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羅先生：

於深水埗海旁建海濱長廊

謝謝你於十一月十七日有關「於深水埗海旁建海濱長廊」的來信，發展局及有關部門的綜合回應見附件。

發展局局長

A handwritten signature in black ink, appearing to be 'Leong Ka-woi', written over a horizontal line.

(梁家瑋代行)

二零一零年十二月一日

副本送：

漁農自然護理署署長

規劃署署長

地政總署

路政署署長

(經辦人：高韻芝女士)

(經辦人：沈恩良先生)

(經辦人：何家儀女士)

(經辦人：林立德先生)

## **Construction of Waterfront Promenade at Sham Shui Po**

We thank the Sham Shui Po District Council (SSPDC) for inviting the Development Bureau and relevant departments to attend its meeting on 21 September 2010 to explore with SSPDC Members the possibility of developing a waterfront promenade in Sham Shui Po district. Development Bureau has invited relevant departments to have an in-depth review of the possibility of development waterfront promenade at the proposed site. The findings are as follows:

### **Eastern Area of the Proposed Site**

2. The eastern area of the proposed site is zoned "Other Specified Uses" (OU) annotated "Wholesale Market" on the statutory Approved South West Kowloon Outline Zoning Plan No. S/K20/24 (OZP). It is currently used as Cheung Sha Wan Wholesale Market Complex Phase 1 ("the Market"), which comprises the Cheung Sha Wan Wholesale Food Market (CSWWFM) and the Cheung Sha Wan Wholesale Fish Market managed by the Agriculture, Fisheries and Conservation Department (AFCD) and the Fish Marketing Organization (FMO) respectively. Since its opening in September 1993, the Market has provided wholesale facilities for imported vegetables, eggs and fish.

### Utilization and Demand of the Market

3. Hong Kong imports a large amount of fresh food produce every day, including vegetables, eggs and fish. CSWWFM assists in wholesaling these fresh food produce to various retailers and restaurants in the territory. It currently provides a total of 319 units of market facilities, of which 305 are rented out. In 2009, it handled about 170 000 tonnes of vegetables, 40 000 tonnes of eggs and 32 000 tonnes of freshwater fish, with a total wholesale value of around HK\$2.4 billion.

4. Situated next to CSWWFM, the Cheung Sha Wan Wholesale Fish Market is one of the seven marine fish wholesale markets run by the FMO. At present, there are over 30 seafood wholesalers with about 30 vessels carrying out loading and unloading operations in the market. Coupled with some 180 buyers and their vehicles in the wholesaling of seafood, the space in the market has been fully utilized. In 2009, about 20 000 tonnes of seafood were distributed through the market with a wholesale value of about HK\$0.6 billion.

#### Difficulties in Relocating or Setting Back the Market

5. For government facilities situated at the harbourfront, it is the policy of Development Bureau to explore the possibility of relocating or setting back those which are incompatible with a vibrant waterfront or do not need to be located at the waterfront. However, after the review by AFCD, we consider that a relocation or setback of the Market is not feasible at present.

6. CSWWFM is intended to serve Kowloon and the New Territories areas. Its continual operation is necessary. If the Market is to be relocated, the Administration has to identify a suitable site along the waterfront of urban Kowloon. The new site should be a place with comprehensive transport and logistics support to ensure that fresh food products will be delivered to retailers and restaurants in various districts within a short period of time as at present, and should be large enough to accommodate a market covering an area of about 10 hectares. It is very difficult to identify such a suitable site in urban Kowloon.

7. The departments concerned have also considered setting back the Market from the waterfront, but found it infeasible for the following main reasons: (1) landing of sea arrivals will no longer be possible; (2) since the Market and the MTR Nam Cheong Station is just one street apart, there is no room for a setback of the Market; and (3) a large number of alteration works will be involved for a setback, which adversely affect the operations of the Market.

## **Western Area of the Proposed Site**

8. The western area of the proposed site is zoned "OU" annotated "Cargo Handling Area, Wholesale Market and Industrial/Office Use" on the OZP, reserved for further development of the Market and related industrial and cargo handling uses.

9. At present, the inland portion of the area next to the Market is a temporary car park, while its waterfront portion is being used as a temporary barge loading facility. To our understanding, the utilisation rate of the temporary car park is relatively high. As for the temporary barge loading facility, the Railway Development Office of the Highways Department pointed out that it was used for removal of soils for the works of the Express Rail Link.

10. As the area has been earmarked for development of the Market, the development of a waterfront promenade at the area in the long run depends on whether the existing Wholesale Market can be relocated. As mentioned above, we consider the relocation of the Market not feasible at present.

## **The Connectivity and Accessibility to the Waterfront Promenade**

11. In addition to the actual usage of the proposed site, we are also concerned with the lack of direct pedestrian links at the vicinity of the waterfront to facilitate public access and the east-west connectivity along the promenade. In fact, although the inland portion of the proposed site is a residential area, it is separated by the West Kowloon Highway, making it difficult for the residents in the vicinity to gain access to the waterfront. Moreover, to both the east and the west of the subject site are private lands: the eastern area is being used as cargo working area and industrial area, while the western area is being used as a shipyard and industrial uses relying on maritime transport, hindering the connectivity of a promenade.

## **Conclusion**

12. The Administration has attached great importance to the development at both sides of Victoria Harbour. Development of continuous waterfront promenades is our ultimate goal. Nevertheless, we believe that District

Council members and the public all understand that such goal cannot be realized in one day. The Development Bureau needs to take into account the inherent constraints and the actual usage of harbourfront areas while identifying and implementing possible harbourfront enhancement projects, with a view to striking a reasonable balance between different waterfront land uses and creating diversified values in social, economic and cultural aspects. Furthermore, any planning proposals should respect the existing land uses and consider a number of factors, including the impact on those who make a living within the existing facilities.

13. The above mentioned are the Administration's observations and comments. We adopt an open attitude and hope to have further discussion with District Council members on the matter. Besides, we conducted a site visit to CSWWFM with Members of SSPDC and the Harbourfront Commission (HC) on 29 November. SSPDC and HC will continue to explore with the Administration the feasibility of partially opening up the Market to the public.

**Development Bureau  
Agriculture, Fisheries and Conservation Department  
Planning Department  
Lands Department  
Highways Department  
December 2010**

South West Kowloon Outline Zoning Plan No. S/K20/24

