

Harbourfront Commission
Task Force on Harbourfront Developments
on Hong Kong Island

Minutes of Thirty-eighth Meeting

Date : 9 September 2020
Time : 3:00 pm
Venue : Conference Room 8, Ground Floor, Central Government
Offices, Tamar

Present (in person)

Mr Ivan HO	Chairman, Task Force on Harbourfront Developments on Hong Kong Island
Mr Vincent NG	Chairman, Harbourfront Commission
Mr LEUNG Kong-yui	Representing Chartered Institute of Logistics and Transport in Hong Kong
Mrs Margaret BROOKE	Representing Business Environment Council
Mr Paul ZIMMERMAN	Representing Society for Protection of the Harbour

Present (online)

Dr Vivian WONG	Representing Friends of the Earth (HK) Charity Limited
Mr Anthony CHEUNG	Representing Hong Kong Institute of Architects
Mr Paul CHAN	Representing Hong Kong Institute of Landscape Architects
Mr Edward LO	Representing Hong Kong Institute of Planners
Sr Francis LAM	Representing Hong Kong Institute of Surveyors
Ir Victor CHEUNG	Representing Hong Kong Institution of Engineers
Mr Terence LEE	Representing Real Estate Developers Association of Hong Kong
Mr Winston CHU	Representing Society for Protection of the Harbour
Mr Mac CHAN	Individual Member
Mr Hans Joachim ISLER	Individual Member
Mr Karl KWOK	Individual Member
Ir Janice LAI	Individual Member
Ms Angela SO	Individual Member
Ms KOO Kwok-wai	Co-opted Member
Ms WONG Kin-ching	Co-opted Member

Official Members (attending in person)

Ms Doris HO	Deputy Secretary for Development (Planning & Lands) 1, Development Bureau (DEVB)
Mr CHEUNG Mun-kit	Chief Traffic Engineer/Hong Kong, Transport Department (TD)
Mr Wilson MA	Chief Engineer/South 3, Civil Engineering and Development Department (CEDD)
Mr Benjamin HUNG	Assistant Director (Leisure Services) 2, Leisure and Cultural Services Department (LCSD)
Mr Louis KAU	District Planning Officer/Hong Kong, Planning Department (PlanD)
Mr Henry LAI	Secretary

Official Members (attending online)

Ms Anny TANG	Senior Manager (Tourism) 21, Tourism Commission (TC)
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In Attendance

Miss Rosalind CHEUNG	Principal Assistant Secretary (Harbour), DEVB
Mr William CHAN	Project Manager (Harbour), DEVB
Mr Steven LEE	Assistant Secretary (Harbour) 2, DEVB
Mr Ray LEE	Building Services Engineer (Harbour), DEVB
Mr NG Shing-kit	Engineer (Harbour), DEVB
Mr Michael CHIU	Chief Executive Officer (Planning) 1, LCSD

Absent with Apologies

Mr Ken SO	Representing The Conservancy Association
Ms Vivian LEE	Individual Member
Mr Alan LO	Individual Member
Mr NGAN Man-yu	Individual Member
Hon Tony TSE	Individual Member
Ms CHAN Po-king	Co-opted Member
Prof Raymond FUNG	Co-opted Member
Ms Lisa LAU	Co-opted Member

For Agenda Item 3

Mr Samson LAM	Deputy Project Manager (South), CEDD
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Mr Wilson MA	Chief Engineer/South 3, CEDD
Mr Godfrey HO	Senior Engineer/6 (South), CEDD
Mr Haywood LEE	Engineer/9 (South), CEDD
Mr Anthony LEE	Architect/2 (South), CEDD
Mr Daniel LEUNG	Operation Director – Infrastructure, Meinhardt Infrastructure and Environment Limited
Ms Tania CHING	Executive Engineer, Meinhardt Infrastructure and Environment Limited
Mr Paul WONG	Director, LWK & Partners (HK) Limited
Mr Andrew MAK	Associate Director, LWK & Partners (HK) Limited

For Agenda Item 4

Mr Christopher LAW	Chairman, Community Development Committee, St. James' Settlement
Mr David FUNG	Assistant Chief Executive Officer, St. James' Settlement
Mr Benjamin TSANG	Principal, Matter Limited
Mr CHOI Kit-wang	Senior Architect, Matter Limited
Ms Connie NG	Senior Manager, Community Development Services, St. James' Settlement

Action

Welcoming Message

The Chairman welcomed all to the meeting.

He also informed the meeting that Ms Anny TANG, Senior Manager of the Tourism Commission (TC), attended the meeting on behalf of Mr Anson LAI, Assistant Commissioner for Tourism 2.

Item 1 Confirmation of Minutes of the 36th and 37th Meetings

- 1.1 The draft minutes of the 36th and 37th meetings were circulated to Members on 4 September 2020. Since no comments were received, the minutes were confirmed at the meeting.

Item 2 Matters Arising

2.1 No matters arising were raised at the meeting.

Item 3 Latest Progress of the Boardwalk underneath the Island Eastern Corridor

Introduction

3.1 **The Chairman** welcomed representatives from the Civil Engineering and Development Department (CEDD) to the meeting. He informed Members that an informal briefing on the subject was held on 25 August 2020. The CEDD had also briefed the Eastern District Council (EDC) on 1 September 2020. EDC supported the latest alignment proposal and urged for early implementation.

3.2 **The Chairman** added that project proponent would like to consult Members on the proposed gazette scheme as well as to brief Members the progress of the project, thereby facilitating the statutory gazettal procedure by end 2020.

Briefing by the CEDD

3.3 Upon **the Chairman's** invitation, **Mr Godfrey HO** of CEDD briefed Members with the aid of PowerPoint slides.

Discussion

General Comments

3.4 **Mr Vincent NG, Mr LEUNG Kong-yui, Sr Francis LAM, Mr Paul CHAN and Mr Paul ZIMMERMAN** supported the proposed gazette scheme and urged for early implementation of the project.

Environmental Impact

3.5 **Mr Paul ZIMMERMAN** supported the proposal for enhancing public enjoyment of the harbour but stressed that it was equally important to protect and preserve the Victoria Harbour during

construction and operation stages. He urged CEDD to release more information on the latest scheme before the gazettal procedures, especially details on whether the Protection of the Harbour Ordinance (PHO) had been complied with.

- 3.6 While acknowledging Mr Paul ZIMMERMAN's concern, **Mr Vincent NG** opined that there was already general agreement on the latest scheme including its alignment and compliance with the PHO upon completion of the three Stages of Community Engagement over the years.
- 3.7 **Miss Rosalind CHEUNG** said that during the 33rd HKTF Meeting held on 20 February 2019, the CEDD had already explained that the latest scheme could satisfy the requirements of the PHO according to the legal advice sought.
- 3.8 In response, **Mr Samson LAM** explained that the latest scheme had complied with the requirements set out in the PHO. The gazette documents would briefly describe the works of Boardwalk. Adequate mitigation measures, such as installation of silt curtains to minimise the environmental impact to the harbour would be put in place during construction. He noted Members' concerns over the project's impact on marine ecology and assured Members that the CEDD would continue to liaise with stakeholders, including the Society for Protection of the Harbour, and follow up on their concerns in relation to the PHO.

Lighting underneath the Island Eastern Corridor

- 3.9 **Mr LEUNG Kong-yui** remarked that there might be insufficient lighting beneath the Island Eastern Corridor (IEC) soffit, and considered the current condition there unpleasant. He suggested in the project proponent looking into it during the detailed design stage so that visitors could have a better experience along the Boardwalk.
- 3.10 **Sr Francis LAM** shared the same view. To avoid a dingy environment when walking along the proposed Boardwalk, he urged the CEDD to put in place measures to improve illumination of the walkway.
- 3.11 **Mr Samson LAM** responded that the project team would endeavour to enhance illumination in the sections underneath the IEC structure.

Connectivity and Accessibility

- 3.12 **Mr Paul CHAN** appreciated the measures put forward by the CEDD to improve connectivity between the hinterland and the proposed Boardwalk. He further enquired if there would be any connection between the Boardwalk western section and the landscape deck on the roof of Central – Wan Chai Bypass North Point Tunnel Portal so as to attract more visitors.
- 3.13 **Mr Godfrey HO** replied that, as far as practicable, the design would aim to provide seamless connectivity between the East Coast Park Precinct and the Boardwalk at at-grade level.

Use of Open Space

- 3.14 **Mr LEUNG Kong-yui** appreciated HC's effort in placing art installations along various promenades to attract visitors and having creative talent in the community to get involved in the building of the harbourfront. Considering it a positive initiative, he proposed reserving some space for installation of creative and interesting artwork in the proposed Boardwalk.
- 3.15 **Mr Vincent NG** suggested providing outdoor seatings and tables in the open space to cater for the needs of different people and users.
- 3.16 **The Chairman** enquired whether there would be any curator and policy to manage the artwork and encourage public interaction with the harbourfront.
- 3.17 **Mr Samson LAM** responded that they would reserve space for installation of artistic artwork and would endeavour to provide seatings and tables there to support visitors' interaction with the Boardwalk.

Movable Bridges

- 3.18 **Sr Francis LAM** appreciated the idea of movable bridges but stressed the importance of proper maintenance and management. He opined that the management responsibilities should be sorted out in an early stage with a view to preventing potential disputes between the government and landlords in the vicinity of the bridge.

- 3.19 **The Chairman** noted that the movable bridges would allow government vessels to access the coastal areas bounded by the Boardwalk. He enquired if Members of the public or stakeholders also had the right to use the inner harbour.
- 3.20 **Mr Samson LAM** agreed the importance of having proper management and maintenance for the movable bridges. In this connection, he would liaise with various government departments to sort out the management and maintenance responsibilities in due course. He added that they would soon meet with the landlords with a view to addressing their enquiries and concern.

Overall Design of the Proposed Boardwalk

- 3.21 **Mr Anthony CHEUNG** opined that there was plenty of room to improve the design of the proposed Boardwalk. He suggested kicking off the gazettal procedure only after achieving a more desirable design so as to deliver a better harbourfront for public enjoyment.
- 3.22 **Sr Francis LAM** wanted more details on the design of the viewing decks.
- 3.23 **Mr Paul CHAN** said that the proposed Boardwalk, designed to cater for various activities, would become a popular recreation place for the public. Since it was situated in coastal area, he suggested CEDD to consider demarcating control points at Boardwalk for evacuation in the event of adverse weather or emergency.
- 3.24 **Mr Vincent NG** supported to proceed with the gazettal procedures, which was related only to the alignment of the Boardwalk, as soon as possible, taking into account the strong public views to commence the construction works promptly. As for Members' comments on the design, CEDD might take into account when carrying out the detailed design in parallel.
- 3.25 **Miss Rosalind CHEUNG** added that in the interest of time, it would be more advisable for the gazette procedures and design work to proceed concurrently. In fact, the consultant had been refining the architectural and landscape design of the Boardwalk in full swing. She assured Members that they would be

consulted later on the detailed design of Boardwalk in early 2021.

Conclusion

- 3.26 **The Chairman** said that the latest scheme was a refinement of the previous one after making reference to the various views gauged from members of the public and balancing the concerns of different stakeholders. Having acknowledged that information related to the environmental impact and detailed design would be provided in due course, and with a view to expediting the project, **the Chairman** considered that the majority of the Members had supported in-principle the gazettal procedures. CEDD should strive to supplement other relevant information to Members separately when ready.
- 3.27 **The Chairman** concluded that the Task Force supported the proposed gazette scheme and looked forward to the early completion of the project. He added that as regards the detailed design, the CEDD had mentioned in the paper that it was being carried out in parallel, and had committed to consult the Task Force when things are mature. He invited CEDD to follow up accordingly.

Item 4 Proposed Open Recreation and Sitting Out Area at Quarry Bay

Introduction

- 4.1 **The Chairman** told the meeting that the St. James Settlement (SJS) would brief the Task Force on its short term tenancy (STT) application for utilising a vacant government site in the Eastern Harbour Crossing portal for developing an open recreation and sitting out area with community programmes, events and activities.
- 4.2 **The Chairman** said that **Mrs Margaret BROOKE** has declared before the meeting that she was the Co-founder cum Director of Very Hong Kong/Collaborate Hong Kong, which had been supporting the project proponent on this project. He ruled that **Mrs Margaret BROOKE** could remain at the meeting but refrain from speaking on this agenda item.

Briefing by the Harbour Office and SJS

- 4.3 Upon **the Chairman's** invitation, **Miss Rosalind CHEUNG** briefed members on the background of the project as follows -
- (a) the project site was adjacent to the Quarry Bay Park Phase II and the three sites currently allocated to the Leisure and Cultural Services Department (LCSD) for the development of a temporary community garden which would commence operation in Q2 2021, the Hong Kong Police Force (HKPF) as a vehicle pound and the Food and Environmental Hygiene Department (FEHD) as a vehicle depot.
 - (b) in 2024 tentatively, the project site and the adjacent areas would be vacant for longer term holistic development upon the relocation of the facilities of HKPF and FEHDs to the Chai Wan Government Complex and Vehicle Depot.
 - (c) in order to better utilise the vacant site in the interim, the SJS had proposed to set up an open recreation and sitting out area thereon by way of a STT for the public to enjoy.
- 4.4 With the aid of the PowerPoint, **Mr Christopher LAW** of the SJS briefed Members on its STT application.

Discussion

General Comments

- 4.5 **The Chairman** informed the meeting that prior to the meeting, **Ms CHAN Po-king**, who was the co-opted member from the EDC, had expressed her support to the project through email. Her email was circulated for Members' information on 8 September 2020.
- 4.6 **Mr Vincent NG, Mr LEUNG Kong-yui, Mr Paul CHAN, Mr Edward LO and Mr Paul ZIMMERMAN** supported the project, considering that it would open the vacant site early for public enjoyment under the "incremental approach".

Connectivity and Accessibility

- 4.7 **Mr Paul ZIMMERMAN** urged for expediting the development of the site and added that a footbridge connecting the Quarry

Bay hinterland to the harbourfront should be constructed to enhance pedestrian connectivity.

- 4.8 In response, **Miss Rosalind CHEUNG** said the government noted the need of enhancing the pedestrian connectivity between the hinterland and the harbourfront of Quarry Bay. In fact, construction of such a footbridge has already been included in the harbourfront development proposal by the private lot owner at Hoi Yu Street, Quarry Bay. The proposal had been approved by the Town Planning Board in early 2020.
- 4.9 **Miss Rosalind CHEUNG** supplemented that according to the Hong Kong Island East Harbour-front Study concluded in 2012, the Portal area was considered suitable for providing major indoor entertainment facilities such as a large-scale movie theatre. However, such proposals met with diverging local views after conclusion of the Study. In this connection, it was considered that the experimental operation of the proposed open recreation and sitting out area could give some pointers for the future development there.
- 4.10 **Miss Rosalind CHEUNG** quoted the recent success of adopting an “incremental approach” to develop the harbourfront open space at Sai Ying Pun. She said that the site, released for early public enjoyment by placing play equipment and artistic installations, had received overwhelming support. It had set a positive precedent for the government to develop open space using an incremental and experimental approach in the future.

Early Implementation

- 4.11 **Mr LEUNG Kong-yui** opined that the government should grasp the opportunity to take forward the project which had been discussed for years, so that the residents nearby could enjoy the open space as early as possible.
- 4.12 **Mr Vincent NG** concurred and added that the proposal, which echoed with the “incremental approach” for pursuing harbourfront development, could put the vacant site into gainful use and benefit community.
- 4.13 **Mr Edward LO** shared the same view and added that turning the vacant space into open space for organising activities could bring vibrancy to the site and benefit the residents.

- 4.14 **Mr Christopher LAW** responded that to expedite the construction process and reduce the in situ work needed, they would identify contractors and carry out off-site prefabrication during the course of application for approval from various government departments.

Funding

- 4.15 **Mr Paul ZIMMERMAN** enquired the source of funding for the development of this short-term project.
- 4.16 **Mr Christopher LAW** responded that funding by DEVB under the Funding Scheme to Support the Use of Vacant Government Sites would be sought.

Conclusion

- 4.17 **The Chairman** pointed out that though the proposal was a short-term provision, he suggested the SJS to consider providing amenities such as unisex toilets and baby care rooms so as to cater the needs of various stakeholders.
- 4.18 In response to public aspiration of opening the recreation and sitting out area earlier, **the Chairman** concluded that the Task Force supported the proposal and hoped that the construction period could be as short as possible in order to allow public enjoyment soon.

Item 5 Any Other Business

A. Project Planning and Implementation

- 5.1 **Mr Paul ZIMMERMAN** pointed out that certain design concept in the development proposals put forward in the Task Force Meeting were found unimplemented. He gave the examples of the absence of escalators connecting the new footbridge and the at-grade park area under the Oil Street development, and that of outdoor seating area in the promenade fronting the ex-North Point Estate. He urged the government to rectify the situation and put up measures to avoid the occurrence of such slippage in the future.
- 5.2 **Miss Rosalind CHEUNG** responded that the Harbour Office noted the two cases and a meeting have also been lined up on the former with the Transport Department and Highways

Department to look into the matter. She supplemented that with a view to closely monitoring the implementation of promenade projects by private developers, a new approach had already been adopted under which the Harbour Office would have to be consulted on the detailed design as required under the relevant planning approvals and/or lease conditions, before construction could commence.

B. Date of next meeting

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

5.4 There being no other business, the meeting adjourned at 5:20pm.

Secretariat

Task Force on Harbourfront Developments on Hong Kong Island

Harbourfront Commission

May 2021