

Harbour-front Enhancement Committee

Proposed Quick-wins and Harbour-front Enhancement Opportunities

Purpose

This paper is to seek (a) Members' views on the proposed quick-wins and harbour-front enhancement opportunities identified by the HEC Sub-committee on Harbour Plan Review (the Sub-committee) and (b) Members' agreement on the proposed way forward.

Background

2. One of the major tasks of the Sub-committee is to identify enhancement opportunities along the harbour-front, including both quick-wins and possible enhancement projects in a longer term. At the 24th HEC meeting on 15 December 2008, Members raised concern on the impact of short-term land uses including works areas along the harbour-front. HEC agreed that the Sub-committee should identify specific areas of concern and make recommendations to HEC for further consideration.

3. To follow up the matter, the Sub-committee held three working meetings on 4 & 26 March and 1 April to discuss the issues on temporary land uses and identify possible quick-wins and enhancement opportunities along the harbour-front. Representatives from relevant Government bureaux/departments also attended the meetings. The discussion of the working meetings was reported to the Sub-committee at its 28th meeting on 20 May 2009 and the Sub-committee endorsed the suggested approach to identify quick-wins and enhancement opportunities, subject to further refinement/clarifications on some of the proposals. The Sub-committee held another working meeting on 3 June. On 22 July 2009, the Sub-committee endorsed the refined suggestions.

Action Areas

4. At the working meetings, Members reviewed the sites under the "Inventory on Known (Planned and Proposed) Projects at Harbour-front" and sites under short

term tenancy along the harbour-front. For the purpose of identifying possible enhancement opportunities in a more systematic and convenient manner, the harbour-front is divided into various action areas according to their site characteristics and the dynamics of sites within each area (**Plans 1.1 to 1.7**).

Proposed Quick-wins and Enhancement Opportunities

5. The Sub-committee noted that, within each action area, a number of enhancement projects may have already been planned and appropriate zonings (e.g. "Open Space") or provisions (e.g. 'waterfront promenade' designated within "CDA" zone) have been earmarked on the relevant outline zoning plans (OZPs) and/or planning briefs. However, implementation of these projects is subject to a number of issues to be resolved. The most common issues include: (i) funding availability; (ii) the need to identify implementation agents; (iii) the need to relocate/reprovision the existing incompatible uses; (iv) the need to tie in with the implementation programme of adjacent developments; and (v) the need to take account of findings of on-going studies. As these issues may not be easily resolved within a short timeframe, the Sub-committee has identified some quick-wins, which may be carried out in the short-term.

6. A number of quick-wins are proposed which can broadly be categorized as follows:

- (a) **development of temporary waterfront promenade** - potential sites include the waterfront along Hung Hom Bay, the waterfront abutting the ex-North Point Estate site and the waterfront along Hoi Yu Street in Quarry Bay. These waterfronts are Government land, currently vacant and the long term planning intention is also for development of waterfront promenade. Whilst it may take some time to pursue the permanent developments on these sites (taking account of the time required for the resources allocation procedures, detailed design, etc.), it will be relatively easier/faster to develop a temporary promenade along these waterfronts;
- (b) **enhancement of existing open space and LCSD facilities** - these include upgrading the Golden Bauhinia Square and adjoining waterfront promenade, improving various open spaces under LCSD's jurisdiction, and activating the existing waterfront promenades in Tsim Sha Tsui, Tsuen Wan and Tsing Yi (be it public or private) by providing dining and outdoor seating or by allowing market/hawker/performance activities in designated areas along the Central Ferry Piers;

- (c) **mitigation of construction works or enhancement of the interface with existing uses** – for large development areas, such as Kai Tak and the West Kowloon Cultural District, the Government or relevant authority should explore how part of the vacant land could be better utilized for public use during the construction stage, which may last for years, including creating waterfront access, creating a green edge to the area and actively facilitating various temporary uses for public enjoyment. The Government should also explore means to mitigate the interface of some existing uses, such as PCWAs, with the public areas e.g. by upgrading the fence, providing a green edge, etc.;
- (d) **improvement to waterfront accessibility and connectivity** – these include provision of clear directional signage from Nathan Road and Salisbury Road to Tsim Sha Tsui waterfront, widening the temporary promenade and beautifying the streetscape along the Western Fire Services Street, improving pedestrian access from hinterland to Lei Yue Mun and To Kwa Wan waterfronts, and creating pedestrian access along the New Yau Ma Tei Typhoon Shelter to connect Tai Kok Tsui waterfront with WKCD. There is also a suggestion to remove the advertising billboard to the west of the Wan Chai East Preliminary Treatment Works to improve public views to the Harbour; and
- (e) **incorporation of harbour-front enhancement in on-going projects/studies** – one suggestion is to redefine the scope of CEDD’s cycle track project to include enhancement of accessibility to the harbour-front for both cyclists and pedestrians. Other on-going studies, such as the land use review for Kennedy Town and Mount Davis, should also embrace harbour-front enhancement in their proposals.

7. In addition to the proposed quick-wins, the Sub-committee also suggested some possible enhancement opportunities in the longer term. Major proposals include enhancement of the under-utilized Western Wholesale Food Market and its vacant piers for public use, enhancement of vacant piers off the ex-incinerator and abattoir site in Kennedy Town for public use, and provision of marine uses along Cha Kwo Ling and Kwun Tong PCWAs and Yau Tong Bay.

8. A table summarizing the characteristics of each action area, the planned enhancement projects on the relevant OZPs, proposed quick-wins and enhancement opportunities in the longer term suggested by the Sub-committee, and the related

issues to be addressed to facilitate implementation is at **Annex 1**. Major quick-wins/enhancements proposed for each action area are illustrated on **Plans 1.1 - 1.7**.

Proposed Way Forward

9. Implementation of the proposed quick-wins and enhancement opportunities would require funding support and strong co-ordination amongst concerned Government bureaux and departments. Moreover, given the large number of quick-wins and enhancement opportunities identified, priority should be set taking account of such factors as resources allocation, ease of implementation and individual circumstances. Subject to Members' endorsement, the proposed quick-wins and enhancement opportunities will be recommended to Government for consideration and implementation if practicable.

Advice Sought

10. Members are invited to:

- (a) note and give views to the proposed quick-wins and harbour-front enhancement opportunities identified by the Sub-committee; and
- (b) agree on the proposed way forward.

HEC Sub-committee on Harbour Plan Review
August 2009