

Harbourfront Commission
Task Force on Harbourfront Developments
on Hong Kong Island

Minutes of Thirty-fifth Meeting

Date : 9 December 2019
Time : 3:00 pm
Venue : Conference Room, 15/F, North Point Government Offices,
333 Java Road, Hong Kong

Present

Mr Ivan HO	Chair, Task Force on Harbourfront Developments on Hong Kong Island
Mr Vincent NG	Representing Hong Kong Institute of Urban Design
Mrs Margaret BROOKE	Chair, Harbourfront Commission
Mr LEUNG Kong-yui	Representing Business Environment Council
Mr Anthony CHEUNG	Representing Chartered Institute of Logistics and Transport in Hong Kong
Mr Paul CHAN	Representing Hong Kong Institute of Architects
Ms Sam LOK	Representing Hong Kong Institute of Landscape Architects
Sr Francis LAM	Representing Hong Kong Institute of Planners
Ir Raymond CHAN Kin-sek	Representing Hong Kong Institute of Surveyors
Mr Desmond NG	Representing Hong Kong Institution of Engineers
Mr Paul ZIMMERMAN	Representing Real Estate Developers Association of Hong Kong
Mr Ken SO	Representing Society for Protection of the Harbour
Mr Mac CHAN	Representing The Conservancy Association
Mr Hans Joachim ISLER	Individual Member
Mr Karl KWOK	Individual Member
Ir Janice LAI	Individual Member
Mr Alan LO	Individual Member
Hon Tony TSE	Individual Member
Ms Lisa LAU	Co-opted Member

Official Members

Ms Doris HO	Deputy Secretary for Development (Planning and Lands)1, Development Bureau (DEVB)
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Ms Anny TANG	Senior Manager (Tourism) 21, Tourism Commission (TC)
Mr Eddie LEUNG	Chief Traffic Engineer / Hong Kong, Transport Department (TD)
Mr Wilson MA	Chief Engineer/ South 3, Civil Engineering and Development Department (CEDD)
Mr LUK Chi-kwong	Chief Leisure Manager (Hong Kong East), Leisure and Cultural Services Department (LCSD)
Mr SUN You-jin	Senior Marine Officer/Planning & Development (1), Marine Department (MD)
Mr Louis KAU	District Planning Officer/Hong Kong, Planning Department (PlanD)
Mr Henry LAI	Secretary

In Attendance

Miss Rosalind CHEUNG	Principal Assistant Secretary (Harbour), DEVB
Ms Jenny WONG	Assistant Secretary (Harbour) Special Duties, DEVB
Mr Gavin YEUNG	Assistant Secretary (Harbour) 2, DEVB
Mr Carlos FUNG	Senior Engineer (Harbour), DEVB
Ms Daphne LI	Architect (Harbour) 1, DEVB
Mr Ray LEE	Building Services Engineer (Harbour), DEVB
Mr NG Shing-kit	Engineer (Harbour), DEVB
Miss Carmen CHAN	Senior Marine Officer/Harbour Patrol Section (1), MD

Absent with Apologies

Dr Vivian WONG	Representing Friends of the Earth (HK) Charity Limited
Ms Vivian LEE	Individual Member
Ms Angela SO	Individual Member
Mr NGAN Man-yu	Individual Member
Prof Raymond FUNG	Co-opted Member

For Agenda Item 4

Mr Lawrence CHAU	Chief Town Planner/Studies and Research, PlanD
Mr Derek TSE	Senior Town Planner/Studies and Research 3, PlanD
Mr Kenny CHAN	Associate Director, AECOM

For Agenda Item 5

Mr KING Kwok-cheung	Chief Project Manager 101, ArchSD
Mr Tony NGAN	Senior Project Manager 123, ArchSD

Ms Carla CHEUNG	Project Manager 141, ArchSD
Mr WONG Chi-yung	Senior Engineer/District, CEDD
Mr Dickson TSUI	Engineer/District 3, CEDD

Action

Welcoming Message

Mr Vincent NG, Chair of the Harbourfront Commission (HC), welcomed all to the meeting, in particular Mr Paul CHAN, Ms Sam LOK, Mr Mac CHAN, and Ms LISA LAU who attended the Task Force meeting for the first time.

He also informed the meeting that (a) Ms Anny TANG, Senior Manager of the Tourism Commission, attended the meeting on behalf of Mr Anson LAI; (b) Mr LUK Chi-kwong, Chief Leisure Manager of the Leisure and Cultural Services Department, attended the meeting on behalf of Mr Benjamin HUNG, and (c) Mr SUN You-jin, Senior Marine Officer of the Marine Department attended the meeting.

Item 1 Election of Task Force Chair

- 1.1 **Sr Francis LAM** nominated and **Mr LEUNG Kong-yui** as well as **Mr Anthony CHEUNG** seconded Mr Ivan HO to be the Chair of the Task Force. **Mr Ivan HO** accepted the nomination and officially took over the chairmanship of the meeting.

Item 2 Confirmation of Minutes of the 34th Meeting

- 2.1 **The Chair**¹ said that the Secretariat circulated the draft minutes of the 34th meeting on 3 December 2019. There being no other proposed amendments, the minutes were confirmed at the meeting.

Item 3 Matters Arising

Boardwalk underneath Island Eastern Corridor

- 3.1 Upon **the Chair's** invitation, **Mr Wilson MA** of the Civil Engineering and Development Department (CEDD) briefed Members on the progress as follows:

¹ "The Chair" thereafter referred to Mr Ivan HO as the Task Force Chair.

- (a) the Stage 3 community engagement exercise was launched in February 2019 to collect views from various stakeholders through the conduct of focus group meetings and exhibitions;
- (b) a Consultant was to be officially appointed for detailed design;
- (c) two overseas visits were being planned for the first half of 2020; and
- (d) works would be commenced and completed in phases by 2021 and 2025 respectively.

3.2 **Mr Paul ZIMMERMAN** enquired if CEDD would adopt the proposal of reducing the gradient of the Boardwalk in detailed design. As the new term of the District Council would start in January 2020, he opined that CEDD should engage the District Council as soon as possible. **Mr Wilson MA** responded that the proposal required various assessments and they would explore its feasibility with relevant departments in detailed design.

3.3 In response to **Mr LEUNG Kong-yui's** enquiry on whether funding had been secured for the project, **Mr Wilson MA** said that the required funding for engagement of the Consultant had been acquired.

3.4 **The Chair** said that Members expressed their views to compress the implementation timetable for early completion of the project at previous meeting. He enquired and **Mr Wilson MA** responded that CEDD had taken into account of Members' views and incorporated this requirement into the Consultancy Agreement.

Item 4 "Urban Design Study for the Wan Chai North and North Point Harbourfront Areas" - Briefing on Final Report

Introduction

4.1 **The Chair** welcomed representatives from the Planning Department (PlanD) and AECOM to the meeting.

Briefing by the Harbour Office and Planning Department

4.2 **Miss Rosalind CHEUNG** briefed Members on the background as follows-

- (a) to ensure a holistic design of the new harbourfront areas after the completion of infrastructural and reclamation works under Wan Chai Development Phase II(WDII), Central and Wan Chai Bypass and Shatin to Central Link projects, the Harbourfront Commission (HC) suggested and the Government agreed to carry out an Urban Design Study for the Wan Chai North and North Point Harbourfront Areas (UDS) to work out an urban design framework and formulate harbourfront enhancement proposal;
- (b) the HC had agreed to implement the five precincts recommended in the UDS with the \$6 billion funding earmarked in the 2019-20 Budget for harbourfront enhancement; and
- (c) the UDS offered an overall conceptual framework to the five precincts. Harbour Office will consult the Task Force on the detailed design and implementation of the five precincts in future.

4.3 With the aid of the PowerPoint, **Mr Lawrence CHAU** briefed Members on the findings and recommendations of the UDS and **Miss Rosalind CHEUNG** briefed Members on the implementation plans for the five precincts recommended under the UDS, including the quick-win projects to be carried out under the “incremental approach” and other action tasks for the long-term development.

Discussion

Design Competition

4.4 In response to **Mr Alan LO**'s enquiry of the nature of the design competition for the Celebration Precinct and Pierside Precinct, **Miss Rosalind CHEUNG** said that professional entities would be engaged and involved in the design competition. The winning design would then be implemented while the designer would be invited to monitor through the

implementation process.

- 4.5 **Hon Tony TSE** suggested exploring if the implementation timetable for the design competition could be suitably compressed so that works could commence early for public use.
- 4.6 **Mr Anthony CHEUNG** welcomed the proposal of a design competition and considered that detailed preparation should be made to strengthen the execution of the winning design.

Implementation and Management

- 4.7 **Ir Raymond CHAN and Mr Desmond NG** enquired for the future management and maintenance mode for the five precincts. **Ms Sam LOK** asked about the implementation mechanism of the five precincts. **Miss Rosalind CHEUNG** responded that Harbour Office would coordinate with different government departments and parties concerned to implement the five precincts. Depending on their peculiar features and characteristics, there could be different models. For instance, non-government organisations or private operators could be invited to operate certain parts of the harbourfront.
- 4.8 **Mr Anthony CHEUNG** considered that sustainable design should be adopted in the construction and management of harbourfront areas where appropriate.

Resource

- 4.9 In response to **Ir Raymond CHAN's** enquiry on expediting funding procedures for early commencement of works for the five precincts, **Miss Rosalind CHEUNG** replied that the five precincts was included in the \$6 billion funding earmarked in the 2019-20 Budget for harbourfront enhancement, and funding approval from the Legislative Council would be sought as soon as practicable with an aim to early commencement of works.

Enhancement of connectivity

- 4.10 **Ir Raymond CHAN** enquired about the ownership of the subway located in the basement of the World Trade Centre linking to the Noonday Gun. He considered that this subway should be revitalised for public use as it was the most convenient way to connect the promenade to the hinterland. **Sr Francis LAM** shared his views and said that the use of the footbridge next to Sino Plaza connecting Causeway Bay and promenade near the Noonday Gun should also be promoted.
- 4.11 **Hon Tony TSE** opined that the connection between the Victoria Park and the promenade was important for attracting more public to the harbourfront. He also stressed the importance of sufficient provisioning of parking space and loading/unloading bay for the five precincts in particular to the Celebration Precinct. **Mr Anthony CHEUNG, Mr Hans Joachim ISLER** and **Mr Alan LO** echoed his views. **Mr CHEUNG** also enquired about the connection between the Harbour Performance Area and Mass Transit Railway (MTR) Station. **Mr Kenny CHAN** responded that the use of public transport within walking distance was promoted in the Study and all precincts were located near the MTR station where elevated or at grade pedestrian connections were proposed to link up the precincts with the nearby MTR stations. Provision of parking spaces was also proposed within Harbour Education Annex at the Water Sports and Recreation Precinct. **Miss Rosalind CHEUNG** added that two coach parks would be provided in the hinterland side of at Wan Chai North under WDII, including 24 coach-parking spaces at Convention Avenue west of the Hong Kong Convention and Exhibition Centre (HKCEC) and 8 coach-parking spaces at Wan Shing Street. In addition, 4 laybys would be provided at Expo Drive East under WDII. TD would oversee the need of parking facilities and propose enhancement measures at suitable juncture.
- 4.12 Apart from enhancing connectivity on land, **Ms Sam LOK** suggested introducing water taxi service along the five precincts to enhance connectivity. **Miss Rosalind CHEUNG** responded that the invitation of tender to the operation of water taxi was in progress. The suggestion would be relayed to relevant departments for consideration.

Water quality

- 4.13 **Ir Raymond CHAN** said that water quality, in particular that at the Revitalised Typhoon Shelter Precinct, should be improved. **Mr Hans Joachim ISLER** expressed his concern on the water quality at the Water Sports and Recreation Precinct. The sewage discharge and waste collection from the floating restaurant and vessels at the Typhoon Shelter should be reviewed and improved. **Mr Kenny CHAN** responded that the concern on waste collection from the floating restaurant was noted. According to the existing practice, contractor would collect waste and the existing arrangement would continue. **Miss Rosalind CHEUNG** supplemented that the Environmental Protection Department (EPD) commenced the Study on “Further Enhancing Quality of Coastal Waters of Victoria Harbour” in January 2016 with a view to improving coastal water quality, including those within the Typhoon Shelter. EPD would attend the Harbourfront Commission meeting to present their findings and recommendations in due course.

Business viability of waterfront commercial facilities

- 4.14 **Mr Anthony CHEUNG** viewed that a comprehensive business plan and study on the attractiveness to business operation for various waterfront commercial facilities were essential. **Mr Alan LO** shared his views and added that study should be conducted to see how to attract people to enjoy the Food and Beverage (F&B) facilities at promenade.
- 4.15 **The Chair** enquired if the maximum Gross Floor Area (GFA) and building height mentioned in the presentation were in accordance with relevant planning requirements. As for the sitting area for the F&B facilities, the **Chair** asked about the maximum number of provision. **Mr Lawrence CHAU** replied that the maximum building height and GFA restrictions were stipulated under the Approved Wan Chai North Outline Zoning Plan No. S/H25/4, and minor relaxation on these restrictions to allow design flexibility might be considered by the Town Planning Board on planning application, if necessary.
- 4.16 **Mr Kenny CHAN** further responded that it was the design intention of the Pierside Precinct to offer diverse experiences, including outdoor performances, gourmet dining and other

harbourfront events to the locals and visitors. A preliminary business assessment of the waterfront commercial facilities, including F&B facilities, was conducted based on the proposed planning parameters and there should be scope at future design stage to further examine the commercial facilities, including the quantity, attractiveness and market viability.

Implementation of individual precincts

(a) Celebration Precinct

4.17 **Mr Anthony CHEUNG** asked whether the seating at the Celebration Precinct were permanent structure. Apart from serving as an event space for the flag raising ceremony, the Celebration Precinct could be multiple use for other events. In response, **Mr Kenny CHAN** said that the structure of seating and street furniture, whether movable or permanent street furniture, could be further studied when the proposal was taken forward to the detailed design.

4.18 **Mr Paul ZIMMERMAN** considered that it was important to refer to the crowd control guidelines of the Hong Kong Police Force before moving forward to detailed design. The design should be flexible for use in both normal and event days. **Miss Rosalind CHEUNG** responded that the crowd control requirement for both normal and event days would be included in the design brief. **Mr ZIMMERMAN** also enquired if the use of tent and pontoon were permanent structure and opined that relevant guidelines and ordinances should be complied with if they were permanent in nature. **Mr Kenny CHAN** replied that the proposal was subject to further consideration when taking forward to detailed design.

(b) Pierside Precinct

4.19 **Mr Paul ZIMMERMAN** wanted to know if a deck would be constructed to connect the roof of the ferry pier and the Exhibition Centre Station. **Mr Kenny CHAN** responded that an at-grade covered walkway was proposed allowing continuous connection between the ferry pier and the Exhibition Centre Station through the waterfront commercial facility at the Pierside Precinct. The possibility of having elevated walkway with observation deck connecting the roof of the pier would require further technical study in detailed

design.

(c) Water Sports and Recreation Precinct

4.20 **Mr Hans Joachim ISLER** expressed that a marine expert should be engaged to study suitable wave attenuation means for the Wan Chai Basin. He also commented that flexibility should be adopted in the design of infrastructure and open space so that variety of events could be organised at the precinct. **Mr Paul ZIMMERMAN** shared his views and said that basic utilities such as electricity should be provided and the site should be designed in such a way to allow a variety of events to be held. **Mr Kenny CHAN** responded that mixed and flexible uses were adopted for the design of the precinct to allow flexibility.

4.21 **Mr Alan LO** opined that it was a good opportunity to introduce watersports facilities for public use and a family-friendly and pet-friendly design should be adopted in the precinct. **Mr Anthony CHEUNG** shared his views. **Mr Kenny CHAN** responded that flexibility was adopted in the design of the Water Sports and Recreation Precinct. A pet garden was also proposed in the Pierside Precinct.

4.22 Since Water Sports and Recreation Precinct was located in close proximity to the entrance of the Cross-Harbour Tunnel, **Mr Paul ZIMMERMAN** enquired if there were any measures to alleviate noise problem at the site. **Mr Kenny CHAN** responded that it was proposed to set up noise screening or noise absorbing wall at the location where the advertisement board was currently occupied for minimising adverse noise impact generated from the busy traffic at the tunnel.

(d) Revitalized Typhoon Shelter Precinct

4.23 **Mr Paul ZIMMERMAN** enquired if any modification would be made to Whitfield Road Rest Garden after the relocation of the Floating Tin Hau Temple so as to link up the proposed cantilevered boardwalk along the promenade. **Mr Kenny CHAN** replied that it would be explored when taking forward to detailed design.

4.24 **Mr Anthony CHEUNG** enquired whether basic facilities such

as toilet and sewage would be provided at the precinct for addressing the needs of catering vessels. **Mr Kenny CHAN** responded that relevant stakeholders including catering vessel trade would be consulted and detailed assessment would be conducted before taking forward to detailed design.

(e) East Coast Park Precinct

- 4.25 Noting that breakwater and landing steps were available at the East Coast Park Precinct, **Mr Paul ZIMMERMAN** considered it an ideal place to have various marine activities such as dragon boat race. He enquired if any changing and shower facilities would be provided at the precinct. **Mr Kenny CHAN** replied that it could be reviewed in the detailed design stage.
- 4.26 **Mr Anthony CHEUNG** opined that the East Coast Park Precinct should be more community-oriented and asked if community hall, F&B facilities would be provided at the precinct. In response, **Mr Kenny CHAN** said that a flexible design would be adopted to allow different kinds of outdoor/indoor activities to be held at the precinct. **Miss Rosalind CHEUNG** supplemented that there was a community hall located at Foot Yum Road which was close to the East Coast Park Precinct.

Way Forward

- 4.27 **The Chair** concluded that the final report which covered the five precincts for the Wan Chai North and North Point Harbourfront Areas was a comprehensive yet complicated one. **The Chair** asked the Harbour Office to consult the Task Force when preparing the design of the five precincts.

Item 5 Quick-win Enhancement for Victoria Park Road Promenade

Introduction

- 5.1 **The Chair** welcomed representatives from the Architectural Services Department (ArchSD) and the Civil Engineering and Development Department (CEDD) to the meeting. **The Chair** informed Members that an advance briefing was held on 2 December 2019 to brief Members on the conceptual design of

the project.

Briefing by the Harbour Office and ArchSD

- 5.2 **Miss Rosalind CHEUNG** briefed Members on the background as follows-
- (a) the project aimed to beautify the current condition of the Victoria Park Road;
 - (b) the project boundary covered from the Noonday Gun to the former A. KING SLIPWAY (敬記船廠); and
 - (c) an incremental approach would be taken and the project would take the form of a \$30 million minor works project.
- 5.3 With the aid of the PowerPoint, **Mr KING Kwok-cheung** briefed Members on the conceptual design of the Quick-win Enhancement for Victoria Park Road Promenade.

Discussion

Water quality and waste disposal of marine uses

- 5.4 **Mr Paul ZIMMERMAN** was concerned about the water quality and waste disposal of marine uses. He considered that there were currently no proper waste disposal facilities and it should be improved in order to provide a better environment for public enjoyment.
- 5.5 **The Chair** said that measures should be taken to prevent waste floating onto the sea especially as new harbour steps and seatings would be provided along water-land interface for public use.

Design

- 5.6 **Mr Paul ZIMMERMAN** opined that the present fence should be removed to connect the Tin Hau Temple with the Whitfield Road Rest Garden. **Mr KING Kwok-cheung** responded that liaison work with the Tin Hau Temple opening was in

progress.

- 5.7 **Mr Anthony CHEUNG** considered that shade or tree should be provided along the promenade. In addition, the Old Banyan Tree should be preserved. He further suggested providing round-shape seating surrounding the tree to create a gathering space for public use.
- 5.8 **Mr Vincent NG** welcomed the adoption of an incremental approach. It provided a platform for refining the design on an on-going basis taking into account feedback received from the public.
- 5.9 **The Chair** welcomed the design of bench under flyover as it created a barrier between land and water. He also suggested adding information board next to the retained historical shelter so that people could understand more the history of the shelter.

Other comments

- 5.10 **Mr Paul ZIMMERMAN** considered that the existing uses at the Victoria Park Road should be studied as there were many boats moored at the area under the flyover and any change may affect their existing uses. **Mr Anthony CHEUNG** agreed and said that study on the use of the area could facilitate a better design with different functions.
- 5.11 **Mr Paul ZIMMERMAN** said that there was illegal oil filling activities along the lay-by of the Victoria Park Road. He enquired if any relevant measures could be done to prevent such activities from happening there. **Mr KING Kwok-cheung** responded that with the increasing number of visitors after the completion of the enhancement works there, illegal activities would be deterred.

Way Forward

- 5.12 **The Chair** concluded that members noted the conceptual design by the ArchSD. He added that sustainable design considerations, including those on waste disposal for water-land interface, water quality, construction and management, taken into account.

Item 6 Any Other Business

A. Visit

6.1 **Miss Rosalind CHEUNG** informed Members that with a view to implementing the Water Sports and Recreation Precinct under an incremental approach, a site visit on 19 December 2019 for Members and the Water Sports Council was arranged and would inform Members of details in due course.

B. Date of next meeting

6.2 The **Chair** informed Members that the Secretariat would inform Members of the next meeting schedule in due course.

6.3 There being no other business, the meeting adjourned at 5:50pm.

Secretariat

Task Force on Harbourfront Developments on Hong Kong Island

Harbourfront Commission

May 2020