

Fourteenth Meeting of the Harbour-front Enhancement Committee
held at 2:30 pm on 25 January 2007
at 3/F, 3 Edinburgh Place, Central, Hong Kong

Minutes of Meeting

Present

Prof Lee Chack-fan	Chairman
Dr Andrew Thomson	Representing Business Environment Council
Mr Leung Kong-yui	Representing Chartered Institute of Logistics and Transport in Hong Kong
Dr Ng Mee-kam	Representing Citizen Envisioning@Harbour (CE@H)
Dr Alvin Kwok	Representing Conservancy Association
Mrs Mei Ng	Representing Friends of the Earth
Mr Vincent Ng	Representing Hong Kong Institute of Architects
Mr Leslie Chen	Representing Hong Kong Institute of Landscape Architects
Ms Pong Yuen-ye	Representing Hong Kong Institute of Planners
Ir Dr Greg Wong	Representing Hong Kong Institution of Engineers
Mr Louis Loong	Representing Real Estate Developers Association of Hong Kong (REDA)
Mr Hardy Lok	Representing Society for Protection of the Harbour Limited
Dr Chan Wai-kwan	
Mr Jimmy Kwok	
Prof Lam Kin-che	
Mr Patrick Lau	
Mrs Ava Ng	Director of Planning (D of Plan)
Mr K K Lau	Deputy Commissioner for Transport/Planning and Technical Services
Ms Margaret Hsia	Assistant Director(2), Home Affairs Department
Miss Wong Yuet-wah	Secretary

In Attendance

Miss Annie Tam	Deputy Secretary (Planning and Lands)1 (DS(PL)1), Housing, Planning and Lands Bureau (HPLB)
Ms Lydia Lam	Assistant Secretary (Planning)3, HPLB
Ms Sharon Ho	Principal Assistant Secretary (Transport)5,

Mr L T Ma Environment, Transport and Works Bureau (ETWB)
Project Manager/Hong Kong Island and Islands, Civil Engineering and Development Department

Mr Raymond Wong Assistant Director of Planning/Territorial
Mr Kelvin Chan District Planning Officer/Kowloon (Ag.), Planning Department (PlanD)

Absent with Apologies

Mr Bernard Chan Representing Hong Kong Institute of Surveyors
Mrs Aliana Ho Representing Hong Kong Tourism Board
Mr Charles Nicholas Brooke
Mr Stephen Chan
Prof Jim Chi-yung
Ms Starry Lee
Mr John Wu
Mrs Rita Lau Permanent Secretary for Housing, Planning and Lands (Planning and Lands)
Mr Philip Yung Deputy Secretary (Transport)1, ETWB
Mr John Chai Director of Civil Engineering and Development

Action

Welcoming Message

The Chairman welcomed Members to the fourteenth meeting of the Harbour-front Enhancement Committee (HEC). He informed the meeting that Miss Annie Tam and Mrs Ava Ng had taken over the posts of DS(PL)1 and D of Plan respectively.

Item 1 Confirmation of minutes of the thirteenth meeting

1.1 The draft minutes of the thirteenth meeting were circulated to Members on 12 January 2007 and no proposed amendments were received. The minutes were confirmed.

Item 2 Progress reports from the three Sub-committees (Paper Nos. 1 - 3/2007)

A. Sub-committee on South East Kowloon Development Review (Paper No. 1/2007)

2.1 **Dr Chan Wai-kwan** presented the progress report. He said that a new draft Kai Tak Outline Zoning Plan (OZP) prepared on the basis of the revised Preliminary Outline Development Plan was submitted to the Town Planning Board (TPB) on 10 November 2006. The TPB published the draft Kai Tak OZP No. S/K22/1 in the gazette under section 5 of the Town Planning Ordinance (TPO) on 24 November 2006 for public inspection for two months, i.e. until 24 January 2007. In accordance with the TPO, the valid representations made to the TPB would be made available for public inspection in February 2007 for three weeks.

2.2 **Mr Kelvin Chan** supplemented that up to the due date of 24 January 2007, 37 representations had been received. Among them, there were supports and objections to the relevant proposals in the OZP. PlanD expected that some more representations would be received by mail. [**Post-meeting note:** together with those sent by post before the due date, a total of 47 representations had been received.] In the coming weeks, PlanD would notify the public in newspapers of the representations received, upload the gist of the representations onto the TPB website and place the full set of the representations at PlanD's planning enquiry counters and the relevant District Offices for public inspection and comments. The draft OZP, together with unwithdrawn representations, was scheduled for submission to the Executive Council for consideration in October 2007.

B. Sub-committee on Harbour Plan Review (HPR Sub-com) (Paper No. 2/2007)

2.3 **Mr Vincent Ng** presented the progress report.

2.3.1 **Mr Ng** reported that the Sub-committee had considered the revised Planning Brief for the Ex-Government Supplies Depot Site at Oil Street in North Point. Members opined that proposals to increase public open space, adopt stepped height design, and integrate with the adjacent historical site were improvements to the existing Planning Brief. They also appreciated that there was a good balance between development intensity and provision of open space, and generally welcomed the proposed development concept

embedded in the revised Planning Brief.

2.3.2 **Mr Ng** said that the Sub-committee had considered the draft Harbour Planning Guidelines (HPGs) which had been formulated under the guidance of the Task Group on Harbour Planning Principles (HPPs). The draft HPGs would be discussed under item 4.

C. Sub-committee on Wan Chai Development Phase II (WDII) Review (Paper No. 3/2007)

2.4 **Mr Leung Kong-yui** presented the progress report.

2.4.1 **Mr Leung** reported that the Consensus Building Town Hall Meeting held on 16 December 2006 marked the end of the Realization Stage of the Harbour-front Enhancement Review – Wan Chai, Causeway Bay and Adjoining Areas (HER) started in early October 2006. During the Realization Stage, 81 submissions had been received. Some of the submissions expressed support for the Concept Plan and put forward proposals and suggestions for further improvement. Some commented on the eastern tunnel portal and the ventilation building of the Trunk Road. There were also short e-mails either stating the stance against reclamation or expressing reservation about the position of the eastern tunnel portal and the ventilation building. About 390 completed questionnaires had been received. Most of them were supportive of the Concept Plan.

2.4.2 **Mr Leung** said that at the Consensus Building Town Hall Meeting, consensus was reached on proceeding to the Detailed Planning Stage of HER based on the Concept Plan. Views and proposals received were being analyzed by the Consultants. The report of the Realization Stage was also under preparation. The report, when endorsed, would provide input to the Detailed Planning Stage.

2.5 **Dr Chan Wai-kwan** enquired about the interface between the Oil Street development under the revised Planning

Brief as discussed in paragraph 2.3.1 above and the waterfront area around the eastern tunnel portal of the Trunk Road as mentioned in paragraph 2.4.1 above. **Mr Leung** said that when preparing the draft Recommended Outline Development Plan at the HER Detailed Planning Stage, the Consultants should be requested to take into account the Planning Brief of the Oil Street development. **Mrs Ava Ng** said that having regard to the HPPs, parts of the waterfront area had been reserved for open space in preparing the Planning Brief of the Oil Street development. Under the WDII Concept Plan, land in the waterfront areas around the eastern tunnel portal of the Trunk Road, other than those required for roads, were reserved for open space and amenity, as far as possible, for connection with open space in the Oil Street site.

2.6 In response to Dr Chan's further enquiry, **Mrs Ng** said that when considering the planning application for the Oil Street development, the TPB would examine the proposal in detail and ensure the interface issue would be properly dealt with before approval. **Mr Leung** said that the TPB should take into consideration the HPPs when considering the planning application for the Oil Street development.

Checklists on items presented to/discussed at HEC/Sub-committee meetings (as at mid January 2007)

2.7 **The meeting** noted the checklists.

Item 3 Matters arising

Proposal on HEC Symposium (paragraph 5.7 of the draft minutes of the 13th meeting)

3.1 **The Chairman** said that this item would be discussed under item 5.

Item 4 Draft Harbour Planning Guidelines (Paper No. 4/2007)

4.1 **Dr Andrew Thomson**, Convenor of the Task Group on HPPs, presented the paper on behalf of the HPR Sub-com.

4.2 **Mr Louis Loong** relayed the comments of REDA.

The HPGs should be applied to Government plans and developments as to private sector projects. REDA had no objection in principle to paragraph 2.2(c) of the draft HPGs but would suggest that for private developments, it should only be applicable to projects that would result in a material change to development density. It should be noted that the HPGs should under no circumstances be allowed to erode private property rights which were being protected by Article 105 of the Basic Law.

4.3 **Dr Ng Mee-kam** said she had circulated the draft HPGs to CE@H. While she would provide the Task Group on HPPs with an integrated set of comments of CE@H, she would like to highlight their major comments at the meeting. The HPGs should emphasize the importance of integrated harbour planning and the use of place-making strategy in public engagement. She enquired if the HPGs could be incorporated into the HKPSG and if overriding public need would be defined so that marine-based activities might be considered. She asked for the rationale of the 20-hectare criterion for public engagement of large-scale public projects and suggested involving the public at an early stage of consultation to encourage creative ideas and ensure smooth implementation afterwards. District Councils should be involved as they were at the local level, in touch with the public and were more skillful in public engagement. There should also be guidelines on how to deal with comments received during public engagement process.

4.4 **Dr Ng** also considered that marine use should be looked at in addition to land use. On open space and temporary land uses, while there were suggestions to deal with vacant land, the issue of incompatible land uses was not addressed. The heading “Utility Installations” on page 9 should read “Infrastructure and Utility Installations” to better reflect the content. In respect of temporary land uses, enhancements for public enjoyment should be encouraged as priority. A set of sustainable principles and indicators similar to that developed in the HER project could serve as a useful checklist to be attached to the HPGs for reference. On wording, she suggested reviewing the use of “should” to replace “could” so as to make the guidelines more positive.

4.5 **Dr Chan Wai-kwan** suggested that the HPGs should

also cover tangible and intangible cultural heritage, sustainable transport as well as social connectivity with the hinterland in planning harbour-front land uses. On utility installations, consideration should be given to including in the HPGs that utility installations should not be constructed along the harbour-front as far as possible unless they were essential.

4.6 **Mrs Mei Ng** suggested that the Government should consider integrating the HPGs, once finalized, into the sustainable development policy-making modelling and that at various public consultations, efforts should be made to help the public understand the spirit of the HPGs.

4.7 **Dr Thomson** thanked Members' comments and said that the Task Group on HPPs and the HPR Sub-com would consider them in the coming months together with comments received from other stakeholders.

4.8 **The Chairman** thanked Dr Thomson and his Task Group. He said and **the meeting** agreed that subject to any further comments/suggestions made by Members or their respective organizations/professional institutions, the draft HPGs should be adopted as a working draft for further consultation with relevant stakeholders.

Item 5 Proposal on HEC Symposium (Paper No. 5/2007)

5.1 **Dr Alvin Kwok** presented the paper on the proposed HEC Symposium.

5.2 **Mr Jimmy Kwok** said that consideration should be given to avoiding clashing the symposium with the celebration activities of the 10th anniversary of the establishment of the Hong Kong Special Administrative Region. He suggested that all DCs should be invited and that the involvement of overseas experts should be carefully considered. On international speakers, **Dr Thomson** said that the Harbour Business Forum could recommend a few. **Dr Chan Wai-kwan** said that conclusions and recommendations made at the symposium could be included in the CD proceeding for future reference. He suggested that consideration could be given to arranging an HEC briefing around the date of the symposium in order to generate interest and public participation in both events.

5.3 With reference to Eastern DC's experience in the public consultation on Waterfront Development in Eastern District conducted in end 2004, **Mr Patrick Lau** said that there was a need to establish a public consultation system for Hong Kong and that trained professionals were important for the success of the system. **Mrs Mei Ng** said that social workers, teachers and students should be encouraged to join the symposium.

5.4 **The Chairman** suggested that an organizing committee (OC) should be formed to organize the event. **Mr Stephen Chan, Dr Kwok, Mr Kwok, Prof Lam, Mr Lau, Dr Ng, Ms Pong Yuen-yee and Dr Thomson** would be members of the OC. **The Secretariat** would provide support to the OC.

OC

Item 6 Any other business

A. Inventory on known (planned and proposed) projects at harbourfront

6.1 In response to Dr Chan Wai-kwan's request for information on land uses along the harbour-front, **Mr Raymond Wong** informed that a presentation had been made to the HEC at an earlier meeting and the inventory was then a standing item at HPR Sub-com meetings. In this regard, **Mr Vincent Ng** agreed that the HPR Sub-com would present the up-to-date information at the next meeting.

HPR Sub-com

B. Water Quality of Victoria Harbour

6.2 At the request of Messrs Patrick Lau and Jimmy Kwok, **the meeting** agreed that the Environmental Protection Department (EPD) and the Drainage Services Department (DSD) would be invited to make a presentation on the water quality of Victoria Harbour, in particular the detail of the Harbour Area Treatment Scheme and the issue of waste water going directly to the harbour through storm water drains at the next meeting. **The Chairman** suggested that **Ms Sharon Ho** should relay the invitation to EPD and DSD for presenting the matter at the next meeting and that **the Secretariat** should then follow up with them.

**EPD
and DSD**

HEC Secretariat

C. Date of next meeting

6.3 The next meeting was tentatively scheduled for March 2007 and the meeting date would be announced later.

HEC Secretariat

6.4 There being no other business, the meeting was adjourned at 4:20 pm.

**Harbour-front Enhancement Committee Secretariat
March 2007**