

Harbourfront Commission

For discussion
on 9 February 2011

HC/01/2011

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

REPORTING PERIOD

This progress report covers the period from January to February 2011.

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

Fourth Meeting – 27 January 2011

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

(a) Update on the Business Viability Study for Development of Site 4 in the New Central Harbourfront

GHK (Hong Kong) Ltd, the consultant appointed by the Development Bureau to undertake the business viability study of developing Site 4 and possibly Site 7 via public-private collaboration (PPC), briefed the Task Force on the methodology and approach to the study.

Members generally considered that Site 4 and Site 7 developments were intertwined, and preferably a clear development theme for both sites should be identified. Some requested the consultant to critically review the planning parameters of the sites prepared by the Planning

Harbourfront Commission

HC/01/2011

Department with a view to maximising the business viability of the future PPC. The consultant would keep the Task Force informed of progress and findings of the study.

In response to a Member's enquiry, the Administration reiterated that the development of Site 8 would be considered alongside the development of Site 7 in order to achieve the objective of a holistic design.

(b) Western Wholesale Food Market (WWFM)

Agriculture, Fisheries and Conservation Department (AFCD) briefed Members on its plan to better utilise the vacant area in the western block of the WWFM and proposed promenade development along the waterfront of the WWFM.

While most Members did not object to AFCD's proposal to seek tenants on the basis of a two-year term for the vacant area of the western block of the WWFM, Members considered that AFCD should conduct a thorough study to assess the long-term demand for wholesale facilities which required sea frontage and whether the Market could be relocated or down-sized, given that the information provided by the department pointed to decrease in sea arrivals and infrequent use of an existing pier thereat. AFCD should also explore other enhancement/revitalisation opportunities, for example, the introduction of retail elements into the wholesale market to justify the Market's continued occupation of the waterfront. The department would consult the Central & Western District Council on the same before inviting bids for the vacant space. AFCD would also revert to the Task Force after it had drawn up a more comprehensive development plan for the proposed promenade.

Separately, Members noted that the WWFM Flea Market cum Carnival held at WWFM in mid January was a success, and supported holding similar events in future.

(c) Public Engagement Programme for the Construction of Additional Floors above Central Piers Numbers 4 to 6

Civil Engineering and Development Department (CEDD) briefed the Task Force on the public engagement programme for the construction of additional floors above Central Piers Numbers 4 to 6. Members were in support of the proposed public engagement noting that the piers were situated on a prime waterfront site. Some suggested that CEDD expand the stakeholder base for public engagement to cover general pier users and retailers.

CEDD advised the Task Force that the public engagement programme would start in late February 2011, with two public forums to be held in March 2011. CEDD would come back to the Task Force for its views on the detailed design of the additional floors in mid 2011. In the interim, informal discussion sessions would be held by CEDD to collect Task Force Members' views on the design of the piers.

(d) Exterior Design of West Ventilation Building (WVB) of the Central-Wan Chai Bypass and Island Eastern Corridor Link (the "CWB")

The exterior design of tunnel buildings of the CWB (including WVB) was discussed at the first Task Force meeting held on 16 September 2010. In response to Task Force's request, the project team led by Transport and Housing Bureau

Harbourfront Commission

HC/01/2011

briefed Members on the follow-up actions taken in reducing the visual, air and noise impacts of the WVB. The project team also briefed Members on the interface between the WVB and the future landscaped deck in Sites 1 and 2 of the new Central harbourfront.

While recognising the project team's efforts to mitigate impacts of the WVB to the surrounding, some Members queried whether the size of the WVB could be further reduced. The project team advised that any further reduction in size was a function of the detailed design of the WVB which would be undertaken during the rest of 2011. A Member also opined that the efficiency of the Air Purification System (APS) should be further enhanced from removing 80% of the Nitrogen Dioxide (NO₂) and respirable suspended particulates (RSPs) to 90% or even higher. A few Members expressed preference for the conceptual integration design of the landscaped deck (i.e. without the side passage above the WVB) over the physical integration design (i.e. with the side passage above the WVB).

The project team was requested to update the Task Force on the detailed design of the WVB and possible improvements on the APS in early to mid 2012.

Secretariat

Task Force on Harbourfront Developments on Hong Kong Island

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