

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

**Minutes of Thirty-seventh Meeting**

Date : 15 June 2020  
Time : 3:00 pm  
Venue : Conference Room 8, Ground Floor, Central Government  
Offices, Tamar

**Present (in person)**

Mr Ivan HO	Chair, Task Force on Harbourfront Developments on Hong Kong Island Representing Hong Kong Institute of Urban Design
Mr Vincent NG	Chair, Harbourfront Commission
Mrs Margaret BROOKE	Representing Business Environment Council
Mr LEUNG Kong-yui	Representing Chartered Institute of Logistics and Transport in Hong Kong
Mr Anthony CHEUNG	Representing Hong Kong Institute of Architects
Sr Francis LAM	Representing Hong Kong Institute of Surveyors
Mr Paul ZIMMERMAN	Representing Society for Protection of the Harbour
Mr Mac CHAN	Individual Member
Mr Alan LO	Individual Member
Mr NGAN Man-yu	Individual Member
Prof Raymond FUNG	Co-opted Member (Individual)
Ms KOO Kwok-wai	Co-opted Member (Representing Wan Chai District Council (DC))
Ms WONG Kin-ching	Co-opted Member (Representing Central and Western DC)

**Present (online)**

Dr Vivian WONG	Representing Friends of the Earth (HK) Charity Limited
Mr Paul CHAN	Representing Hong Kong Institute of Landscape Architects
Ms Sam LOK	Representing Hong Kong Institute of Planners
Mr Desmond NG	Representing Real Estate Developers Association of Hong Kong
Mr Ken SO	Representing The Conservancy Association

Mr Hans Joachim ISLER	Individual Member
Mr Karl KWOK	Individual Member
Ir Janice LAI	Individual Member
Ms Lisa LAU	Co-opted Member (Individual)

**Official Members (attending in person)**

Ms Doris HO	Deputy Secretary for Development (Planning & Lands) 1, Development Bureau (DEVB)
Mr Keith CHAN	Senior Traffic Engineer/Eastern & General, Transport Department (TD)
Ms FUNG Miu-ling	Chief Leisure Manager (Hong Kong West), Leisure and Cultural Services Department (LCSD)
Mr Henry LAI	Secretary

**Official Members (attending online)**

Mr Wilson MA	Chief Engineer/South 3, Civil Engineering and Development Department (CEDD)
Mr Louis KAU	District Planning Officer / Hong Kong, Planning Department (PlanD)
Ms Anny TANG	Senior Manager (Tourism) 21, Tourism Commission (TC)

**In Attendance**

Miss Rosalind CHEUNG	Principal Assistant Secretary (Harbour), DEVB
Mr Gavin YEUNG	Assistant Secretary (Harbour) 2, DEVB
Ms Daphne LI	Architect (Harbour) 1, DEVB
Mr NG Shing-kit	Engineer (Harbour), DEVB

**Absent with Apologies**

Ir Raymond CHAN Kin-sek	Representing Hong Kong Institution of Engineers
Ms Vivian LEE	Individual Member
Ms Angela SO	Individual Member
Hon Tony TSE	Individual Member
Ms CHAN Po-king	Co-opted Member (Representing Eastern DC)

**For Agenda Item 2**

Mr CHUNG Ming-cheong	Chief Architect/2, Architectural Services Department (ArchSD)
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Ms Jackie LEE	Senior Project Manager 330, ArchSD
Mr Jim CHAN	Senior Architect/22, ArchSD
Mr LEUNG Man-chung	Project Manager 346, ArchSD
Ms Claudia NG	Architect /210, ArchSD
Mr Alan CHEUNG	Managing Director, OneBite Design Studio
Ms Sarah MUI	Design Director, OneBite Design Studio
Mrs Susanne WONG	District Officer (Central & Western), Central and Western District Office (C&WDO)
Mr Eric MAN	Executive Officer (District Management) <sup>1</sup> , C&WDO

### **For Agenda Item 3**

Mr Ian LEUNG	Programme Manager, Hong Kong Arts Centre
Ms Elsie FUNG	Project Manager, Hong Kong Arts Centre
Ms Alice SZE	Assistant Programme Manager, Hong Kong Arts Centre

## **Action**

### **Welcoming Message**

**The Chair** welcomed all to the meeting, in particular Ms KOO Kwok-wai who attended the Task Force meeting for the first time.

He also informed the meeting that (a) Ms FUNG Miu-ling, Chief Leisure Manager of the Leisure and Cultural Services Department (LCSD), attended the meeting on behalf of Mr Benjamin HUNG, Assistant Director (Leisure Services)<sup>2</sup>; (b) Mr Keith CHAN, Senior Engineer of the Transport Department, attended the meeting on behalf of Mr CHEUNG Mun-kit, Chief Traffic Engineer/Hong Kong.

### **Item 1 Matters Arising**

1.1 No matters arising were raised at the meeting.

### **Item 2 Open Space at Eastern Street North, Sai Ying Pun**

#### **Introduction**

2.1 **The Chair** informed Members that an informal briefing was held on 11 June 2020. He also welcomed representatives from the Architectural Services Department (ArchSD), the Central

and Western District Office (C&WDO) and OneBite Design Studio to the meeting.

### Briefing by the Harbour Office and Departments

- 2.2 **Miss Rosalind CHEUNG** briefed Members on the background of the project as follows -
- (a) the project was the most advanced capital works project under the \$6 billion fund dedicated to harbourfront enhancement. It was being pursued under the incremental approach;
  - (b) the project site fell within part of the 4.5-km continuous promenade stretching from Shek Tong Tsui to Wan Chai. Connectivity along the harbourfront would be maintained during the implementation stage; and
  - (c) under the “incremental approach”, experience of current visitors have been taken into account when designing the project. Popular features, e.g. pipes at the playground, would be retained.
- 2.3 With the aid of the PowerPoint, **Mr Henry LAI** supplemented background information on the project site, while **Mr Jim CHAN** and **Ms Claudia NG** presented to Members the conceptual design and programme of the project.
- 2.4 **Mrs Susanne WONG** briefed Members on the events / activities held at the project site recently-
- (a) thanks to the support of the Harbourfront Commission and the Central and Western District Council, various quick-win initiatives was successfully launched at Fung Mat Road Waterfront Area;
  - (b) the decoration at the pipes playground had been changed intermittently under different themes, with the most recent one being Hong Kong movies;
  - (c) the containers classrooms provided at the site had been used by different Non-Governmental Organisations (NGOs) for launching different community programmes; and
  - (d) additional signages were planned to be erected for people to travel between the hinterland and the harbourfront.

## Discussion

### *General comments on the design*

- 2.5 **The Chair** suggested that current activities at the site such as fishing, skateboarding, roller skating etc. should be taken into considerations in the design, with an aim to further strengthening visitors' experience. **Mr Alan LO, Mr Paul ZIMMERMAN** and **Prof Raymond FUNG** echoed his view.

### *Trees Planting and Shading*

- 2.6 While colour-changing deciduous trees were proposed in the design for visual impact, **Ms WONG Kin-ching** opined that the selection of tree species should address practical issues such as maintenance and resistance against strong coastal winds and high salt content. **Prof Raymond FUNG, Sr Francis LAM, Mr Anthony CHEUNG** and **Ms KOO Kwok-wai** agreed on the importance of proper maintenance as well as provision of sufficient shading. **Ms Sam LOK** however indicated that deciduous trees shed leaves mostly in fall or winter, when shade was less important. Both the need for shading and visual appeal could therefore be accommodated. **Ms LOK** also viewed that appropriate materials should be used to surface the ground to prevent dyeing by fallen leaves.
- 2.7 **Mr Raymond CHAN Kin-sek** remarked that more shading should be provided. **Mr Paul ZIMMERMAN** concurred and considered that shading analysis should be conducted.
- 2.8 **Prof Raymond FUNG** proposed that thematic planting should be explored and considered trees as a unifying element for the project site. **Mr Vincent NG** echoed his view. That being said, **Mr Paul CHAN** opined that the design shall not be constrained to monotone tree species and suitable biodiversity should be maintained.
- 2.9 **Mr Ken SO** suggested that a scientific approach to the selection of tree species should be explored to ensure their adaptability to the coastal environment. **Mr Paul CHAN** agreed and recommended to conduct trial planting, of which the findings would benefit both the subject project as well as future projects.

*Multi-purpose Area*

- 2.10 **Mr Paul Zimmerman** opined that the Multi-purpose Area was a plausible area to include more active elements for teenagers.

*Intergenerational Play Space*

- 2.11 **Mr Paul CHAN** welcomed elements of sensory play to enhance the diversity of play facilities in the design.
- 2.12 **Ms WONG Kin-ching** enquired how to ensure the hygiene of the proposed trampoline while **Ms KOO Kwok-wai** enquired about durability of the material of the trampoline which would be subject to strong sunlight.
- 2.13 **Mr Paul ZIMMERMAN** opined that the concept of 'intergenerational' space could be implemented elsewhere along the entire harbourfront on Hong Kong Island, whereas each section could be themed and zoned for a particular age group. Given the context of the project site, he suggested that provisions of skateboarding and roller-skating facilities could be further explored to cater for the need of teenagers. **Ms Koo Kwok-wai** and **Dr Vivian WONG** shared similar views. **Dr Vivian WONG** stressed the importance of adopting a holistic approach in the planning of harbourfront enhancement.

*Observation Deck*

- 2.14 **Mr Alan LO** suggested providing food and beverage facilities and bicycles for hire at the Observation Deck.

*Water Play and Sand Play Areas*

- 2.15 **Mr LEUNG Kong-yui**, **Mr Vincent NG** and **Mr Paul CHAN** expressed support for the idea of water and sand play areas.
- 2.16 **Ms WONG Kin-ching** enquired about the depth of the water pools and associated safety. She also expressed concerns about maintenance regarding the potential mixing of sand and water given that the two play areas were quite close to each other. **Ms KOO Kwok-wai** echoed her view.
- 2.17 **Dr Vivian WONG** opined that experts should be consulted

regarding hygiene of the proposed Water Play area. **Mr Paul ZIMMERMAN** remarked that durability and cost should be considered in the selection of surfacing materials for the water pools. **Mr Alan LO** suggested that the Water Play Area should be flexibly designed to allow different or alternate uses in future.

*Railing*

2.18 **Mr Alan LO** and **Ms WONG Kin-ching** was concerned about the maintenance and routine cleaning of the proposed glass railing.

2.19 **Mr Paul ZIMMERMAN** suggested that seatings and cup holders should be incorporated into the railing design. He also considered that having lightings on the railings would disrupt the sight of the water surface and he was therefore unsupportive of the idea.

2.20 **The Chair** proposed to set back the railing by 1.2-1.5m and to preserve existing bollards to allow safe fishing activities.

*Other comments on the design*

2.21 **Dr Vivian WONG** proposed that provisions of environmentally friendly and green features such as solar lights should be considered.

*Long-term management, maintenance and development*

2.22 **Mr Paul ZIMMERMAN** opined that longer opening hours of the gate to the Western Wholesale Food Market (WWFM) could be negotiated for longer hours of public use.

2.23 **Mr Ken SO** viewed that the long-term maintenance and management of hardware and facilities of the site should be further discussed, especially in accommodating the various needs of pedestrians, cyclists, skaters and pets, etc. **Mr Karl KWOK** and **Mr Anthony CHEUNG** agreed. **Mr Anthony CEHUNG** further suggested that attention should be given to the planning of software activities and engagement of event organisers.

2.24 In terms of long-term harbourfront development, **Mr Anthony CHEUNG** suggested considering more integration and visual

interfacing with adjacent areas in future.

*Way forward and a vote of thanks to Mrs Susanne WONG*

- 2.25 **The Chair** concluded that the Task Force were generally positive to the work of the project proponent. He invited the project proponent to take into account Members' comments in the detailed design, with emphasis on tree planting and shading, lighting and railing designs. He added that trial planting and trial play of the trampoline could be considered to collect visitors' feedback and facilitate the detailed design. He also remarked that under the incremental approach, current uses in the site should not be disrupted and connectivity to other sections of the promenade shall be maintained as far as possible during the construction stage. He asked ArchSD to take into account Members' comments when developing detailed design.
- 2.26 **The Chair** proposed a vote of thanks to Mrs Susanne WONG, who would be posted out soon, for her contribution to the work of harbourfront developments in the Central and Western District in the past.

### **Item 3 "Via North Point" Project at the North Point Harbourfront**

#### Introduction

- 3.1 **The Chair** highlighted the project as an insightful experience in enhancing vibrancy and attractiveness of the newly- opened North Point Promenade, and welcomed representatives from the Hong Kong Arts Centre (HKAC) to the meeting.

#### Briefing by the Harbour Office and HKAC

- 3.2 Upon **the Chair's** invitation, **Miss Rosalind CHEUNG** briefed Members that HKAC would implement a series of place-making exercises at the North Point Promenade, which would allow for larger scale and more public participation in harbourfront development, among others.
- 3.3 With the aid of the PowerPoint, **Mr Ian LEUNG** of HKAC presented their previous experiences, proposed concept and initiatives at various locations in North Point near the promenade under the Via North Point project.



## Discussion

### *Community engagement and locality*

- 3.4 **Mr Paul ZIMMERMAN** and **Mr Mac CHAN** enquired about the extent of community engagement in the planning stage of the project. **Mr Ian LEUNG** responded that community stakeholders would be actively involved in devising the design brief through pairing and workshops in the Urban Design Lab, with an objective to prioritise local needs and consider site specificities. Prototypes developed would be showcased for polling in the neighbourhood in order to widen community involvement.
- 3.5 **Mr Mac CHAN** suggested that unique historical and cultural elements of North Point, e.g. the Chun Yeung Street Market and tramway, could be highlighted in the proposed events. In response, **Mr Ian LEUNG** said that HKAC was aware of the civic pride of North Point and would tap into local resources, e.g. through organising guided tours, to enshrine the locality of the place. He added that instead of developing the area into a tourist spot, the aim of the project was to create a more welcoming image of the promenade and promote the “right to access” within the neighbourhood.

### *Planning and implementation*

- 3.6 In response to **Mr Paul ZIMMERMAN**'s enquiry on whether land owners' consent has been obtained for the proposed activities, **Mr Ian LEUNG** said that extended discussions with community stakeholders were ongoing and liaison with the concerned District Council and private entities, e.g. shopping malls, would commence shortly. He remarked that reinstatement and maintenance had been considered in determining the project scope and duration so as to offer more confidence to land owners and authorities.
- 3.7 In response to **Ms Lisa LAU**'s enquiry about the time frame of the project, **Mr Ian LEUNG** replied that Phase I of the project would last for around 30 months. He envisioned that the project would have long-lasting impact and offer insights for better planning, architectural and landscaping in similar developments in future.

*Other comments*

- 3.8 **The Chair** informed Members that **Ms CHAN Po-king**, who was the co-opt member from the Eastern District Council, expressed her support to the project through email. Her email had been tabled for Members' information.
- 3.9 **Mr Paul ZIMMERMAN** pointed out that the North Point Public Pier and the North Point Promenade were popular destinations for anglers and domestic helpers especially on Sundays, and concerned that space would be limited at the harbourfront for events and installations. **Mr Vincent NG** suggested that opportunities should be explored to activate the harbourfront immediately east of the North Point Promenade where happenings were limited for the time being.
- 3.10 **Mr Paul ZIMMERMAN** anticipated that innovative ideas would be adopted to revolutionise the use of space at the Pier and the Promenade, while **Mr Vincent NG** complimented the idea of floating installations.

*Way forward*

- 3.11 **The Chair** welcomed the collaboration with HKAC and agreed to maintain close ties with them to facilitate the implementation of the project.

**Item 4 Any Other Business**

A. Action Area Table of the Hong Kong Task Force as at 1 June 2020

- 4.1 **Mr Paul ZIMMERMAN** followed up on various items in the Action Area Table as at 1 June 2020. **Miss Rosalind CEHUNG** responded that Mr ZIMMERMAN had written to the Harbour Office from time to time regarding his concerns on the items mentioned. The Harbour Office and relevant government departments had been following up and had offered responses to him once ready. The Task Force would also be briefed on those items as and when appropriate. The Harbour Office would continue to facilitate.
- 4.2 While noting Mr Paul ZIMMERMAN's comments, **the Chair** and **Mr Vincent NG** saw the need for reprioritisation and that

Harbour Office's efforts should best be channelled to those high-impact projects or initiatives that could create a more connected and better harbourfront. They appreciated the dedication and efforts of the Harbour Office in resolving complicated issues and taking active action in getting relevant projects off-the-ground. They acknowledged that the harbourfront had to be enhanced under an incremental approach. While the Harbour Office had been striving hard to open up sites for early public enjoyment whenever possible, more time would be required for other sites for various reasons before developments thereat could commence. **The Chair** asked the Secretariat to continue to follow-up with Mr. ZIMMERMAN on his enquiries as appropriate.

B. Date of next meeting

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

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

**Secretariat**

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

**Harbourfront Commission**

**September 2020**