

# Task Force on Harbourfront Developments on Hong Kong Island

## Minutes of Fifth Meeting

Date : 11 April 2011  
Time : 2:30 p.m.  
Venue : Conference Room, 15/F, North Point Government Offices  
333 Java Road, North Point

### Present

Mr Nicholas Brooke	Chair
Mrs Margaret Brooke	Representing Business Environment Council
Mr Lam Kin-lai	Representing Conservancy Association
Mr Andy Leung	Representing Hong Kong Institute of Architects
Ms Pong Yuen-yee	Representing Hong Kong Institute of Planners
Dr Paul Ho	Representing Hong Kong Institute of Surveyors
Dr Peter Cookson Smith	Representing Hong Kong Institute of Urban Design
Mr Paul Zimmerman	Representing Society for Protection of the Harbour
Mr Chan Hok-fung	
Ms Lily Chow	
Mr Eric Fok	
Mr Vincent Ng	
Ms Joanne Chan	
Mr David Chan	
Mr Lam Cheuk-yum	
Ms Patricia Or	
Ms Gracie Foo	Deputy Secretary (Planning and Lands) <sup>1</sup> , Development Bureau (DEVB)
Ms Stephanie Lai	Senior Manager (Tourism) <sup>2</sup> , Tourism Commission (TC)
Ms Ying Fun-fong	Chief Traffic Engineer/Hong Kong, Transport Department (TD)
Mr Mak Chi-biu	Chief Engineer/Hong Kong 1, Civil Engineering and Development Department (CEDD)
Ms Olivia Chan	Assistant Director (Leisure Services) <sup>2</sup> , Leisure and Cultural Services Department (LCSD)
Ms Brenda Au	District Planning Officer/Hong Kong, Planning Department (PlanD)
Mr Chris Fung	Secretary

### In Attendance

Ms Maisie Chan	Principal Assistant Secretary (Harbour), DEVB
Mr Ronald Leung	Assistant Secretary (Harbour) <sup>2</sup> , DEVB

**Absent with Apologies**

Mr Leung Kong-yui	Representing Chartered Institute of Logistics and Transport in Hong Kong
Dr Frederick Lee	Representing Friends of the Earth
Mr Leslie Chen	Representing Hong Kong Institute of Landscape Architects
Ir Dr Chan Fuk-cheung	Representing Hong Kong Institution of Engineers
Mr Louis Loong	Representing Real Estate Developers Association of Hong Kong
Mr Benjamin Cha	

**For Agenda Item 3**

Mr Ng Kar-shu	Senior Town Planner/Hong Kong 5, PlanD
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**For Agenda Item 4**

Mr Edward Leung	Senior Town Planner/Studies & Research 3 (Acting), PlanD
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**Action**

**The Chair** welcomed all to the meeting. He informed the meeting that Ms Ying Fun-fong had taken over the post of Chief Traffic Engineer/Hong Kong with effect from 6 April 2011 from Mr H L Cheng. He welcomed Ms Ying and thanked Mr Cheng for his contributions to the Task Force.

**Item 1 Confirmation of Minutes of the 4<sup>th</sup> Meeting**

- 1.1 The draft minutes of the 4<sup>th</sup> meeting held on 27 January 2011 were circulated to Members on 14 March 2011. A revised draft, incorporating proposed amendments received, was circulated to Members on 22 March 2011.
- 1.2 There being no further amendment, the revised draft minutes were confirmed.

**Item 2 Matters Arising**

*Western Wholesale Food Market (WWFM) (paragraph 4.28 of the confirmed minutes of the 4<sup>th</sup> meeting)*

**Action**

2.1 **The Chair** reported that the Agriculture, Fisheries and Conservation Department (AFCD) had briefed the Central & Western District Council (C&WDC) on its plan to better utilise the vacant area in the western block and proposed promenade development along the waterfront of WWFM on 3 March 2011. C&WDC raised no objection to the proposal of renting out the vacant poultry market area for fresh food wholesale in the short term, but hoped that the Administration would review the long-term need of WWFM being located in the waterfront.

2.2 **The Chair** added that the Food and Health Bureau (FHB) and AFCD would review the long-term need for fresh food wholesale facilities along the waterfront and would brief the Commission later this year on their review findings.

**FHB/AFCD**

*Public Engagement Programme for the Construction of Additional Floors above Central Piers Numbers 4 to 6 (paragraph 5.9 of the confirmed minutes of the 4<sup>th</sup> meeting)*

2.3 **The Chair** informed Members that CEDD and their consultants had conducted three separate meetings on 21, 22 and 29 March 2011 to gather Members' opinions on the project.

2.4 **The Chair** said that the meetings were very useful. Members had generally considered that there was a need for a more holistic approach of taking the project forward, including a management model which could encourage the ferry operators to manage the non-core facilities in the piers, e.g. food and beverage facilities, in the longer term.

2.5 **Mr Paul Zimmerman** opined that the project and the proposed viewing deck adjoining the International Financial Centre should be developed as one project. In response, **the Chair** said that the Task Force's involvement in the public engagement programme for the project was ongoing and Members' request for a holistic approach for the project could be reflected in the final public consultation package.

2.6 **Dr Peter Cookson Smith** opined that the additional floors proposed at the three piers and the nearby landscape deck should be viewed as a single entity. The Task Force should clearly set this out.

2.7 **The Chair** requested CEDD to incorporate the Task Force's views in the consultation exercise before the consultation

**CEDD**

package was made public.

**Item 3 Amendment to the Draft Kennedy Town and Mount Davis Outline Zoning Plan (Paper No. TFHK/04/2011)**

- 3.1 **The Chair** welcomed Mr Ng Kar-shu of PlanD. **Mr Ng** presented Paper No. TFHK/04/2011, with the aid of a PowerPoint.
- 3.2 **The Chair** welcomed the attempts to improve view corridors and air ventilation as shown in the amendments to the Draft Kennedy Town and Mount Davis Outline Zoning Plan (OZP). He invited the Administration to share some initial thoughts on the way forward concerning the land use review of the ex-Kennedy Town Incinerator and Abattoir area which was of crucial concern to Members' aspirations for a vibrant harbourfront.
- 3.3 **Ms Brenda Au** of PlanD said that the land use review of the ex-Kennedy Town Incinerator and Abattoir sites as well as the neighbouring area was still on-going. The area was of great importance as it covered a large piece of harbourfront land and would give opportunities for harbourfront enhancement. She highlighted the following points:-
- (a) the western end of the continuous waterfront promenade would reach the Kennedy Town Temporary Recreational Ground (KTTRG);
  - (b) opportunities for providing more open space within the Kennedy Town area would be examined;
  - (c) in view of C&WDC's call for more public housing in the district, most of the ex-Mount Davies Cottage Area and the ex-Police Married Quarters site might be earmarked for public housing development. The proposal would be subject to detailed traffic study; and
  - (d) the possibility of re-provisioning the existing bus terminus to the west of the Western Public Cargo Works Area within the land use review area would also be looked into so that the site could be released for open

space development as planned.

- 3.4 **The Chair** appreciated that PlanD was willing to share its initial thoughts and wished to know when the land use review would be completed.
- 3.5 In response to the Chair's enquiry, **Ms Au** said that the land use review would be completed hopefully by end of this year, given that some more time to conduct the detailed traffic study was needed. The proposed land use and height restrictions would be incorporated in the OZP in the next round of amendment. PlanD would consult the Task Force before gazettal of the proposed amendments.
- 3.6 **Mr Lam Kin-lai** suggested that the KTTRG should be converted into a permanent soccer pitch as it had been designated for temporary leisure uses for many years. He also supported Government's proposal to develop a continuous waterfront promenade. On that basis, he questioned if the China Merchants Godown and Wharf (CM G&W) would be re-located to pave way of such development.
- 3.7 **Mr Andy Leung** saw great development needs in the area arising from the imminent completion of MTR West Island Line. He opined that it was necessary for PlanD to come back to collect Members' views on the land use review before gazettal of the OZP amendments.
- 3.8 **Mr Paul Zimmerman** raised the following enquiries/views:-
- (a) a good choice of the western end of the promenade should be made to allow water dependent land uses to continue on the waterfront between the promenade and the natural coastline near Mount Davis;
  - (b) as marine-related facilities were much needed to maintain Hong Kong's status as a marine city, the continued use of the piers by the marine industries was supported;
  - (c) why the incinerator pier and another pier classified for "Government, Institution or Community" use were excluded in the current OZP;
  - (d) whether TD would propose appropriate measures to

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resolve the traffic problems between Pokfulam and Kennedy Town, and what the impact on the land use plan would be;

- (e) the majority of Mount Davis should be designated as public open space and made accessible for community enjoyment of the natural scenery; and
- (f) whether there was any plan to relocate the Victoria Public Mortuary (VPM). If the VPM had to stay put, whether any improvement would be made to better integrate the premises with the neighbourhood.

3.9 In response to Members' comments, **Ms Au** replied that:-

- (a) the CMG&W was in operation for warehouse, cargo handling and temporary cruise terminal on short term waiver basis. The Government had no intention to resume the private land there for building a continuous waterfront promenade. While it was expected that the operator would continue the current activities at least in the short to medium term, there was indication that they might in the long run consider taking account of the government's plan for the area including the objective to develop a continuous waterfront promenade;
- (b) the present condition of the KTTRG might not be entirely satisfactory due to its temporary nature. If the site would continue to be used for leisure purpose after the land use review, the local community would be further consulted to decide whether the site would be used as a better football pitch or an open space area;
- (c) despite the scheduled completion of the West Island Line in 2014, the de-contamination works for the ex-Kennedy Town Incinerator site would take several years to complete and therefore the site could not be released immediately for other uses. Members would be consulted on the future uses during the land use review process;
- (d) the continuous waterfront promenade would likely end at the KTTRG, as the western end was being bounded by EPD's refuse transfer facilities and with natural coastline to the further west;

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- (e) the two piers currently excluded from the OZP would be preserved for future waterfront uses. In the next round of amendment, they would be included in the OZP;
  - (f) according to the Transport and Housing Bureau and TD, Route 4 would not be required before 2026 and therefore the land use review was being carried out based on a without Route 4 scenario;
  - (g) two sites in the Mount Davis area were rezoned as open space in the amended OZP, which might pave way for some improvement works in future; and
  - (h) while there was no fixed plan for relocating the VPM, the direction was to relocate it away from the waterfront for better land use compatibility. However, it was difficult to identify an alternative site for the relocation and PlanD was still working on that.
- 3.10 **Mr Zimmerman** suggested that consideration could be given for the KTTRG to be converted for uses dependent on water access to achieve a consistent land use along Sai Ning Street. It might not be desirable for the entire harbourfront to be used as promenade. In response, **the Chair** said that the Commission was conscious about the need for land-water interface when suggesting appropriate land use on the harbourfront.
- 3.11 **Mr David Chan** agreed that part of the KTTRG be reserved as open space for community use in the amended OZP. He also supported that part of both the ex-Mount Davis Cottage Area and the ex-Police Officers Married Quarters be earmarked for public housing. To prevent wall effect of buildings in the future, he reminded that sufficient separation should be kept between the buildings, and that huge podium should be avoided in the future buildings. The need for social amenities facilities, e.g. elderly centres and youth centres etc, should also be taken into account.
- 3.12 **Ms Au** thanked Members for their comments which would be taken into consideration in the ongoing land use review. **PlanD**
- 3.13 In closing the discussion on this item, **the Chair** said that the Task Force's views would be consolidated and passed to the Town Planning Board. **Secretariat**

**Item 4 Action Areas Proposals**

4.1 **The Chair** welcomed Mr Edward Leung of PlanD. **Mr Leung** presented the Action Areas Proposals on Hong Kong Island with the aid of a PowerPoint.

Kennedy Town, Sai Wan, Sai Ying Pun and Sheung Wan

4.2 **The Chair** remarked that the Task Force was well aware of the challenges arising from the proposals of revitalising the vacant piers at the ex-incinerator and abattoir site as well as the land use review on the Kennedy Town harbourfront.

4.3 For the Sai Wan action area, **the Chair** reminded the meeting that FHB and AFCD would come back to the Task Force later to brief Members on the WWFM.

4.4 In Sheung Wan, **the Chair** considered that some progress would be put forward to enhance the harbourfront connectivity through Shun Tak Centre. **Ms Maisie Chan** of DEVB responded that it would be a bit difficult to enhance the connectivity through Shun Tak Centre which was a private land lot but DEVB could look into the issue.

**DEVB**

4.5 **The Chair** considered that it was necessary to improve the connectivity of the promenade fronting Western Fire Services Street in Sai Ying Pun with the adjoining public open space, especially the Sun Yat Sen Memorial Park.

4.6 **Mr Paul Zimmerman** also opined that the connectivity between the temporary promenade at Western Fire Services Street and the Sun Yat Sen Memorial Park was not satisfactory. He suggested TD to remove all the inverted U-rails along the street and widen the promenade. The road width could be reduced or the pavement on the south could be removed. In response, **Ms Ying Fun-fong** of TD said that TD could consider some improvement measures and revert to the Task Force.

**TD**

4.7 **Mr Zimmerman** questioned the reason for the closure of the pier at Cadogan Street, and whether some reinforcement works could be done to improve the safety and accessibility of the pier so that it could be reopened to public for fishing and other leisure activities.



- 4.8 **Ms Brenda Au** said that the Cadogan Street pier had been included in the works area allocated to the MTR Corporation Limited for construction of the West Island Line and was thus closed off for public access.

Central, Wan Chai West and Wan Chai East

- 4.9 **The Chair** invited Members' views as to whether some enhancement works were necessary to upgrade the Golden Bauhinia Square (GBS) and its adjoining promenade in the Wan Chai West action area.
- 4.10 **Mr Zimmerman** pointed out that the area was a low quality environment for receiving tourists and for events. The promenade fronting the GBS was managed by LCSD whereas the open area in between the Hong Kong Convention and Exhibition Centre (HKCEC) and the promenade was within the purview of HKCEC management. He opined that there was a lack of shade and seating available for visitors, and he questioned which parties should be responsible for fixing the problem.
- 4.11 **The Chair** agreed that the Task Force should maintain dialogue with the Trade Development Council (TDC) and the Hong Kong Convention and Exhibition Centre (Management) Limited for overall enhancement to the GBS.
- 4.12 **Mr Zimmerman** opined that it was not satisfactory that there were no food establishments selling snacks and beverages to tourists and other visitors. He demanded for the set-up of some temporary kiosks and outdoor seating which could be removed during events in the open space for serving visitors.
- 4.13 In response, **Ms Gracie Foo** said that DEVB could have a general discussion with concerned parties on Members' suggestions for improving the provision of public facilities in the GBS and the adjoining promenade. That said, given that it was a strategically important location for hosting major events and ceremonies, it would be difficult to set up kiosks thereat.
- 4.14 **Mr Zimmerman** raised the following comments regarding the Wan Chai East action area:-

**DEVB**

- (a) it was opportune to look at the details of the Wan Chai

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East harbourfront enhancement review as the construction works of the CWB was in progress; and

- (b) some traps should be installed at the outfalls of the water-drains at the Causeway Bay Typhoon Shelter (CBTS) in order to identify and monitor the sources of pollution.

4.15 In response to Mr Zimmerman's comments, **the Chair** said that the Administration should brief the Task Force on the Wan Chai waterfront plan at an appropriate juncture. He also reminded Members that EPD would brief the full Commission shortly on its way forward to handle pollution in the CBTS and other typhoon shelters.

4.16 **Dr Peter Cookson Smith** questioned if the pedestrian connection at the waterfront between the Yacht Club and the CBTS could be maintained when construction works for the Shatin to Central Link were being progressed by the MTR Corporation thereupon. As there was no relevant information on hand, **the Chair** suggested the secretariat to contact the MTR Corporation to find out more details.

**Secretariat**

**Island East**

4.17 In response to the Chair's enquiry about the progress of the advance promenade at Hoi Yu Street, **Ms Maisie Chan** replied that the project would commence in late 2011 and Members would be consulted on the design in the next Task Force meeting.

4.18 **The Chair** enquired if the boardwalk idea proposed in the Hong Kong Island East Harbour-front Study (HKIEHS) could be started as an advance work without waiting for the conclusion of HKIEHS, given that it was strongly supported by Members. In response, **Ms Maisie Chan** said that as Stage 3 Public Engagement of HKIEHS would complete by mid-2011, the Task Force might deliberate on the way forward for various recommendations upon completion of the study, including the boardwalk proposal which necessitated examination of the possible implications arising from the Protection of Harbour Ordinance.

4.19 **The Chair** considered that the Task Force should be updated of the progress of the action areas proposals every six months as a

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short agenda item for refreshing Members in the discussion of various harbourfront enhancement proposals.

4.20 **Mr Zimmerman** said that the original intent of proposing the action areas was to divide the entire harbourfront into smaller pieces with different dynamics and timelines for easier follow-up. He had the following comments on the presentation of action area plans:-

- (a) the list of action areas and inventory of known projects at harbourfront could be combined into one single list; and
- (b) clear strategy and timeline should be outlined for each action area. Once the HKIEHS was completed, the Island East action area could be split into different action areas with different dynamics and timelines.

4.21 **Mr Vincent Ng** also agreed that a timeline should be attached to each action area proposal so that Members could monitor the progress of major harbourfront enhancement works. In response to his enquiry, **Ms Maisie Chan** advised that the North Point promenade had already been opened for public use in June 2010.

4.22 **Ms Gracie Foo** agreed that the presentation of action areas proposal should be updated as a number of harbourfront enhancement work had already been done or close to completion.

4.23 **Mr Zimmerman** suggested that, at subsequent meetings, Members could be briefed only on the changes/updates of the list.

4.24 **Ms Foo** remarked that it might take some time for some Members, who were not former HEC members, to familiarise themselves with the action areas proposals. As such, it was necessary to give Members a bird's-eye view on what each Task Force was working on and the progress of individual initiative.

4.25 In closing the discussion on this item, **the Chair** agreed that a balance had to be struck in the future presentation of the action areas proposals.

**Item 5 Any Other Business**

**Action**

**Pedestrian Connectivity to New Central Harbourfront and Wan Chai Waterfront**

- 5.1 **Mr Paul Zimmerman** suggested and **the Chair** agreed that the Task Force should look at pedestrian connectivity to the new Central and Wan Chai waterfront, both at grade and at grade-separated levels.
- 5.2 In response, **Ms Ying Fun-fong** said that TD agreed to prepare some plans showing the pedestrian-related facilities at the harbourfront areas from Victoria Park to Ramsey Street, and probably extended to Kennedy Town in future. She welcomed Members' suggestion on the exact format of the plans. **TD**
- 5.3 **The Chair** thought that the Central and Wan Chai harbourfront were areas of immediate challenges which ought to be covered by TD in the proposed plan.
- 5.4 **Mr Paul Zimmerman** had the following comments:-
- (a) the proposed Gloucester Road elevated walkway system appeared to divert all pedestrians away from the street level;
  - (b) elevated walkways should only be used if it was necessary to have additional capacity, in order to preserve vibrancy at street level; and
  - (c) the P2 road in the new Central harbourfront was badly designed with excessively wide lanes. The design details of the road should be reviewed properly.
- 5.5 **The Chair** hoped that both TD and the Highways Department (HyD) would return to the Task Force soon to brief Members on how pedestrian connectivity to the harbourfront could be achieved and what measures would be proposed to help pedestrian cross roads in the harbourfront, such as the P3 road.
- 5.6 **Ms Ying Fun-fong** responded that Members would have an overview when TD had compiled the plans on the provision of pedestrian-related facilities at both street and elevated levels along the harbourfront. She targeted to get the plans ready for the Task Force meeting scheduled for July 2011. She also said that the elevated walkway system at Gloucester Road was not **TD**

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intended to replace the footpath at grade, but to provide an alternative to pedestrians.

**Hoarding Design of the Central-Wan Chai Bypass (CWB)**

5.7 **Mr Zimmerman** opined that painting on the hoarding erected along the construction site of CWB was misleading as it gave an improper impression to the community that there would be a beautiful green harbourfront in Central. Erecting metal sheet hoardings along the harbourfront would also block the visual permeability to harbour.

5.8 **Ms Maisie Chan** replied that DEVB was aware of the news report and was following up the issue with THB.

**DEVB/THB**

5.9 **Dr Peter Cookson Smith** also considered that the painting on the hoarding were not appealing and misleading to the public.

5.10 **The Chair** agreed that the hoarding design was extraordinarily creative to the extent of being misleading to the public regarding the future outlook of the new Central harbourfront.

**Date of Next Meeting**

5.11 **The Chair** announced that the next meeting had been tentatively scheduled for 25 May 2011 (Wednesday).

5.12 There being no other business, the meeting was adjourned at 5:30 p.m.

**Secretariat**

**Task Force on Harbourfront Developments on Hong Kong Island**

**May 2011**