

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

**Minutes of Forty-first Meeting**

Date : 18 May 2022  
Time : 3:00 pm  
Venue : Room 1303, 13/F, Wing On Kowloon Centre, 345 Nathan Road, Kowloon

**Present (attending in person)**

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
Dr Vivian WONG	Representing Friends of the Earth (HK) Charity Limited
Mr Paul ZIMMERMAN	Representing Society for Protection of the Harbour

**Present (attending online)**

Mr Vincent NG	Chairman, Harbourfront Commission
Mr Joel CHAN	Representing Hong Kong Institute of Urban Design
Mr Jacky CHEUNG	Representing Hong Kong Institute of Architects
Sr Francis LAM	Representing Hong Kong Institute of Surveyors
Ms Iris HOI	Representing Hong Kong Institute of Landscape Architects
Ir Victor CHUENG	Representing the Hong Kong Institution of Engineers
Ms Sam LOK	Representing Hong Kong Institute of Planners
Mr Desmond NG	Representing the Real Estate Developers Association of Hong Kong
Mr Rico WONG	Representing The Conservancy Association
Mr Mac CHAN	Individual Member
Ir Janice LAI	Individual Member
Ms Angela SO	Individual Member
Hon Tony TSE	Individual Member

**Official Members (attending in person)**

Miss Rosalind CHEUNG	Commissioner for Harbourfront, 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 Michael CHIU	Chief Executive Officer (Planning) 1, Leisure and Cultural Services Department (LCSD)
Mr Mann CHOW	District Planning Officer/Hong Kong, Planning Department (PlanD)
Mr William LEUNG	Secretary

**Official Members (attending online)**

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

Mr Peter MOK	Project Manager (Harbour) Special Duties, DEVB
Mr Ray LEE	Building Services Engineer (Harbour), DEVB

**Absent with Apologies**

Mr Karl KWOK	Individual Member
Mr NGAN Man-yu	Individual Member
Mr Alan LO	Individual Member

**For Agenda Item 3**

Ms Monica LAM	Senior Project Manager 135, Architectural Services Department (ArchSD)
Mr Alfred CHAN	Project Manager 178, ArchSD
Mr Brian CHAN	Project Manager 181, ArchSD
Mr Eugene SHUM	Director, Ronald Lu & Partners
Mr Peter YAM	Director, Ronald Lu & Partners
Mr Justin CHEUNG	Senior Associate, Ronald Lu & Partners
Ms Alice WONG	Associate, Ronald Lu & Partners
Mr David KWAN	Chief Leisure Manager (Hong Kong East), LCSD

For Agenda Item 4

Ms Polly CHEUNG                      Assistant Divisional Commander, Administration,  
Western Division, Hong Kong Police Force

Mr Kevyn CHOW                      Administration Support Sub-unit Commander,  
Western Division, Hong Kong Police Force

**Action**

**Welcoming Message**

**The Chairman** welcomed all to the meeting and informed the meeting that-

- (a) Mr Mann CHOW has taken over the post of District Planning Officer/Hong Kong of the Planning Department from Mr Louis KAU; and
- (b) Mr William LEUNG has taken over the post of Assistant Secretary of the Harbour Office from Ms Angora NGAI and serve as the Secretary of the Task Force.

He also informed the meeting that-

- (a) Miss Rosalind CHEUNG, Commissioner for Harbourfront of Development Bureau, attends on behalf of Mr Vic YAU, Deputy Secretary (Planning and Lands) 1;
- (b) Mr Michael CHIU, Chief Executive Officer (Planning) 1 of the Leisure and Cultural Services Department (LCSD), attends on behalf of Mr Benjamin HUNG, Assistant Director (Leisure Services) 2; and
- (c) Ms Anny TANG, Senior Manager of the Tourism Commission (TC), attends on behalf of Ms Elsa HUNG, Assistant Commissioner for Tourism (2).

**Item 1     Confirmation of Minutes of the 40<sup>th</sup> Meeting**

- 1.1     The draft minutes of the 40<sup>th</sup> meeting were circulated to Members on 13 May 2022. Since no comments were received, the minutes were confirmed at the meeting.

## **Item 2 Matters Arising**

### Open Space at Eastern Street North, Sai Ying Pun

2.1 **Miss Rosalind CHEUNG** updated Members of the project progress as follows-

- (a) the Harbour Office (HO) and Architectural Services Department (ArchSD) consulted the Task Force on the conceptual design and programme of the project at the 37<sup>th</sup> Meeting held on 15 June 2020;
- (b) the ArchSD refined the design taking into Members' comments and funding was approved by the Financial Committee of the Legislative Council in April 2022;
- (c) the existing Short-term Tenancy (STT) carpark at Eastern Street North needed to be closed down to make way for the open space development. The trade had requested for reprovisioning of car parking spaces in the district. Towards this end, the HO together with relevant departments, had been coordinating the issue with Legislative Council Members and the trade on the expansion of temporary car park at Fung Mat Road and Sai See Street so as to meet the car parking demands from trade; and
- (d) the commencement of works was targeted to be mid-2022.

## **Item 3 Further Development of the "Public Open Space at East Coast Park Precinct" (Paper No. TFHK/01/2022)**

### Introduction

3.1 **The Chairman** welcomed representatives from the Architectural Services Department (ArchSD) and its consultants to the meeting. He informed Members that an informal briefing on the subject was held on 12 May 2022.

3.2 Upon the Chair's invitation, **Mr William LEUNG** briefed Members on the background of the project 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, Central and Wan Chai Bypass (CWB) 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 agreed to implement the UDS recommendations with dedicated funding earmarked in the 2019-20 Budget for harbourfront enhancement. The East Coast Park Precinct was one of the recommendations in the UDS;
- (c) as Highways Department agreed to release parts of the works site under the CWB project early for public use and committed to allocate resources to facilitate the Phase I project in East Coast Park, the design of East Coast Park Phase I was proposed by adopting the “incremental approach” and consulted the HKTF in the 36th Meeting held on 15 May 2020. The East Coast Park Precinct (Phase 1) was officially opened on 25 September 2021; and
- (d) with all the portion of land to be released after the completion of the CWB project, the HO would like to propose the future development of the East Coast Park Precinct. The “Public Open Space in the East Coast Park Precinct” project (“the project”) (including Phase 1) occupies an area of about 4.2 hectares with a section of about 620 metres long harbourfront promenade. The land parcels of the project are zoned as “Open Space” (“O”) on the North Point Outline Zoning Plan/ Wan Chai North Outline Zoning Plan.

### Briefing by the Harbour Office

3.3 **Miss Rosalind CHEUNG** elaborated on the project highlights as follows -

- (a) to uphold the spirit of opening up harbourfront area in an expedited manner under “incremental approach”, the fenced off area of the East Coast Park (ECP) Phase 1 during construction would be minimised so as to avoid disturbing public usage of the site already opened;
- (b) enhancement for ECP Phase 1 would focus on selected and

necessary facilities and a public pathway leading to different sections of the Phase 1 area would remain accessible during construction;

- (c) the focus of Phase 2 works was to increase usable space for visitors. A landscaped platform has been built atop the Eastern Portal of CWB and arrangement would be made to open it up to the public as leisure farm and a sky garden round-the-clock;
- (d) a public skatepark would be provided in the project which was the first public skatepark within the harbourfront; and
- (e) the project would also take the opportunity to enhance the adjoining Oil Street Sitting-out Area.

#### Presentation by the Project Proponent

- 3.4 Upon the Chairman's invitation, **Mr Eugene SHUM** briefed Members on the schematic design for the long-term development of the public open space at ECP Precinct with the aid of PowerPoint.

#### Discussion

##### *General Comments*

- 3.5 **Mr Joel CHAN, Sr Francis LAM, Mr Jacky CHEUNG and Mr Paul ZIMMERMAN** supported the proposed schematic design and thanked the efforts made by the project team for the project.
- 3.6 Noting that Area A was planned to be opened by Q4 2024, **Sr Francis LAM** urged for early completion of Area A for opening by Q1 2024 so that public could enjoy the waterfront promenade earlier. **Mr Eugene SHUM** said the project team should review the implementation programme for expediting the opening of the site.

##### *Provision of Shading*

- 3.7 **Ms Sam LOK** opined that more trees should be planted in order to provide adequate natural shading. **Sr Francis LAM, Ms Iris HOI and Mr Desmond NG** agreed. **Ms Iris HOI** considered

that focus and cluster planting should be implemented if *Terminalia mantaly* was selected so as to improve soft landscaping. She also pointed that *Terminalia mantaly* was not a suitable species for providing natural shading. More species which were suitable for harbourfront should be selected in order to diversify the floristic composition. **Mr Paul ZIMMERMAN** shared her views. **Mr Eugene SHUM** agreed to further study the suggestions and comments made by Members on the selection of plant species.

*Provision of facilities*

- 3.8 **Ms Sam LOK** suggested providing sufficient lockers for public use. **Mr Eugene SHUM** responded that small lockers could be provided at Cabana and would study if there would be other suitable locations to add lockers.
- 3.9 **Mr Paul ZIMMERMAN** suggested adding play equipment such as climbing frame on the lawn. He opined that play equipment could be spread throughout and need not be clustered together as a playground.
- 3.10 **Mr Jacky CHEUNG** suggested incorporating music playing function into smart lamp poles to evoke a relaxed vibe at the park. **The Chairman** shared the same view and suggested installing public address system such that public announcement could be made if needed. He strongly supported the introduction of food and beverage element in the design and suggested providing food delivery pick up stations for public use. **Mr Eugene SHUM** responded that audio function could be incorporated into the smart lamp poles for playing music.
- 3.11 **The Chairman** considered that a proper rest room for cleansing and maintenance staff should be provided to show respect to their hard work in providing public services. In addition, smart features such as digital panels should be installed to enhance the visual communication which could amongst others send alerts in critical time such as typhoon. **Mr Eugene SHUM** responded that rest room would be provided in the Main Building Block at Watson Road.
- 3.12 **Ir Victor CHEUNG** suggested adding environmentally friendly elements into the design such as installing solar panel on the top of cabanas and restaurant, as well as solar pavement. **Dr Vivian**

**WONG** agreed and suggested installing wind power generation facilities. **Mr Eugene SHUM** replied that sustainable design concept would be adopted, for instance, hybrid solar/wind lamp post, solar bollard light and BIPV glass canopy would be installed as appropriate.

- 3.13 **The Chairman, Mr LEUNG Kong-yui and Sr Francis LAM** were of the views that the provision of toilets was not enough. In particular, the male-to-female toilet compartment ratio should be increased. **Mr Eugene SHUM** responded that there were 4 male public toilets and 7 urinals, 12 female public toilets, 3 accessible toilets and 1 family toilet and baby care room in the park which had been maximised based on the existing drainage capacity.
- 3.14 **Mr Joel CHAN** pointed that the provision of electricity, water and drainage facilities should be suitably incorporated into the design to allow greater flexibility for organising different activities or event like weekend bazaar in the park.

#### *Design of skatepark*

- 3.15 **Mr Paul ZIMMERMAN** opined that the design of the skatepark should accommodate different levels of users so that public could enjoy the facilities freely. As it would be the first skatepark at Harbourfront area on the Hong Kong Island, he foresaw that the park would gain tremendous popularity and the proposed area of the skatepark should be further increased to cater more users. **Mr Eugene SHUM** replied that the area of the proposed skatepark was 1800m<sup>2</sup> benchmarked to the existing one at Lai Chi Kok Park. It would provide different features such as flat ground, street character obstacles and volcano with a view to accommodating different level of users.
- 3.16 **Mr Joel CHAN** suggested that low and clear fencing design should be adopted to enhance visual permeability. **Mr Eugene SHUM** responded that low and clear fencing design would be adopted to create a clear view for visitors to view inside the skatepark.

#### *Design*

- 3.17 **Mr Paul ZIMMERMAN** opined that the proposed provision for a co-use path cyclists and pedestrians was a good idea and



suggested it as a “greenway” using suitable signage and road markings for indication. In addition, he considered the cycle track route and proposed location of bike kiosk should be critically reviewed to ensure that it was convenient for cyclists. He also suggested that a dominant art piece should be installed at the entrance of the park.

- 3.18 **Mr LEUNG Kong-yui** considered that using timber-like material for flooring could provide better feet protection and comfort for joggers. **Mr Paul ZIMMERMAN** also supported the proposed use of timber-like flooring but reminded the project team to check if was suitable to be used at waterfront site. **Mr Eugene SHUM** said that the project team would keep in view of the durability of the timber-like materials.
- 3.19 **Mr Jacky CHEUNG** considered that the lighting design should aim to provide a relaxing and cozy atmosphere for people to enjoy the harbour view at night time. **Mr Paul ZIMMERMAN** agreed and supplemented that the lights should not face the water side in order to avoid the backlighting effect.

#### *Integration of Oil Street Art Space*

- 3.20 **Mr Paul ZIMMERMAN** and **Ms Sam LOK** supported the proposed enhancement of Oil Street Sitting-out area. **Mr ZIMMERMAN** further suggested that the Oil Street Art Space should be opened for 24 hours without fencing so that it could provide a 24-hour public passageway for people walking from the hinterland to waterfront. **Ms Sam LOK** opined that the integration of Oil Street Art Space with the public open space at East Coast Park Precinct should be further developed.

#### *Connectivity*

- 3.21 **Mr Desmond NG** observed that the traffic at Hing Fat Street linking to Causeway Bay was busy and opined that this connection point should be improved in order to provide a better walking experience to pedestrians. **Mr Eugene SHUM** said that supporting facilities and service yard would be provided at the entrance of Hing Fat Street for LCSD staff to perform their daily operation and maintenance.
- 3.22 **Sr Francis LAM** suggested making use of the area underneath the Island East Corridor to provide more connection points to

enhance accessibility between the hinterland and waterfront.

- 3.23 **The Chairman** enquired whether a drop-off point would be provided for visitors who would drive to the park. **Mr LEUNG Kong-yui** considered that it would be feasible to provide two drop-off points at Watson Road. **Mr Eugene SHUM** responded that there was existing parking provision nearby at Watson Road. Visitors who drive to the park could drop-off at Watson Road and use the roundabout to the nearby carpark.

#### *Way forward*

- 3.24 **The Chairman** concluded that Members were generally supportive to the proposed design and thanked the efforts made by the project team. He invited the project team to take into account Members' comments and suggestions when refining the schematic design of the project and keep Members posted of the project progress.

#### **Item 4 Proposed Temporary Government Land Allocation to Hong Kong Police Force for the Operational Use of Western Police Station at Western Fire Services Street, Sheung Wan, Hong Kong (GLA-THK 2066) (Paper No. TFHK/02/2022)**

##### Introduction

- 4.1 **The Chairman** welcomed representatives of the Hong Kong Police Force (HKPF) to the meeting.
- 4.2 Upon **the Chairman's** invitation, **Mr William LEUNG** briefed Members on the background of the project as follows:
- (a) the proposed allocation falls mainly within an area zoned "Open Space" ("O") with a portion within the "Government, Institution or Community" ("G/IC") zone on the Approved Sai Ying Pun and Sheung Wan Outline Zoning Plan No. S/H3/34; and
  - (b) the project of redevelopment of Western Police Married Quarters will commence in Q4 of 2022 and HKPF needs an extra space for parking police vehicles and emergency equipment office. Hence, HKPF applied for the Temporary Government Land Allocation (TGLA) of the proposed site. The proposed time for the TGLA will be 5 years.

4.3 **Miss Rosalind CHEUNG** added that the Secretariat had received Member's enquires about a small strip of land fronting the proposed site adjoining the public waterfront promenade. She said that the subject strip of land were occupied by motor boats kiosks under STT term. Central and Western District Office, HO and LCSD were exploring the possibility of relocating the motor boats kiosks to make way for turning the area and the proposed site into a sitting-out area for public enjoyment upon the return of the proposed site by HKPF.

#### Presentation by the HKPF

4.4 With the aid of a PowerPoint, **Ms Kevyn CHOW** presented to Members the proposal.

#### Discussion

4.5 **Mr Paul ZIMMERMAN** opined that decent fencing with interesting materials such as fake timber could be installed so as to beautify the site. He further commented that the existing 3 motor boats kiosks was in poor condition which should be closed down to clean up the waterfront promenade.

4.6 **Mr LEUNG Kong-yui** supported the TGLA proposal and asked the HKPF to carry out simple beautification works such as providing seating for public use upon return of the site. **Ms Polly CHEUNG** responded that minor works could be carried out to make good the site before its return and would liaise with ArchSD for follow up.

4.7 **The Chairman** asked if the *Aglaia odorata* located in between the site and the adjacent building could be preserved. **Ms Polly CHEUNG** replied that they would protect and preserve the existing plant/trees as far as practicable.

#### *Way forward*

4.8 **The Chairman** concluded that members supported in-principle the TGLA proposal and thanked the presentation by the proponent. He invited the proponent to take into account Members' comments in taking forward the proposal.

## **Item 5 Any Other Business**

### **A. Central Military Dock**

- 5.1 **Mr Paul ZIMMERMAN** commented that the condition of a small area at Central Military Dock under the management of LCSD was poor and asked LCSD to clean up the site and remove the chain link fence so as to improve the environment.

*(Post meeting note: After removal of the chain link fence, LCSD arranged the beautification works for the concerned area and was completed on 24 May 2022.)*

### **B. STT Carpark at waterfront fronting Tai Koo Shing**

- 5.2 **Mr Paul ZIMMERMAN** opined that the STT carpark located at waterfront at Quarry Bay promenade should be returned so as to release space for widening the promenade in order to alleviate the conflict between pets and runners for using the promenade.

*(Post-meeting notes: TD advised that the concerned STT site (i.e. EHX-540) is serving as a public carpark providing about 215 parking spaces for private car. The STT carpark has a utilization rate of approx. 80% representing a high local parking demand. The unused 20% of STT area (i.e. 1000 m<sup>2</sup>) would be released for the reprovisioning of LCSD's pet garden as part of the land exchange proposal with a view to providing a continuous promenade along Victoria Harbour. Should there be any long-term development by the Government at the STT site in future, TD would liaise with the project proponent to incorporate public vehicle park (PVP) into the development following the "single site, multiple uses" principle.)*

### **C. Proposed connection between Shau Kei Wan to Heng Fa Chuen via the Hong Kong Museum of Coastal Defense**

- 5.3 **Mr Paul ZIMMERMAN** urged LCSD to provide a pathway at the Hong Kong Museum of Coastal Defense to connect Sau Kei Wan and Heng Fa Chuen in order to form a continuous waterfront connection on the Hong Kong Island.

*(Post-meeting notes: As the proposed connection falls outside Harbourfront Area, the Secretariat has conveyed the comments to relevant departments for follow-up.)*

D. Date of next meeting

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

5.5 There being no other business, the meeting adjourned at 4:56 p.m.

**Secretariat**

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

**Harbourfront Commission**

**July 2022**