

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

**Proposed Re-tender of a site at Fung Mat Road, Sai Ying Pun
on Short Term Tenancy for Fee-paying Public Carpark**

1. Purpose

The purpose of this paper is to present to Members the proposed re-tender of the piece of Government land as shown coloured pink on the plan at Appendix I (“the Site”) for fee paying public carpark.

2. Background

2.1 The Site forms part of the existing carpark having a tenancy area of about 4,792m² let under Short Term Tenancy No. NHX-726 for the parking of goods vehicles, container vehicles and coach buses and the stuffing and destuffing of goods to and from such vehicles.

2.2 The northern portion of the existing carpark will be required by Drainage Services Department (“DSD”) as works area for the Harbour Area Treatment Scheme (“HATS”) project which is scheduled for commencement in 2009 and completion in 2014. DSD has consulted the Sub-committee on Harbour Plan Review on the temporary works area use of the harbourfront site for the said project on 12 July 2006 and 28 July 2008. Therefore, the area of the carpark needs to be adjusted and this would mean a reduction from 4,792m² to about 1,610m².

2.3 Besides, the construction works for West Island Line (“WIL”) is scheduled for commencement in July 2009. An existing large carpark site at Sai Cheung Street has to be closed to provide land for WIL’s works site and for reprovisioning of swimming pool. According to Transport Department’s survey, although sufficient car parking spaces for private cars and light vans are available within nearby developments, there would be a shortfall of parking spaces for lorries which could not be parked in nearby developments due to their size. There are strong requests from the trade with the support of LegCo member for reprovision of lorry parking space in the District.

2.4 To meet the shortage of the lorry parking space, Transport Department proposes that the parking spaces at the subject Fung Mat Road carpark, together with two other carpark sites, be converted for use by lorries. It is therefore planned to re-tender the Site for fee-paying public carpark restricted to parking of goods vehicles (excluding light van type goods vehicles). As advised by Transport Department, about 15 nos. of lorry could be parked within the Site.

2.5 Transport Department has consulted Central and Western District Council on the lorry carpark re-provisioning proposal. In the meeting held on 2 April 2008, members of the Central and Western District Council had no adverse comments on the re-provisioning proposal. Despite the re-provisioning proposal, Transport Department assesses that there would still be a deficit of about 80 lorry parking spaces in Western District when both HATS and WIL projects commence.

2.6 Transport Department has explored all alternative possible sites in the district which however were considered not suitable on technical grounds. Transport Department is devising further temporary re-provisioning measures for on-street overnight lorry parking and will consult Central and Western District Council on such measures. Also, they would formulate long-term strategies and solutions to resolve the problems of insufficient lorry carpark in Western District.

2.7 The Site falls within an area zoned "Government, Institution or Community" ("G/IC") and marginally encroach on an area shown "Road" on the approved Sai Ying Pun and Sheung Wan Outline Zoning Plan. As advised by Planning Department, public vehicle park is always permitted within the "G/IC" zone. There is at present no firm development proposal for the subject site.

3. Proposed basic terms of the STT:

- (a) Tenancy Area : 1,610m² (about) [Appendix I refers].
- (b) Term : One year certain and thereafter quarterly.
- (c) User : A fee-paying public carpark for the parking of goods vehicles (excluding light van type goods vehicles, container tractors, container trailers and container vehicles with or without tractors or trailers).
- (d) Permitted Structures : One or two structures having a height not exceeding 3m above ground level and a total gross floor area not exceeding 35m² for watchman's accommodation, office or fee-collecting booth.

3.1 As the proposed carpark is on a temporary basis, it would not frustrate the long-term use of the site. Moreover, if the site is required for other priority project, the tenancy after re-tender, may be terminated to make way for it according to the provision of the tenancy.

4. Advice Sought

Members are invited to comment on the proposed re-tender of the Site for temporary carpark use.

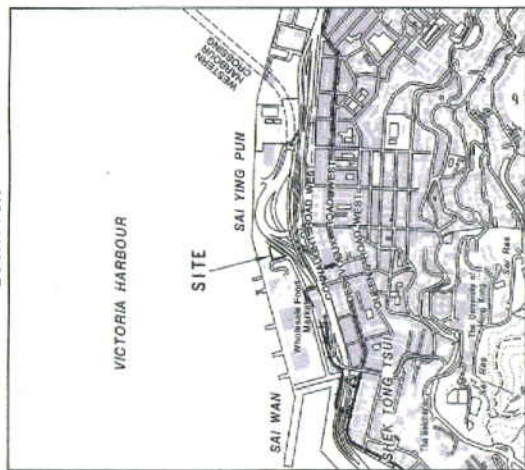
Appendix

Appendix I Location Plan of the Site (Proposed STT NHX-742)

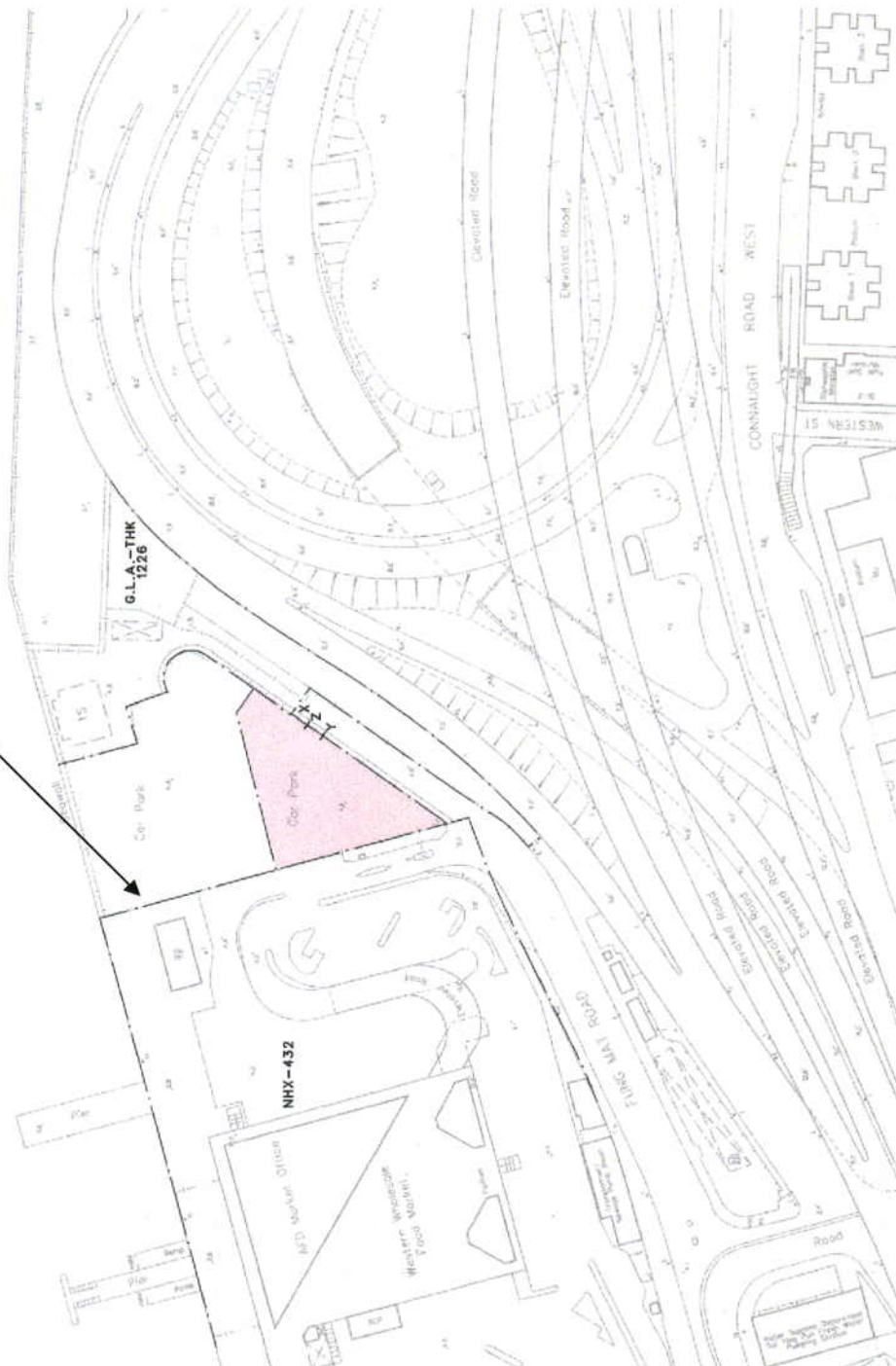
District Lands Office, Hong Kong West and South
Lands Department
May 2009

Appendix (I)

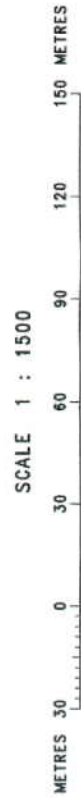
(This portion will be required by DSD for the HATS project)



VICTORIA HARBOUR



COLOURED PINK AREA 1 610 SQUARE METRES (ABOUT)



DRAFT

FOR IDENTIFICATION PURPOSES ONLY
 District Lands Office, Hong Kong West and South
 Lands Department
 Plan Prepared by District Survey Office, Hong Kong

File No. DLO/HW NHX-742
 Survey Sheet No. 11-SW-7B
 Layout Plan No.
 Reference Plan No.
PLAN No. HKM8588

TENANCY AGREEMENT No. NHX-742