

Harbourfront Commission
Task Force on Harbourfront Developments
on Hong Kong Island

Minutes of Fortieth Meeting

Date : 7 September 2021
Time : 3:00 pm
Venue : Conference Room, 15/F, North Point Government Offices,
333 Java Road, Hong Kong

Present (in person)

Mr Vincent NG	Chairman, Harbourfront Commission
Mr Ivan HO	Chairman, Task Force on Harbourfront Developments on Hong Kong Island
Mr LEUNG Kong-yui	Representing Chartered Institute of Logistics and Transport in Hong Kong
Mrs Margaret BROOKE	Representing Business Environment Council
Mr Winston CHU	Representing Society for Protection of the Harbour
Mr Anthony CHEUNG	Representing Hong Kong Institute of Architects
Ir Victor CHUENG	Representing the Hong Kong Institution of Engineers
Sr Francis LAM	Representing Hong Kong Institute of Surveyors
Dr Vivian WONG	Representing Friends of the Earth (HK) Charity Limited
Ir Janice LAI	Individual Member

Present (online)

Mr Joel CHAN	Representing Hong Kong Institute of Urban Design
Ms Sam LOK	Representing Hong Kong Institute of Planners
Mr Desmond NG	Representing the Real Estate Developers Association of Hong Kong
Mr Mac CHAN	Individual Member
Mr Karl KWOK	Individual Member
Mr NGAN Man-yu	Individual Member
Ms Angela SO	Individual Member
Hon Tony TSE	Individual Member

Official Members (attending in person)

Miss Rosalind CHEUNG	Principal Assistant Secretary (Harbour), Development Bureau (DEVB)
Mr Horace HONG	Chief Traffic Engineer/Hong Kong, Transport Department (TD)
Mr Raymond LEE	Chief Engineer/South 3, Civil Engineering and Development Department (CEDD)
Mr Henry WONG	Assistant Director (Leisure Services) 2 (Acting), Leisure and Cultural Services Department (LCSD)
Mr Louis KAU	District Planning Officer/Hong Kong, Planning Department (PlanD)
Ms Angora NGAI	Secretary

In Attendance

Mr Steven LEE	Assistant Secretary (Harbour) 2, DEVB
Mr William CHAN	Project Manager (Harbour), DEVB
Mr Carlos FUNG	Senior Engineer (Harbour)1, DEVB
Mr NG Shing-kit	Senior Engineer (Harbour) 2, DEVB

Absent with Apologies

Dr CHUNG Shan-shan	Representing The Conservancy Association
Mr Paul CHAN	Representing Hong Kong Institute of Landscape Architects
Mr Alan LO	Individual Member
Ms Anny TANG	Senior Manager (Tourism) 21, Tourism Commission (TC)

For Agenda Item 4

Mr Harry LIN	Principle Assistant Secretary for Commerce & Economic Development (Commerce & Industry) 1, Commerce and Economic Development Bureau (CEDB)
Mr Alec LUK	Engineer (1), CEDB
Mr Edward WONG	Chief Project Manager 202, ArchSD
Mr LI Wai-cheong	Senior Division Officer (Planning Group), Fire Services Department
Mr Albert CHAN	Executive Director, Wong & Ouyang (HK) Ltd.
Mr Edmond CHU	Technical Director, MVA Hong Kong Ltd.

Ms Jocelyn CHUNG

Head of HKCEC Affairs, Hong Kong Trade Development
Council

Action

Welcoming Message

Mr Vincent NG, Chairman of the Harbourfront Commission (HC) welcomed all to the meeting, in particular the following new Members who were appointed on 1 July 2021 and attending the Task Force meeting for the first time-

- (a) Mr Joel CHAN Cho-sing, representing Hong Kong Institute of Urban Design;
- (b) Mr Sam CHOW Man-sang, representing the Chartered Institute of Logistics and Transport in Hong Kong;
- (c) Mr Jacky CHEUNG Hoi-fo, representing Hong Kong Institute of Architects;
- (d) Ir Ringo YU Shek-man, representing Hong Kong Institution of Engineers;
- (e) Mr Jeff TUNG, representing the Real Estate Developers Association of Hong Kong; and
- (f) Mr Ivan HO, who had been appointed as an individual member since 1 July 2021.

He also informed the meeting that -

- (a) Mr Horace HONG had taken over the post of Chief Traffic Engineer/Hong Kong of the Transport Department, from Mr Alex AU; and
- (b) Mr Henry WONG, Acting Assistant Director (Leisure Services) 2 of the Leisure and Cultural Services Department (LCSD), attended on behalf of Mr Benjamin HUNG, Assistant Director (Leisure Services) 2, who was on duty visit.

Item 1 Election of the Task Force Chairman

- 1.1 **Mr Frankie NGAN** nominated and **Sr Francis LAM** as well as **Ir Victor CHEUNG** seconded Mr Ivan HO to be the Chairman 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 39th Meeting

- 2.1 The draft minutes of the 39th meeting were circulated to Members on 1 September 2021. Since no comments were received, the minutes were confirmed at the meeting.

Item 3 Matters Arising

- 3.1 No matters arising were raised at the meeting.

Item 4 Redevelopment of the Sites of Wan Chai Government Towers and Kong Wan Fire Station and Reprovisioning of Kong Wan Fire Station (Paper No. TFHK/02/2021)

Introduction

- 4.1 **The Chairman** welcomed representatives of the Commerce and Economic Development Bureau (CEDB), Architectural Services Department (ArchSD), Fire Services Department (FSD), the Hong Kong Trade Development Council (HKTDC), Wong &Ouyang (HK) Limited and MVA Hong Kong Limited to the meeting
- 4.2 Upon **the Chairman's** invitation, **Ms Angora NGAI** briefed Members on the background of the project as follows:
- (a) in the Policy Address in 2017, the Government announced the plan to redevelop the site of the three government towers in Wan Chai North and the Kong Wan Fire Station (KWFS) into Convention and exhibition (C&E) facilities, hotel and Grade A office (thereafter referred as the Wan Chai North Redevelopment), and reaffirmed its implementation in the Policy Address in 2020;
 - (b) to take forward the project, the Government was gradually vacating the concerned government towers to make way for the Wan Chai North Redevelopment;

- (c) CEDB had commissioned the HKTDC and its consultants to conduct a series of technical studies and would brief Members on their initial schematic scheme for the proposed redevelopment;
- (d) to tie in with the Wan Chai North Redevelopment, the existing KWFS would be upgraded and reprovisioned. The relevant departments will brief Members on the location selection and its schematic design; and
- (e) to familiarise Members with the project before the meeting, a site visit was held on 27 August 2021 and representatives from CEDB, HKTDC, FSD, ArchSD and Planning Department, as well as the project consultant joined and briefed members on site the proposal.

4.3 **The Chairman** informed Members that the item would consist of two parts, (a) redevelopment of the sites of Wan Chai Government Towers and KWFS; and (b) reprovisioning of KWFS. He further declared that his company was involved in the project of reprovisioning of KWFS and decided that he would not participate in the discussion of the reprovisioning of KWFS. **The Chairman** proposed and Members had no objection that Mr Vincent NG, the Chairman of HC, would take over the Chairmanship of the discussion of (b) regarding the reprovisioning of KWFS.

A. Redevelopment of the sites of Wan Chai Government Towers and Kong Wan Fire Station (KWFS)

Presentation by the Project Proponent

4.4 With the aid of a PowerPoint, **Mr Harry LIN** presented to Members the proposal.

Discussion

Connectivity

4.5 **Sr Francis LAM** expressed concerns about the high pedestrian flow of the existing footbridge at O'Brien Road, since it was the major pedestrian route linking Wan Chai MTR station to the Hong Kong Convention and Exhibition Centre (HKCEC). Instead of upgrading the existing footbridge at Gloucester Road near the Gloucester Luk Kwok Hotel, he suggested providing an additional footbridge from Luard Road to the redeveloped complex, which

could facilitate people walking from Hennessy Road to harbourfront by passing through Luard Road to West Garden and West Landscape Deck. **Mr Harry LIN** responded that the existing footbridge across Gloucester Road outside Gloucester Luk Kwok Hong Kong would be enhanced to facilitate pedestrian access to the redeveloped complex.

4.6 Apart from strengthening the connection between the Wan Chai MTR station to the redevelopment complex and HKCEC, **Mr LEUNG Kong-yui** stressed that it was also important to improve the pedestrian connection between the Admiralty MTR station to the redeveloped complex and HKCEC. As Admiralty Station was an inter-change station to various lines travelling towards Kowloon and Hong Kong Island South, he said that visitors who participated in convention and exhibition at HKCEC could travel to other destination around Hong Kong easily. The existing hotels located at Admiralty could also serve to ease the hotel service demand during high season of exhibition period.

4.7 **Mr Anthony CHEUNG** considered that the O'Brien Road footbridge had been overloaded especially during exhibition period and it was essential to improve the pedestrian connectivity, for example widening the existing footbridge or providing additional connection to connect the hinterlands and the redeveloped complex as well as HKCEC. He also suggested providing a 24-hour public access inside the redeveloped complex and HKCEC so that the public could access to harbourfront. **Ms Jocelyn CHUNG** replied that it would be difficult to provide an 24-hour public access inside HKCEC especially during exhibition period due to security concerns. A public access would be provided for public to go to the harbourfront via the HKCEC during normal days. **The Chairman** further asked if a clause for providing a 24-hour public access could be added in the lease condition to the redeveloped complex. **Mr Harry LIN** responded that pedestrians could reach the harbourfront via the proposed footbridge across Harbour Road, which would connect the redeveloped complex and the elevated West Garden adjacent to the HKCEC, and the West Landscaped Deck.

4.8 **Mr Joel CHAN** suggested constructing a double-deck footbridge in order to solve the problem of high pedestrian flow of O'Brien Road footbridge. He also commented that at-grade pedestrian connection between the hinterlands and the redeveloped complex and HKCEC should be further improved and greenery at-grade should be provided. **Mr Harry LIN** responded that the redeveloped complex would be set back along Gloucester Road to

create a wider pedestrian path with a tree-lined boulevard, providing greenings & edge plantings, creating a wider and open pedestrian environment along existing bus stops at Gloucester Road. The setback area would be properly landscaped, paved and decorated to improve the street environment.

4.9 **Mr Winston CHU** opined that the Harbour Road was busy with traffic and the existing at-grade pedestrian crossing was dangerous. He considered that a proper at-grade pedestrian crossing should be provided to ensure road safety. **Mr Edmond CHU** responded that they would liaise with Transport Department to study the at-grade crossing at Harbour Road. **Mr Harry LIN** supplemented that an elevated walkway above Harbour Road would be constructed to connect the redeveloped complex with HKCEC Phase 1. **Mr Edmond CHU** supplemented that two elevated walkways with a width of about 10m and 5m respectively would be constructed across Harbour Road and they would be able to absorb high pedestrian flow during exhibition period.

4.10 **Mr Harry LIN** noted Members' concern about the capacity of the existing O'Brien Road footbridge. The existing O'Brien Road footbridge would be enhanced and the first floor of the redeveloped complex would provide a spacious area for pedestrians walking from the Wan Chai MTR station to the harbourfront via the existing O'Brien Road footbridge. In addition, a footbridge would be constructed across Fleming Road, connecting the future MTR Exhibition Centre Station and HKCEC Phase 2. Pedestrians could enjoy direct access from MTR Admiralty, Wan Chai and Exhibition Centre Stations to the redeveloped complex and HKCEC instead of relying solely on the O'Brien Road footbridge connecting to the MTR Wan Chai Station.

Provision of underground car parking facilities

4.11 Noting that there were heavy loading/unloading activities along Harbour Road during exhibition period, **Mr LEUNG Kong-yui** considered that sufficient loading/unloading and parking facilities for lorry should be provided in order to meet with the future demands when the newly developed C&E facilities was opened. **Mr Anthony CHEUNG** concurred his views and further suggested constructing an underground carpark that would be connected with various buildings around Harbour Road to allow greater flexibilities for diverting traffic and avoid traffic congestion. **Mr Joel CHAN** shared his views.

- 4.12 **Mr Harry LIN** responded that the proposed redeveloped complex would provide 89 loading / unloading bays to relieve the parking demand in the district. There was also an off-site marshalling area in Tsing Yi for lorries waiting for loading/unloading at HKCEC.
- 4.13 **Mr Albert CHAN** replied that further widening of the pedestrian's footbridges & decks would lead to increase in sizes of the supporting columns and foundations, which would affect the already congested existing underground utilities and the proposed diversion of the existing sewage pipe for the underground vehicular tunnel on Harbour Road. From the pedestrian flow's point of view, the proposed widths of the pedestrian's footbridges & decks were based on the level-of-service (LOS) in the pedestrian assessment and the proposed widths would be sufficient.

Other comments

- 4.14 **Ms Sam LOK** enquired about the development model of the proposed redeveloped complex. She considered that the redevelopment could make use of space to extend and promote the C&E facilities, for example, adding more signage, exhibition information board along the way from the hinterlands to the newly developed C&E facilities. **Mr Harry LIN** responded that the development model of the redeveloped complex was still being studied. It was expected that the construction of the redeveloped complex, the improvement of connectivity and walkability would be developed as a whole. The C&E facilities and the carpark of the redeveloped complex would be owned by the Government and managed by an operator engaged by open tender process.

Way forward

- 4.15 **The Chairman** concluded that while members supported the proposal in-principle, the improvement of connectivity including the suggestions of constructing additional footbridge from Luard Road to the redeveloped complex, providing 24-hour public access inside the redeveloped complex at the subject site and providing underground carpark were heard. He asked the project team to take into account members' comments and work out a possible plan which could facilitate the public to enjoy the harbourfront.

B. Reprovisioning of KWFS

(Note: Mr Vincent NG took over the Chairmanship at this juncture.)

Presentation by the Project Proponent

4.16 With the aid of a PowerPoint, **Mr Harry LIN** presented to Members the proposal.

Discussion

4.17 **Mr LEUNG Kong-yui** appreciated the need to reprovision KWFS in Wan Chai North and supported the project. He asked for opening the area where the old tree would be retained for public use, with a view to improving pedestrian experience when people walk along the Fenwick Pier Street to Wan Chai and providing an open space for public enjoyment.

4.18 **Mr Vincent NG** opined that the at-grade pedestrian connection between the hinterlands and the harbourfront was not ideal and should be improved. He asked whether the site boundary would be fenced off which might affect the walking experience of pedestrian. He also enquired if the facilities planned at the south-western part of the site area could be relocated so that the relevant space could be released for public use. **Mr LI Wai-cheong** replied that decontamination facilities would be provided at the entrance of the KWFS that was planned at the south-western part of the site area. **Mr Harry LIN** supplemented that they would further study if more area could be released for public use.

Way forward

4.19 In conclusion, **Mr Vincent NG** concluded that Members acknowledged the reprovisioning need of the KWFS and supported the proposal in principle on the condition that the project team would critically consider releasing the south-western part of the site to provide an open space for public use and widening the passageway to improve pedestrian walking experience along Fenwick Pier Street. The project team should report their revised proposal to the Task Force where necessary.

Item 5 Any Other Business

(Mr Ivan HO resumed the Chairmanship)

5.1 **The Chairman** said that the Secretariat would inform Members of the date of the next meeting in due course.

5.2 There being no other business, the meeting adjourned at 4:36 p.m.

Secretariat

Task Force on Harbourfront Developments on Hong Kong Island

Harbourfront Commission

May 2022