfront site in Sheung Wan.

BACKGROUND

The Need for a Stormwater Pumping Station

2. The area bounded by Queen's Road Central, Bonham Strand, Man Wa Lane, Rumsey Street and Connaught Road Central in Sheung Wan is a depression zone (location as shown in **Annex 1**). In the past, this depression zone was prone to serious flooding during rainy seasons. According to the Final Report of the Stormwater Drainage Master Plan Study in Northern Hong Kong Island (the Report) completed in 1999, the most effective way to alleviate the flooding problem is the construction of a pumping station. The Report recommended that Sheung Wan Stormwater Pumping Station (the Pumping Station) be constructed at the downstream of the drainage system of the depression zone near the waterfront for collecting, storing and discharging the rain water from the depression zone to the sea.

Choice of Site for the Pumping Station

3. To discharge the flood water effectively into the sea, the Pumping Station must be located at the downstream of the existing drainage system near the waterfront. The site must be in proximity to the stormwater outfall to the harbour and has at least 2,500 sq. m plan area. Three locations were identified in the Report as potential sites for the Pumping Station: (A) the site adjacent to the Waterfront

Divisional Police Station; (B) Sheung Wan Bus Terminus to the west of Hong Kong Macau Ferry Terminal; and (C) the former Sheung Wan Gala Point. **Annex 2** shows the locations of these three sites. The Report further concluded that the former Sheung Wan Gala Point would be the most suitable site because of the reasons stated in paragraph 4 and 5 below.

4. The site adjacent to the Waterfront Divisional Police Station has been reserved for the development of a joint user government complex for the re-provision of the Central District Police Headquarters and the Central Divisional Police Station as well as a Combined Ambulance Depot/Medical and Education Service Centre.

5. According to the Outline Zoning Plan No. S/H3/20 (please refer to **Annex 3**), the site at the existing Sheung Wan Bus Terminus will be developed into a commercial development cum public transport terminus and public carpark. If this site is selected for the Pumping Station, re-provision of a bus terminus will be required. However, there is no suitable re-provision site available in the vicinity.

6. After due consideration and consultation with concerned parties including the Food, Environment, Hygiene and Works Committee of Central and Western District Council on 23 May 2002, the former Sheung Wan Gala Point was chosen as the site for the Pumping Station. The Sheung Wan Stormwater Pumping Station Project was upgraded to Category B in April 2002. It is planned to seek funding approval for this Project in end 2005 with construction to commence in early 2006 and completion in early 2009.

Future Projects that have interface with the Site of the Pumping Station

7. The land use zoning for the former Sheung Wan Gala Point is “Open Space” and it has been reserved for the development of Sun Yat Sen Memorial Park Phase II. With a careful planning and landscape treatment, it is possible to integrate the Pumping Station with the future development of Sun Yat Sen Memorial Park Phase II harmoniously. According to the Outline Zoning Plan No. S/H3/20, a 20m wide landscape decking annotated as Elevated Walkway will be constructed across Chung Kong Road to provide an elevated crossing for the pedestrians between the proposed commercial development above the existing Sheung Wan Bus Terminus and the Open Space at the former Sheung Wan Gala Point. The width of this landscape decking is 4 to 5 times wider than a normal footbridge. It is expected that this landscape decking would integrate with the elevated walkway network in Sheung Wan which would provide a pedestrian linkage between the harbour front and the hinterland. In addition, according to a public consultation paper issued by the Environment, Transport and Works Bureau in June 2004, the western portion of the former Sheung Wan Gala Point will be used for the construction of the Harbour Area Treatment Scheme Stage 2 sewage tunnels.

Planning Considerations for the Pumping Station

8. During the conceptual design stage of the Pumping Station project, the effects of the Pumping Station on the interfacing works identified in paragraph 7 above were assessed in detail such that the Pumping Station project could be implemented as soon as possible with minimum impacts on these interfacing works. In the Pumping Station layout finally adopted, measures have been taken to minimise the number of various components of the Pumping Station as far as possible. For examples, submersible type of pumps have been selected to occupy as less space as possible, two independent power supply lines have been adopted to eliminate the space required for an emergency power generator and the associated oil fuel tank, and the spacing between the pumps has been kept as minimum as possible to reduce the space required. The overall building height and plan area are optimised. The pump house will have design treated with the soft landscape planting so as to reduce the scale of building and allow future design integration of the surrounding local space development. **Annex 4** shows the location of the Pumping Station. **Annex 5** shows the conceptual design of the above-ground pump house and the surrounding development in the Open Space.

9. The Pumping Station is proposed to be located at the south of the former Sheung Wan Gala Point site. The underground stormwater storage tank of storage capacity 8,000 cu. m will be built at least 2m below ground to allow tree planting or other soft landscaping works to be carried out above the underground stormwater storage tank in the future development of Sun Yat Sen Memorial Park Phase II. A pump house is required to accommodate the electrical and mechanical plant and equipment, as well as the transformer room, which have to be installed above ground for flood proof reason. This pump house will have 650 sq. m on plan and height of 6.5 m to be built at the south side of the site abutting Chung Kong Road. When the Open Space at the former Sheung Wan Gala Point is developed, a public viewing deck is proposed to be built on the top of the pump house. It is considered that by locating the pump house to the south of the Open Space site and developing the top of the pump house into a public viewing deck would have following merits:

- (a) As the viewing deck will be open for public enjoyment, the overall area of amenity will not be significantly reduced.
- (b) The public will have a better view of the harbour when comparing to the view at ground level, which is partly obstructed to the east by the berthing piers of the Hong Kong-Macau Ferry Terminal.
- (c) The proposed pump house will occupy the part of the Open Space site which would otherwise be reserved for the approach ramp and staircase to link up with the proposed landscape decking

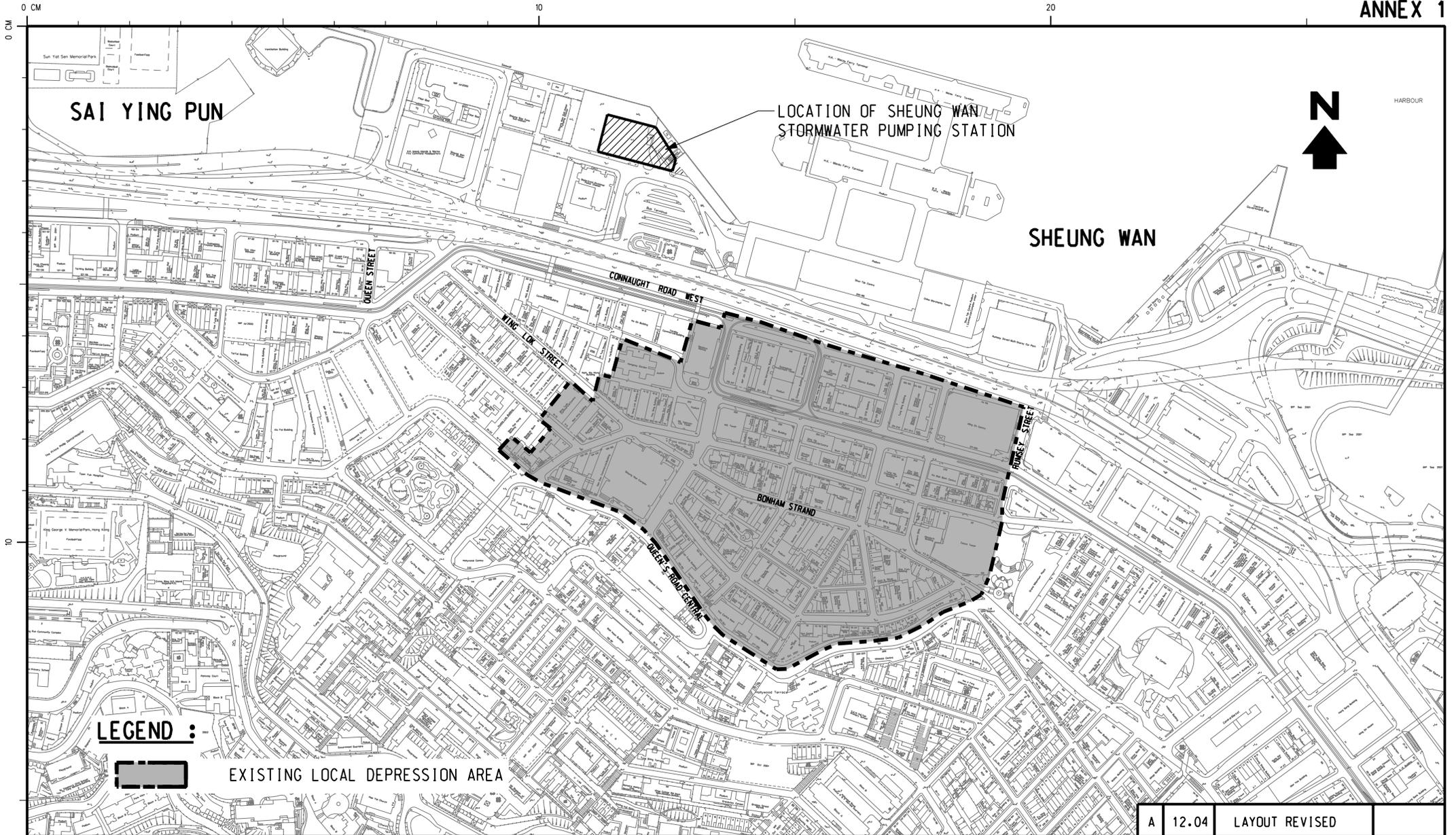
PUBLIC CONSULTATION

10. The Pumping Station layout was presented to the Food, Environment, Hygiene and Works Committee of Central and Western District Council in October 2004 and the Committee generally supported the implementation of the proposed works. The project was also presented to the Sai Ying Pun and Sheung Wan Area Committee on 4 May 2005 and no adverse comments were received from the Area Committee Members.

ADVICE SOUGHT

11. Members are requested to note the integrated conceptual design of the proposed Sheung Wan Stormwater Pumping Station and are invited to suggest any comments to further enhance the design.

Drainage Services Department
June 2005



SAI YING PUN

LOCATION OF SHEUNG WAN
STORMWATER PUMPING STATION

SHEUNG WAN



HARBOUR

CONNAUGHT ROAD WEST

KING LOK STREET

BONHAM STRAND

QUEEN'S ROAD CENTRAL

HONG KONG STREET

LEGEND :



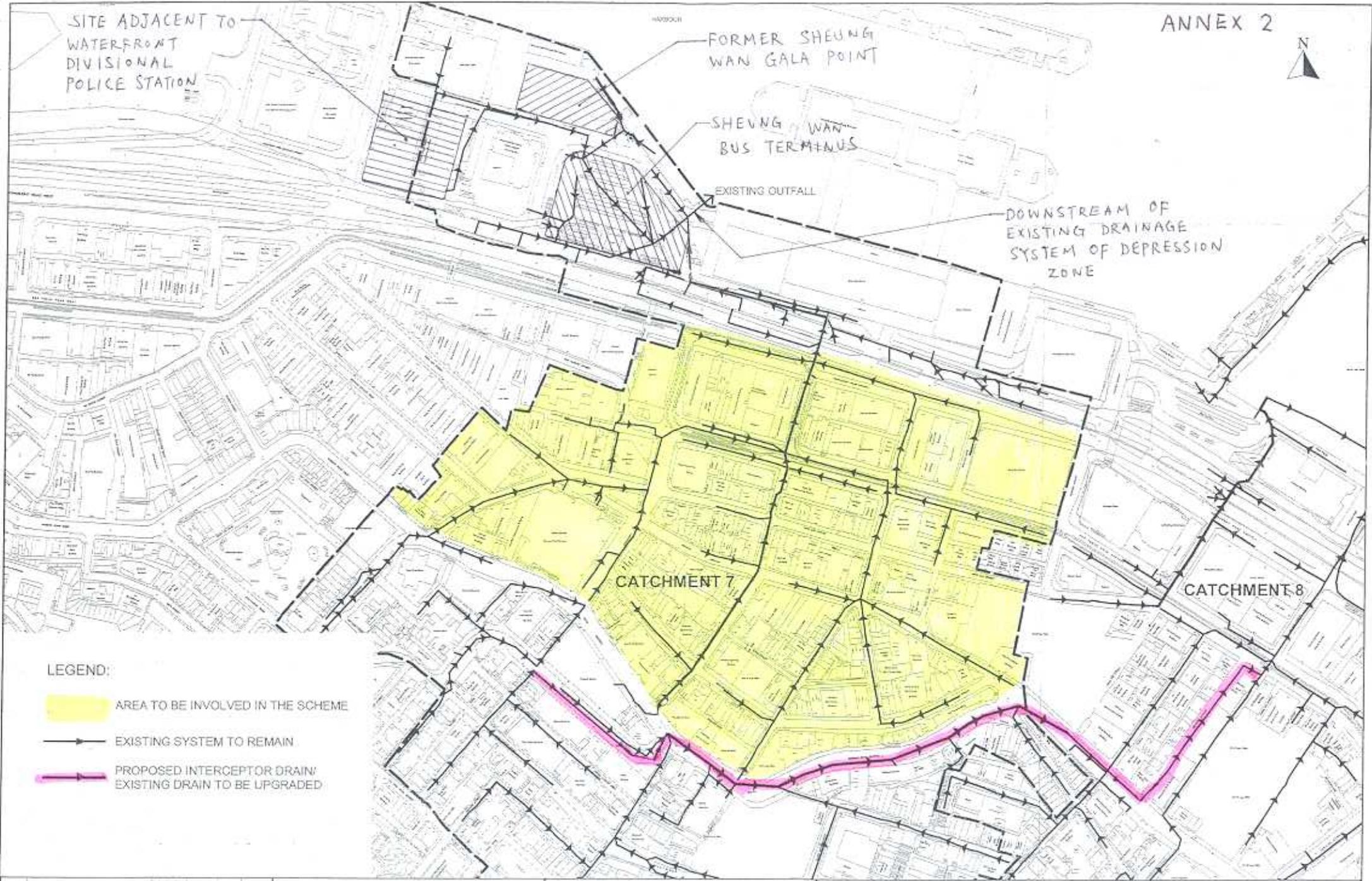
EXISTING LOCAL DEPRESSION AREA

drawing title

LOCATION OF LOCAL DEPRESSION AREA IN SHEUNG WAN

drawn	SIGNED	K. L. LEUNG	date	28.8.2002
checked	SIGNED	W. K. CHAN	date	3.9.2002
approved	SIGNED	Y. Y. CHAN	date	6.9.2002
office	DRAINAGE PROJECTS DIVISION			

A	12.04	LAYOUT REVISED	
drawing no.		DDH/127CD/1801A	scale
			1 : 5 000
COPYRIGHT RESERVED			



- LEGEND:**
- AREA TO BE INVOLVED IN THE SCHEME
 - EXISTING SYSTEM TO REMAIN
 - PROPOSED INTERCEPTOR DRAIN/
EXISTING DRAIN TO BE UPGRADED

REVISION	DESCRIPTION	PREPARED BY	APPROVED BY	DATE	REVISION

**STORMWATER DRAINAGE
MASTER PLAN STUDY IN
NORTHERN HONG KONG ISLAND**

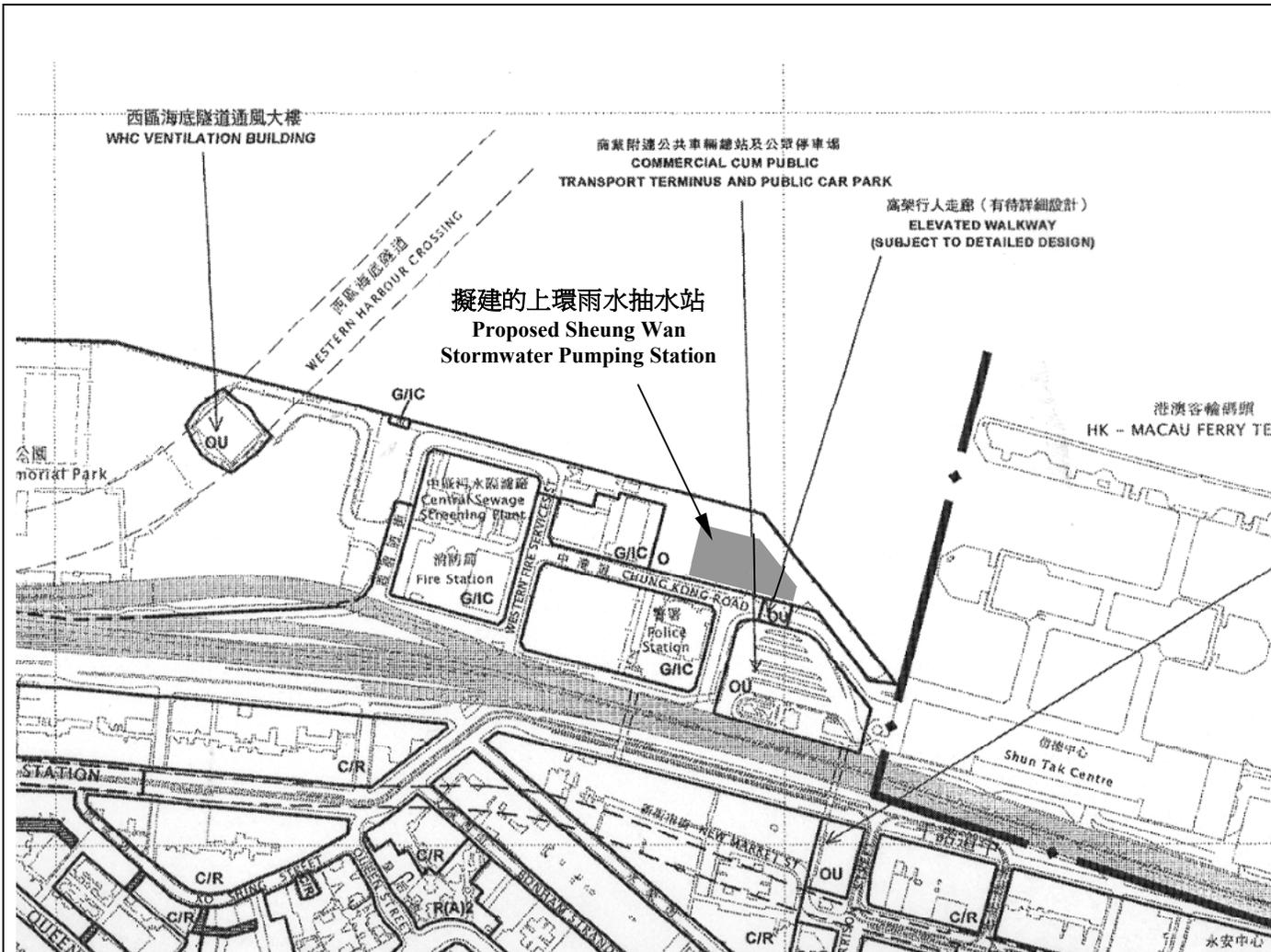
**PROPOSED CENTRALIZED
PUMPING SCHEME
- CATCHMENT 7**

DRAINAGE SERVICES DEPARTMENT

PROJECT NO.	TN3-1	REV.	WCK
DRAWN BY	1,2500	DATE	AUG 2002
CONTRACT NO.		STATUS	PRELIMINARY

LEGEND 圖例說明

C	Commercial	商業
C/R	Commercial / Residential	商業/住宅
G/IC	Government / Institution / Community	政府,機構 或社區
O	Open Space	休憩用地
OU	Other Specified Uses	其他 指定用途
R(A)	Residential (Group A)	住宅(甲類)



分區計劃大綱圖圖則編號 S/H3/20 之部份印圖
Part Print of Outline Zoning Plan No. S/H3/20

LEGEND :



LOCATION OF ABOVE - GROUND PUMP HOUSE
(UNDER VIEWING DECK)



