# Appendix I4 Meeting Minutes and Paper for Meeting with Task Force on Harbourfront Developments on Hong Kong Island - Harbourfront Commission



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

#### **Minutes of Twenty-second Meeting**

29 February 2016 Date

Time 2:30 p.m.

Conference Room (Room G46) at Upper Ground Floor, Venue

Hong Kong Heritage Discovery Centre, Kowloon Park,

Tsim Sha Tsui

**Present** 

Mr Nicholas BROOKE Chair

Mr LEUNG Kong-yui Representing Chartered Institute of Logistics and

Transport in Hong Kong

Mrs Karen BARRETTO Representing Friends of the Earth

Representing Hong Kong Institute of Architects Mr Freddie HAI Mr Evans IU Representing Hong Kong Institute of Landscape

**Architects** 

Dr Peter Cookson SMITH Representing Hong Kong Institute of Planners

Sr Emily LI Representing Hong Kong Institute of Surveyors Mr Ivan HO Representing Hong Kong Institute of Urban Design

Ir Prof CHOY Kin-kuen Representing Hong Kong Institution of Engineers Representing Real Estate Developers Association of Mr Shuki LEUNG

Hong Kong

Mr Paul ZIMMERMAN Representing Society for Protection of the Harbour

Mr CHAN Hok-fung Mr Walter CHAN Miss Lily CHOW

Mr Eric FOK

Ms Vivian LEE

Mr Vincent NG

Mr Henry CHAN Ms Rosanna CHOI

Mr Alvin YIP

Official Members

Mr Thomas CHAN Deputy Secretary for Development (Planning and

Lands)1, Development Bureau (DEVB)

Mr Edward LEUNG Senior Manager (Tourism) 2, Tourism Commission

(TC)

Mr CHAN Chung-yuen Chief Traffic Engineer/Hong Kong, Transport

Department (TD)

Mr MAK Chi-biu Chief Engineer/Hong Kong 1, Civil Engineering and

Development Department (CEDD)

Mr Richard WONG Assistant Director (Leisure Services)2, Leisure and

Cultural Services Department (LCSD)

Mr David Stanley CHAIONG

Ms Ginger KIANG

Chief Leisure Manager (Hong Kong West), LCSD District Planning Officer/Hong Kong, Planning

Department (PlanD)

Miss Ingrid TJENDRO Secretary

In Attendance

Miss Christine AU Principal Assistant Secretary (Harbour), DEVB
Mr Frederick YU Assistant Secretary (Harbour) Special Duties, DEVB

Mr Peter MOK Project Manager (Harbour), DEVB

Absent with Apologies

Mrs Margaret BROOKE Dr NG Cho-nam

Mr Hans Joachim ISLER

Mr David PONG

Representing Business Environment Council Representing the Conservancy Association

For Agenda Item 2

Ms TENG Yu-yan Anne District Officer (Eastern), Home Affairs Department

(HAD)

Mr LAI Ho-chun Samuel Assistant District Officer (Eastern)2, HAD Chief Traffic Engineer / Hong Kong, TD

Mr KUK Wai-kei District Traffic Team (Eastern District), Hong Kong

Police Force (HKPF)

Mr Edward LEUNG Senior Manager (Tourism) 2, TC

Ms HO Mun-yee Money Sr Estate Surveyor/HKE(3) (District Lands Office,

Hong Kong East), Lands Department (LandsD)

For Agenda Item 3

Ms April KUN Chief Town Planner/ Studies and Research, PlanD Mr Patrick FUNG Senior Town Planner / Studies and Research 5(Atg.),

PlanD

Ms Wendy LEE Town Planner, Studies and Research 3, PlanD

Dr Eunice MAK Director of Urban Planning, AECOM

Mr Kenny CHAN Associate, Planning, AECOM

Ms Carol LEE Project Officer, Kadoorie Institute, HKU

For Agenda Item 4

Mr MAK Chi-biu Chief Engineer / Hong Kong 1, CEDD

Mr Eddie LAM Senior Engineer 7, CEDD

Mr Albert LEUNG Project Director, Jacobs China Ltd. Project Manager, Jacobs China Ltd. Mr Raymond CHAN

Principal, Architecture Design and Research Group Prof Bernard V LIM

Ltd.

Mr David STANDFORD Principal Director, Leigh & Orange Ltd

Associate Director, Centre for Architectural Heritage Mr Henry LO

Research, School of Architecture, CUHK

For Agenda Item 5

Mr MAK Chi-biu Chief Engineer / Hong Kong 1, CEDD

Senior Engineer 2, CEDD Mr LAM Chun-tak Project Director, AECOM Mr Charles LUK Executive Director, AECOM Mr Peter CHEEK Mr Simon WONG Project Manager, AECOM

Director, PlanArch Ms Betty HO

Professor John BACON-SHONE Director, Social Sciences Research Centre, HKU

For Agenda Item 6

Ms Emily MO **Assistant Commissioner for Tourism** 

Director, Formula Electric Racing (Hong Kong) Limited Mr Samir S THAPA Director of Operations, Formula Electric Racing (Hong Ms Michelle LEE

Kong) Limited

Managing Director, ActionHouse International Limited Ms Vivian LEE Account Executive, ActionHouse International Limited Ms Bernice TSANG

For Agenda Item 7

Mr MOK Hei-tat Paul Chief Engineer, Special Duties (Works) Division, CEDD

Mr LEUNG Tak-kuen Anka Senior Engineer, Special Duties (Works) Division,

**CEDD** 

Mr KWOK Hiu-fung Derek Engineer /5, Special Duties (Works) Division, CEDD

Divisional Director, Mott Macdonald Hong Kong Mr CHING Ming-kam Eric

Limited

Mr CHAN Pak-kin Senior Environmental Consultant, Mott Macdonald

Hong Kong Limited

For Agenda Item 8

Mr Alexander BOSWORTH

Mr Brandon BOZEAT

Mr Xander ING Miss Emily YU

Team Member, Worcester Polytechnic Institute Team

- 4.22 **Mr Henry LO** responded that to meet heritage preservation standard, it would be best for the unused landing steps to be kept with the entire structure at its original place. As for the location matter, following the international charter, it would be best if every heritage building could be retained at its original location as far as practicable.
- 4.23 **Mr Peter Cookson SMITH** enquired if the design of the Ferry Plaza within future Site 7 had been drawn up.
- 4.24 **Miss Christine AU** responded that the design of the "Ferry Plaza", alike "Festival Lawn" and "Themed Garden", would make reference to the UDS.
- 4.25 **The Chair** remarked that the context of the design of the Ferry Plaza should be provided when presenting to the public. He thanked the Government and the project team for the efforts made for the QP project and asked them to take on board Members' comments and keep Members informed of the refined options and outcome of the PE programme.

DEVB CEDD

#### Item 5 Proposed Boardwalk underneath the Island Eastern Corridor (Paper No. TFHK/04/2016)

- 5.1 **The Chair** welcomed representatives of CEDD and the project team to the meeting. **Mr CB MAK**, **Mr CT LAM** and **Mr Peter CHEEK** presented the proposed boardwalk underneath the Island Eastern Corridor (IEC) with the aid of a PowerPoint.
- 5.2 **The Chair** enquired about the public comments received so far.
- 5.3 **Mr Ivan HO** supported the project and requested the process be expedited. Besides, he enquired if the width of the boardwalk could be varied in different sections as a 3.5 metre wide walkway would be too narrow and it would be unsatisfactory to adopt this width for the entire boardwalk. He opined that Hong Kong people should have the right to decide on the shape of their waterfront and the Government should not be over-cautious with the Protection of the Harbour Ordinance.

- 5.4 **Mr Peter Cookson SMITH** objected to the proposed cycle track as it would narrow the pedestrian walkway by half. He also considered that the questionnaire was too complicated and it should be designed in a way such that convincing responses would be collected for establishing an overriding need as required. In this connection, he enquired about the number of positive public responses needed to establish the overriding need.
- 5.5 **Mr Freddie HAI** supported the project. He commented that additional greenery should be provided along the boardwalk as greenery could act as a softener to its outlook which is beneath the bleak IEC. Besides, he enquired if there were other alternative design options such that the walkway would not need to be ascending to the flyover level and bypassing the ferry piers. He appreciated the Project Team for their courage to take on the issue of "definition of reclamation" under the current Protection of the Harbour Ordinance in pursuit of a more sensible design for the greater benefit of the general public.
- 5.6 **Mr Alvin YIP** commented that the proposal should be presented in a more precise and exciting manner. The team might consider collaborating with local universities which had many innovative student projects on developing the site concerned.
- 5.7 **Mr Paul ZIMMERMAN** made the following comments, which were included in previous submission made to the Government -
  - (a) as the proposed boardwalk could enhance accessibility to the harbour and add value to it, subject to Government's provision of adequate justification to the issue of dolphin structures, the Society for Protection of the Harbour would unlikely object to it;
  - (b) a wider walkway cum cycle track would maximise the benefits of the boardwalk;
  - (c) more access points should be provided; and
  - (d) the boardwalk should have minimal changes in levels to facilitate people with children or

disabilities.

5.8 **The Chair** enquired about the public responses received so far.

#### 5.9 **Mr CB MAK** made the following responses-

- (a) around five hundred public replies had been received so far. Among them, only a minority objected to the project and there was general support for the cycle track;
- (b) the team would review the width of the boardwalk taking into account comments received. The team would also explore the possibilities of providing a boardwalk with varying width at some sections;
- (c) while the team would try to maximize the provision of greenery on the boardwalk, he cautioned that there were geographical and technical constraints to do so as the boardwalk was built under the IEC and above water; and
- (d) the team would explore the possibility of providing additional access points but noted the presence of private lots along the boardwalk.
- 5.10 In response to the design of the questionnaire, **Prof John BACON-SHONE** explained that the public usually complained about insufficient information when responding to a questionnaire and hence the present draft has aimed to be informative. The questionnaire asked open-ended questions and invited the public to write in comments. People could leave this part blank if they were already satisfied with the other parts of the questionnaire.
- 5.11 **The Chair** commented that it would be helpful if HC could show its passion and support for the project to the community.
- 5.12 **Miss Christine AU** responded that a boat trip within the Community Engagement process would be arranged for Members to show their support for the project and help publicize it.

(Post-meeting notes: A boat trip for Members was organised on 30 March 201 and a press release was subsequently issued.)

- 5.13 **Mr Henry CHAN** opined that artists might be interested to show their artwork on the boardwalk which could be a great attraction to people. He was also concerned about the safety of the cycle track.
- 5.14 **The Chair** invited CEDD and the project team to report to the Task Force on the latest progress before Stage 2 Community Engagement. **Mr CB MAK** responded that the Government would get back to the Task Force again after Stage 1 Community Engagement.

**CEDD** 

(Post-meeting notes: CEDD plans to report back to the Task Force on the latest progress in Q3 2016.)

- Item 6 Proposed Short Term Tenancies for Government Land at Central Harbourfront for Staging of the Fédération Internationale de l'Automobile Formula E Championship Hong Kong ePrix (Paper No. TFHK/05/2016)
- 6.1 **The Chair** informed that the Formula E race would be held for the first time at the new Central harbourfront in October 2016. He welcomed representatives from TC and the organiser to the meeting to brief Members on the details of the race including the harbourfront sites proposed to be used for the event.
- 6.2 **Ms Vivian LEE** declared interest as the Managing Director of ActionHouse International Limited, which was the project management team of the race. **The Chair** advised that Ms LEE could attend as one of the representatives from the project team but should refrain from commenting on the matter.
- 6.3 **Ms Emily MO** presented the Government's support for the event, and **Mr Samir S THAPA** presented the event proposal and the proposed short term tenancies with the aid of a PowerPoint.
- 6.4 The Chair expressed his concern on the accessibility to

For discussion on 29 February 2016

TFHK/04/2016

## Proposed Boardwalk underneath the Island Eastern Corridor

#### **PURPOSE**

This paper updates members on the progress of the Investigation Study for the Boardwalk underneath the Island Eastern Corridor (IEC) and to seek members' views on the Study.

#### **BACKGROUND**

- 2. A 2-km long boardwalk is proposed to link up Oil Street to Hoi Yu Street underneath IEC (**Annex A**). A Topical Study for Boardwalk underneath Island Eastern Corridor (Topical Study) was completed in early 2014. We briefed members the findings of the Topical Study including a refined alignment of the boardwalk on 24 October 2013 and 18 February 2014. Members generally agreed with the refined scheme.
- 3. We commissioned the "Boardwalk underneath Island Eastern Corridor Investigation" (the Study) in March 2015. The objectives of the Study are to review the feasibility of the proposed boardwalk under the IEC and to demonstrate whether the proposal can comply with the Protection of the Harbour Ordinance (PHO). The Study will also identify recommended scheme(s) for the proposed boardwalk.

#### THE PROTECTION OF THE HARBOUR ORDINANCE

- 4. The PHO seeks to protect and preserve the Victoria Harbour by establishing a presumption against reclamation in the Harbour. Reclamation is defined in the PHO as "any works carried out or intended to be carried out for the purpose of forming land from the sea-bed or foreshore". The presumption against reclamation in the Harbour must be interpreted in such a way that it can only be rebutted by establishing an overriding public need for reclamation. According to past judgments of the Court, public needs are community needs, which include social, economic and environmental needs.
- 5. To implement the proposed boardwalk underneath IEC, some new piled protection dolphin structures with pile caps would need to be constructed to support the boardwalk, and they are to be regarded as

TFHK/04/2016

reclamation under the PHO. Furthermore, the boardwalk structure will deck over the sea and may restrict access to the water underneath IEC. To take forward reclamation works which the boardwalk would entail, the Government is required to establish an overriding public need for such works. As part of the Study, we would like to collect public views through the Community Engagement Exercise as part of the relevant work.

#### BENEFITS OF PROPOSED BOARDWALK

- 6. According to the preliminary design, the proposed boardwalk will connect the future waterfront park north of Oil Street to the existing Hoi Yu Street harbourfront in Quarry Bay to enhance the connectivity. Access points will be provided at Tong Shui Road Pier and ex-North Point Estate to the harbourfront. We anticipate that the proposed boardwalk will have the following benefits:
  - (a) Social aspect Proposed boardwalk will re-connect the broken linkage at current North Point harbourfront due to private lots, enabling the public to get closer to the Harbour along a continuous harbourfront. The boardwalk enables better connection and integration with existing isolated open spaces hence enhancing the open space network. The proposed boardwalk will be an attractive facility to encourage local residents and the general public to exercise and cycle, thus helping to promote healthy living;
  - (b) Economic aspect Proposed boardwalk will attract more visitors and tourists to visit the harbourfront, enhancing economic activities in the surrounding area; and
  - (c) Environmental aspect Proposed boardwalk will improve the landscaped amenity underneath the IEC. Columns and piers of IEC will also be renovated.

#### **COMMUNITY ENGAGEMENT**

- 7. We commenced a four-month, two-stage Community Engagement Exercise on 1 February 2016. Stage 1 Community Engagement seeks to collect public opinions through questionnaires. The Community Engagement Digest and the questionnaire are at **Annex B** and **Annex C** respectively. The questionnaire mainly focuses on:
  - (a) Whether the interviewees agree that the proposed boardwalk

TFHK/04/2016

may help the public enjoy the Harbour;

- (b) Whether the interviewees agree that there is a compelling and present need for the IEC boardwalk to satisfy different community needs;
- (c) Whether the interviewees agree that the series of facilities that may be constructed on the boardwalk (cycleway, viewing platforms, fishing platform, cycle rental kiosk/ bicycle parking and food & beverage kiosk) meet the compelling and present need; and
- (d) Other views of interviewees.
- 8. During Stage 1 Community Engagement Exercise, we will also consult the Eastern District Council in addition to the Harbourfront Commission, conduct questionnaire surveys, roving exhibitions, community workshops and focus group meetings. A project website (http://www.boardwalk.gov.hk) was prepared for the Study. Details of the Community Engagement Exercise and the consultation digest can be found at the website.

#### WAY FORWARD

9. Public views collected from Stage 1 Community Engagement Exercise will assist us to establish the overriding public need on the proposed boardwalk. We will conduct further technical assessments. Afterwards, we will formulate detailed boardwalk scheme and carry out Stage 2 Public Engagement in second quarter of 2016 to seek public views on recommended detailed scheme.

#### **ADVICE SOUGHT**

10. Members are invited to note the progress of the Study and comment on the proposed boardwalk.

Civil Engineering and Development Department February 2016

TFHK/04/2016

#### **ATTACHMENTS**

- **Annex A** Proposed Boardwalk underneath IEC
- **Annex B -** Community Engagement Digest of the Boardwalk underneath Island Eastern Corridor Investigation
- **Annex C** Questionnaire on the need for the Boardwalk underneath Island Eastern Corridor

Artist's Impression near Tong Shui Road Pier

**Artist's Impression near Provident Centre** 

Artist's Impression at Tong Shui Road

Artist's Impression at Hoi Yu Street Access Point

# Proposed Boardwalk underneath Island Eastern Corridor





Task Force on Harbourfront Developments on Hong Kong Island



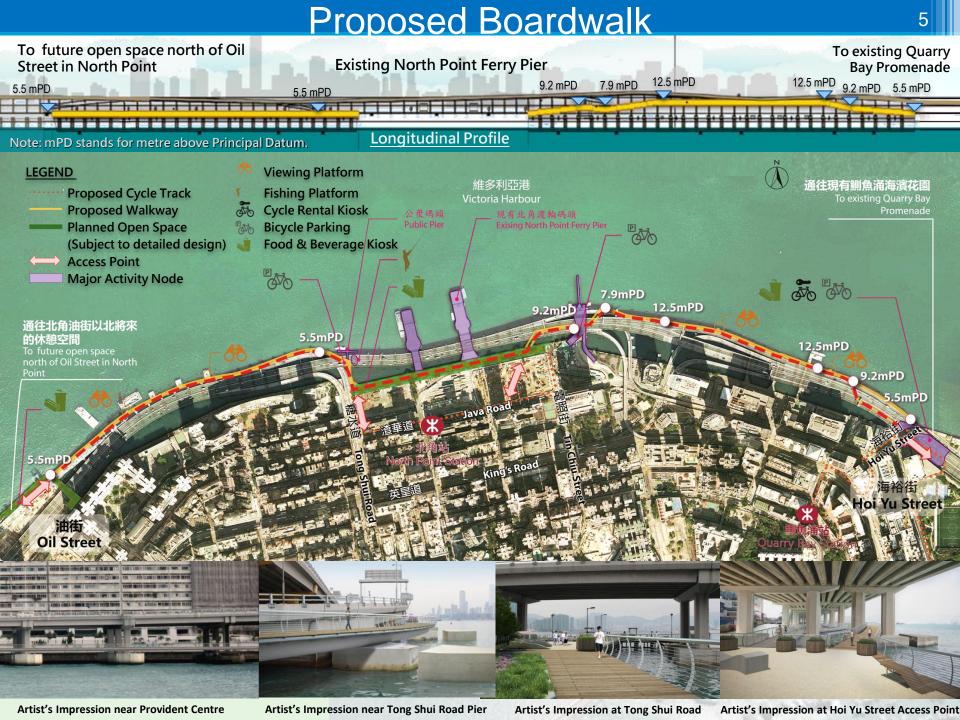
29 February 2016

#### Background

- CEDD briefed the Task Force on Harbourfront Developments on Hong Kong Island (HKTF) findings of the topical study including a refined alignment of the boardwalk on 24 October 2013 and 18 February 2014. Members generally agreed on the refined scheme.
- CEDD commissioned the study "Boardwalk underneath Island Eastern Corridor" in March 2015 to investigate the feasibility of the proposed boardwalk and to demonstrate compliance with the PHO of the proposal.

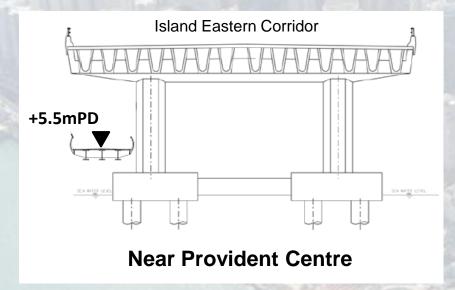
## The Proposed Boardwalk





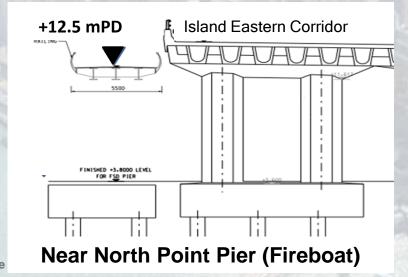










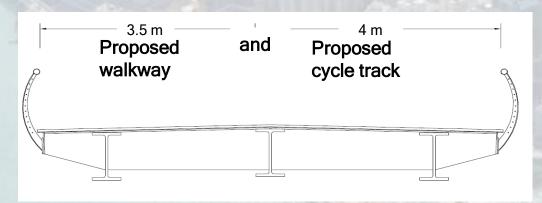




5m wide for walkway only



3.5m wide walkway + 4m wide cycle track





## **Cycle Track**



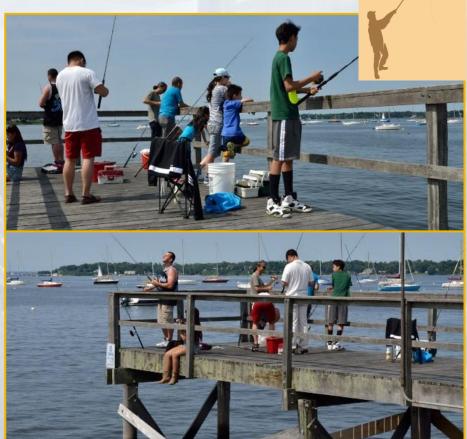






## **Fishing Platforms**







#### **Bicycle Parking & Cycle Rental Kiosk**







#### Food & Beverage Kiosk





# Protection of the Harbour Ordinance

# Presumption against Reclamation under the Protection of the Harbour Ordinance (PHO)

- "Reclamation" means any works carried out or intended to be carried out for the purposes of forming land from the sea-bed or foreshore. [section 2]
- "The harbour is to be protected and preserved as a special public asset and a natural heritage of Hong Kong people, and for that purpose there shall be a presumption against reclamation in the harbour." [section 3(1)]
- "All public officers and public bodies shall have regard to the principle stated in subsection (1) for guidance in the exercise of any powers vested in them." [section 3(2)]

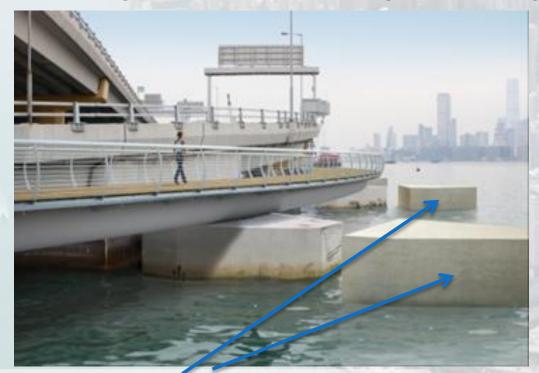
## The Overriding Public Need Test

- The presumption against reclamation in the harbour must be interpreted in such a way that it can only be rebutted by establishing an overriding public need for reclamation.
- Public needs would be community needs. They would include the social, economic and environmental needs of the community.

#### **Protection Dolphin Structures**

 The boardwalk will sit on the existing protection dolphin structures which protect the IEC from ship impact. Additional dolphin structures are required if the loading exceeds the original design capacity

SEA BED



New dolphin structures (with pile caps)



#### **Boardwalk Affected Area**



Boardwalk Decking Area: 8,250 m<sup>2</sup> (walkway only) + 4,550 m<sup>2</sup> (with additional cycle track)

Reclamation Area for New Dolphins: 300 m<sup>2</sup>





Proposed Boardwalk Facilities	Implication
Pedestrian walkway, of length approx 2km and width approx 5m	of Reclamation in the form of ten new protection 'dolphin' structures, with total area of reclamation approx 300m². Area of decking above the sea approx 8250m²
Cycleway, of length approx 2km and some section of the boardwalk widened to overall 7.5m to accommodate cyclerack	—
Total of 4 viewing platforms, each of area approx 20m <sup>2</sup>	Additional area of decking above the sea for the four viewing platforms approx 80m <sup>2</sup>
Fishing platform, provided on platform deck to west of North Point ferry pier with an area of approx 400m <sup>2</sup>	Area of decking above the sea approx 300m <sup>2</sup>
Cycle rental kiosk located on existing land at Hoi Yu Street	No reclamation or decking above the sea required
Bicycle parking provided on platform deck at one location	Area of decking above the sea approx 70m <sup>2</sup>
Food & Beverage kiosks	No reclamation or decking over the sea required



# **Benefits of Proposed Boardwalk**

#### Benefits of Proposed Boardwalk

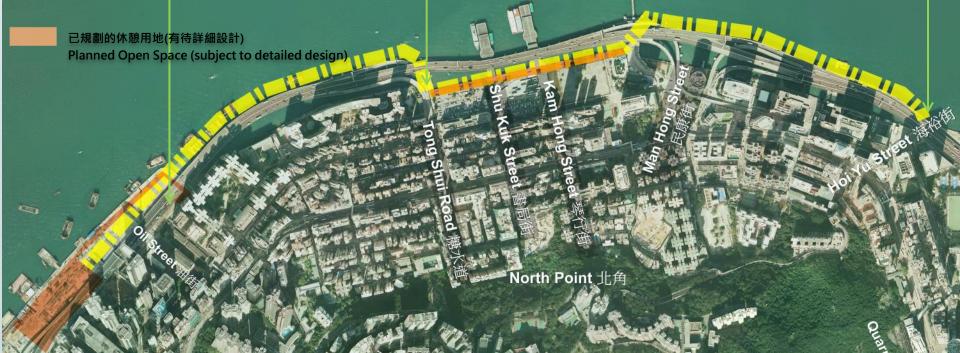
 Enhance connectivity, access points will be provided at Tong Shui Road and ex-North Point Estate to the harbourfront

#### **ACCESS POINTS**









#### Social Aspect

 Providing an attractive facility to encourage local residents and general public to exercise and promote healthy living



### **Economic Aspect**

Enhancing economic activities by attracting more local visitors and tourists to visit the harbourfront.









#### **Environmental Needs**

Improving the landscaped amenity underneath the IEC



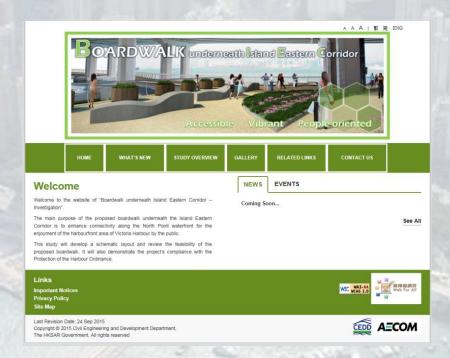


 A 2-stage of community engagement exercise commenced on 1 February 2016 for 4 months.

A project website (http://www.boardwalk.gov.hk)

has been launched



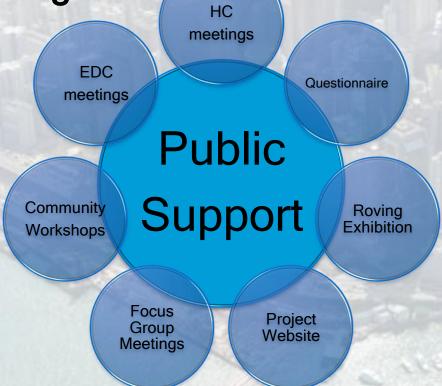


To collect views through questionnaires which focus on:

- (a) Whether the proposed boardwalk may help the public enjoy the Harbour;
- (b) Whether there is a compelling and present need for the IEC boardwalk to satisfy different community needs;
- (c) Whether the series of facilities that may be constructed on the boardwalk (cycleway, viewing platforms, fishing platform, cycle rental kiosk/ bicycle parking and food & beverage kiosk) meet the compelling and present need.

 We are in the process of consulting HC HKTF, Eastern DC, conducting questionnaire survey, roving exhibitions, community workshops and focus group meetings.

Hong Kong Island & Islands Development Office Civil Engineering and Development Department



Details of Community Workshop & Focus Group Meetings

Details of Confindinty Workshop & Focus Croup Meetings					
	Location		Target Audience	Date / Time	
Focus Group Meeting No. 1	Leighton Hill Community Hall 133 Wong Nai Chung Road, Happy Valley	Leighton Hill Community Hall	Academic and professional institutions	17.2.2016 (18:00 - 22:00)	
Community Workshop No. 1	Causeway Bay Community Centre 7 Fook Yum Road, Causeway Bay	156min Indian	General public	21.2.2016 (13:00 -17:00)	
Focus Group Meeting No. 2	Leighton Hill Community Hall 133 Wong Nai Chung Road, Happy Valley	Leighton Hill Community Hall	Concerned groups	25.2.2016 (18:00 - 22:00)	
Community Workshop No. 2	City Gallery 3 Edinburgh Place, Central	を	General public	5.3.2016 (13:00 - 17:00)	

Civil Engineering and Development Departmen

## **Way Forward**

#### Way Forward

- Public views collected from Stage 1 Community Engagement Exercise will assist us to establish the overriding public need on the proposed boardwalk.
- CEDD will formulate detailed boardwalk scheme and carry out Stage 2 Community Engagement in second quarter of 2016 to seek public views on recommended detailed scheme.

