

**Fifteenth Meeting of the Harbour-front Enhancement Committee**  
**held at 2:30 pm on 22 March 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 Alvin Kwok	Representing Conservancy Association
Mrs Mei Ng	Representing Friends of the Earth
Mr Vincent Ng	Representing Hong Kong Institute of Architects
Ms Pong Yuen-ye	Representing Hong Kong Institute of Planners
Ir Dr Greg Wong	Representing Hong Kong Institution of Engineers
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	
Mr John Wu	
Mrs Rita Lau	Permanent Secretary for Housing, Planning and Lands (Planning and Lands)
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, Housing, Planning and Lands Bureau (HPLB)
Ms Lydia Lam	Assistant Secretary (Planning)3, HPLB
Ms Sharon Ho	Principal Assistant Secretary (Transport)5, Environment, Transport and Works Bureau (ETWB)
Mr L T Ma	Project Manager/Hong Kong Island and Islands, Civil Engineering and Development Department (CEDD)

Mr C B Mak	Chief Engineer/Kowloon, CEDD
Mr Bosco Chan	Senior Engineer 5 (Hong Kong Island Division 2), CEDD
Miss Ophelia Wong	Deputy Director of Planning/District
Mr Raymond Lee	Chief Town Planner/Sub-Regional Planning, Planning Department (PlanD)
Mr Eric Yue	District Planning Officer/Kowloon, PlanD

For item 5

Dr Malcolm Broom	Assistant Director of Environmental Protection/Water Policy, Environmental Protection Department (EPD)
Mr Francis Wong	Senior Environmental Protection Officer/Water Policy, EPD
Mr M T Chow	Chief Engineer/Land Drainage, Drainage Services Department (DSD)

**Absent with Apologies**

Dr Ng Mee-kam	Representing Citizen Envisioning@Harbour
Mr Bernard Chan	Representing Hong Kong Institute of Surveyors
Mr Leslie Chen	Representing Hong Kong Institute of Landscape Architects
Mr Mason Hung	Representing Hong Kong Tourism Board
Mr Louis Loong	Representing Real Estate Developers Association of Hong Kong
Mr Charles Nicholas Brooke	
Mr Stephen Chan	
Prof Jim Chi-yung	
Ms Starry Lee	
Mr Philip Yung	Deputy Secretary (Transport)1, ETWB
Mrs Ava Ng	Director of Planning
Mr John Chai	Director of Civil Engineering and Development

**Action**

**Welcoming Message**

**The Chairman** welcomed Members to the fifteenth meeting of the Harbour-front Enhancement Committee (HEC).

**Item 1 Confirmation of minutes of the fourteenth meeting**

1.1 The draft minutes of the fourteenth meeting were circulated to Members on 16 February 2007 and no proposed amendments were received. The minutes were confirmed.

**Item 2 Progress reports from the three Sub-committees  
(Paper Nos. 6 - 8/2007)**

**A. Sub-committee on South East Kowloon Development  
Review (SEKDR Sub-com) (Paper No. 6/2007)**

2.1 **Dr Chan Wai-kwan** presented the progress report.

2.1.1 **Dr Chan** said that the statutory planning process for the draft Kai Tak Outline Zoning Plan (OZP) had commenced and that the Town Planning Board (TPB) had received 47 representations on the draft OZP. The OZP would be submitted to the Chief Executive in Council for approval in October 2007.

2.1.2 **Dr Chan** reported that the CEDD had commissioned the Kai Tak Engineering Review (KTER), including a Schedule 3 environmental impact assessment (EIA) under the EIA Ordinance, which would give an indication on whether the “no reclamation” approach would be viable. Sub-committee Members urged for early release of the broad programme of the Kai Tak development, while noting the development progress of cruise terminal facilities and public housing. Sub-committee Members suggested implementing temporary harbour-front enhancement projects for the public, and enquired about the future role of the SEKDR Sub-com.

2.2 **Mr Hardy Lok** said that environmental reasons could not justify reclamation and reiterated that any reclamation in the harbour had to satisfy the overriding public need test as laid down by the Court of Final Appeal. **Dr Chan** said that “no reclamation” as a starting point was still valid until and unless the findings of the KTER concluded otherwise.

2.3 **Mrs Mei Ng** asked about the comprehensiveness and legitimacy of the EIA under the KTER and how the SEKDR Sub-com would monitor the assessment. **Dr Chan** said he

understood that the EIA in question was a comprehensive assessment of the whole Kai Tak area. The SEKDR Sub-com was monitoring the planning of the Kai Tak development, i.e. the draft OZP, at the current stage and the monitoring of development programmes would require information on the proposed land uses to be provided by the respective government bureaux/departments.

**B. Sub-committee on Harbour Plan Review (HPR Sub-com)  
(Paper No. 7/2007)**

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

2.4.1 **Mr Ng** reported that two groups of consultants had been appointed for the Hung Hom District Study and its associated Public Engagement Programme. Both the Study and its Public Engagement Programme would be completed in late 2007.

2.4.2 **Mr Ng** said that the HPR Sub-com briefed the TPB on the draft Harbour Planning Guidelines (HPGs) on 16 March 2007 and the TPB provided constructive comments on the draft HPGs. He encouraged HEC Members to provide comments before the due date of 20 April 2007. As regards current/planned land uses and proposed projects in harbour-front areas, the HPR Sub-com would present a paper on them under agenda item 4.

**C. Sub-committee on Wan Chai Development Phase II  
Review (WDIIR Sub-com) (Paper No. 8/2007)**

2.5 As Mr Leung Kong-yui was late for the meeting, **Mr Bosco Chan, Secretary, WDIIR Sub-com**, presented the progress report on Mr Leung's behalf.

2.5.1 **Mr Chan** reported that the public engagement activities of the Realization Stage of Harbour-front Enhancement Review – Wan Chai, Causeway Bay and Adjoining Areas (HER) had been completed. The draft HER Realization Stage report was circulated to the WDIIR Sub-com Members on 14 March 2007. The Task Force on HER discussed the report on 21 March

2007 and considered it generally acceptable. The Task Force suggested including some further information on land use planning in the report.

2.5.2 **Mr Chan** said that construction works for Wan Chai Waterfront Promenade along Hung Hing Road, initiated by the WDIIR Sub-com, had been substantially completed. The promenade would be opened to the public on 23 March 2007. The main theme of the project was to show care towards animals. An opening ceremony, co-hosted by the Sub-committee, the Wan Chai District Council and the Society for the Prevention of Cruelty to Animals (Hong Kong), would be held on 1 April 2007.

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

2.6 **The meeting** noted the checklists.

#### **Item 3 Matters arising**

##### **A. HEC Symposium (paragraph 5.4 of the draft minutes of the 14<sup>th</sup> meeting)**

3.1 Upon the Chairman's invitation, **Dr Alvin Kwok**, Convenor of the HEC Symposium Organizing Committee, reported the progress of the HEC Symposium. **Dr Kwok** said that the Organizing Committee had held its first meeting and that the symposium was proposed to be held on Sunday, 24 June 2007. Reports by the respective Sub-committee Chairmen on the public engagement programmes carried out by the Sub-committees would be given in the morning session while workshops would be conducted in the afternoon session among other events. The number of participants was estimated to be 200. Invitation for submission of quotations for the provision of administrative services and logistic work for the HEC Symposium had been issued and the due date of submission was 28 March 2007. He anticipated that the contract would be awarded by the government before the Easter Holiday.

(Post-meeting note: The contract was awarded to a contractor

on 4 April 2007.)

**B. Inventory on known (planned and proposed) projects at harbour-front (paragraph 6.1 of the draft minutes of the 14<sup>th</sup> meeting)**

3.2 **The Chairman** said that this item would be discussed under item 4.

**C. Water quality of Victoria Harbour (paragraph 6.2 of the draft minutes of the 14<sup>th</sup> meeting)**

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

**Item 4 Current/Planned land uses and proposed projects in harbour-front areas (Paper No. 9/2007)**

4.1 **Mr Vincent Ng** presented the paper on behalf of the HPR Sub-com.

4.2 **Dr Chan Wai-kwan** said that the following integrated plans would serve as a holistic approach to facilitate HEC in its deliberation of harbour-front enhancement initiatives –

4.2.1 A plan showing the existing land uses along the harbour-front of Victoria Harbour (plan (a));

4.2.2 A plan showing the planned land uses along the harbour-front of Victoria Harbour based on all OZPs (plan (b));

4.2.3 A plan showing the committed development proposals along the harbour-front of Victoria Harbour; and

4.2.4 A plan reflecting the values of harbour-front areas in terms of quality of space, opportunity for public enjoyment of the Harbour, etc.

4.3 **Mr Vincent Ng** said that a plan showing the existing land uses and known development proposals along the harbour-front was displayed at every HPR Sub-com meeting with

a view to facilitating Members' discussion on various harbour-front enhancement initiatives. It had been performing similar functions to the integrated plans suggested by Dr Chan. However, the HPR Sub-com would examine on how the presentation of this information could be further improved taking into account Dr Chan's suggestion.

4.4 **Dr Andrew Thomson** said the Harbour Business Forum considered that some essential information on the harbour-front was missing. For example, there was a need for more information to examine the accessibility to the waterfront. It was important for harbour-front enhancement proposals to improve accessibility and add vibrancy to the waterfront. He agreed with Dr Chan that the suggested integrated plans on the harbour-front would facilitate the work of HEC.

4.5 **Mr Patrick Lau** said that Mr Ng's presentation had not covered the harbour-front area in the Eastern District. He suggested that a district review for this area should be conducted as soon as possible. **Mr Ng** said that according to the work programme of the HPR Sub-com, district review studies for different areas within the Harbour would be undertaken progressively to provide inputs for the overall harbour plan review. The Hung Hom District Study was underway.

4.6 **Mr Raymond Lee** said that a Harbour Plan was prepared under the 'Planning Study on the Harbour and its Waterfront Areas' in 2003. The HPR Sub-com was set up in 2004 to review the Harbour Plan. The HPR Sub-com had drawn up HPPs and the draft HPGs to provide guidance for consideration of various development proposals and harbour-front enhancement initiatives. Various reviews/studies, including the Kai Tak Planning Review (KTPR), the HER, the Central Harbourfront and Me, the Urban Design Study for the New Central Harbourfront and the Hung Hom District Study, had been/were being conducted by having due regard to the HPPs, amongst other considerations. The findings of these district-based studies/reviews would provide inputs to the overall Harbour Plan. The HPR Sub-com had also been providing advice to improve the design of various projects for harbour-front enhancement, e.g. the planning brief for Oil Street "CDA" site and the Sheung Wan Pumping Station. In addition, the HPR Sub-com had also been successful in facilitating the

implementation of a temporary waterfront promenade in West Kowloon.

4.7 **Mrs Mei Ng** said that for the enhanced harbour-front, polling should be conducted to ascertain the public views on such enhancements. She remarked that if possible, enhancement to the harbour area from 50 metres off the shoreline should be considered. **Mr Ng** said the designs of the West Kowloon Waterfront Promenade and the Wan Chai Waterfront Promenade were similar. He considered that there was a need for local characteristics in the design of various waterfront promenades on top of the general intention to develop a continuous waterfront promenade.

4.8 **Mrs Rita Lau** said that the HEC had cultivated a new public engagement approach to harbour-front enhancement, under which the KTPR and the WDIIR were progressing well in the development of planning visions and a land use framework. On the West Kowloon Waterfront Promenade and the Wan Chai Waterfront Promenade, while the two promenades were temporary in nature, consideration could be given to evaluating the public views on their designs. Since it took a long time to complete a project from its inception, planning and design and then to implementation and construction, planning and design concepts welcomed by the community today might need further improvement and fine tuning years later because of changes in public aspiration. The public expectation would therefore need to be carefully handled. While the appointment of the next term of the HEC was a matter for the Secretary for Housing, Planning and Lands to consider, she considered that the HEC would continue to have a role to play in the forthcoming Urban Design Study for the New Central Harbourfront, etc.

## **Item 5 Protecting the water quality of Victoria Harbour (Paper No. 10/2007)**

5.1 **The Chairman** welcomed Dr Malcolm Broom and Mr Francis Wong of EPD as well as Mr M T Chow of DSD to the meeting. **Dr Broom** presented the paper.

5.2 With the commissioning of the Stage 2A of the Harbour Area Treatment Scheme (HATS), **Dr Andrew Thomson** enquired whether it would be possible for marine and leisure uses in the



harbour, such as dinghy sailing or swimming after the completion of the scheme. He would also like to know whether the sediment and odour issues (particularly at the Kai Tak Nullah and the major typhoon shelters) would be addressed under the scheme, and if so, the time frame. He also asked about the downside of the advanced disinfection technology under the Stage 2A which the community would be concerned with. **Dr Broom** anticipated a marked improvement in the water quality which would be good enough for swimming and dragon boat racing after implementation of the Stage 2A. On sediment and odour issues, the situation varied from location to location, depending on whether there were sources of untreated sewage. These would need to be rectified through the improvement of the local sewage infrastructure and by dealing with the expedient connections. In terms of time frame, the target was to solve the sewage problems in Kai Tak in 2012 so as to tie in with the development of the cruise terminal. Regarding the disinfection technique which was currently under an EIA yet to be concluded, he considered the impact would likely be found acceptable, though he did not wish to pre-empt the outcome of the EIA which would be made available for public comments later.

5.3 **Dr Chan Wai-kwan** asked which government department was responsible for regulating the water quality in front of the construction sites along the harbour-front and how it would regulate the water quality. He also enquired about the measures adopted to improve the water quality in typhoon shelters. **Dr Broom** said that as a general principle, major works would be subject to EIA which stipulated the procedures to safeguard the water quality. There were conditions in the EIA permit to monitor the relevant works procedures, which were enforced by the EPD. Any enquiries relating to such matters could be made to the department. On the measures to improve the water quality in typhoon shelters, **Mr Wong** said that the EPD was conducting some sewage improvement works around Wan Chai and North Point as well as a survey to identify expedient connections that led to the discharge of polluted flow into the Causeway Bay Typhoon Shelter. On the Kowloon side, the department would implement a number of sewerage packages in the coming years, including the Central and Eastern Kowloon Sewage Improvement Works, the Kowloon Bay Sewage Interception Scheme, and the sewerage works for Ting Kau and Sham Tseng. The latter would help bring about improvement to

the water quality of the Tsuen Wan beaches.

5.4 **Prof Lam Kin-che** said that the government should improve the water quality in a comprehensive way, instead of cutting the works into pieces. He asked whether the floating refuse was on the increase or decrease, the sources and the measures to handle the problem. **Dr Broom** said in the past couple of years the Marine Department (MD) had implemented new procedures and contracts for dealing with the floating refuse in the harbour, and as a result the amount of floating refuse being collected seemed to have gone up.

5.5 **Mrs Mei Ng** asked about the extent of leakages from diesel boats and the possibility of swimming in the harbour. She also enquired whether the EPD had debated with other government departments concerned on reclaiming or not reclaiming the Kai Tak Approach Channel (KTAC). **Dr Broom** said that the MD was the authority for controlling pollution from vessels in the harbour. As far as he was aware, there was no major problem of significant continuous pollution from boats. There were from time to time oil spills from vessels, which the MD could tackle and control effectively. He did not think that was a significant issue in respect of harbour water quality. In view of the 25% of untreated sewage discharged into the harbour and the un-disinfected discharge from the outfall of the Stonecutters Island Sewage Treatment Works, it was not a good idea to swim in the harbour.

5.6 On the KTAC, **Mr C B Mak** said that the CEDD, being the proponent for the Schedule 3 EIA for Kai Tak, had engaged consultants to carry out studies on the environmental problems at the KTAC under the KTER and was working closely with the EPD to tackle the problems based on the “no reclamation” scenario. **Mrs Rita Lau** said that at the current stage before the completion of the various studies undertaken by the CEDD, it was not possible to come to any conclusion whether the KTAC needed to be reclaimed to address the environmental issues. **Mrs Ng** suggested that the government should adopt innovative technologies to solve the environmental problems of the KTAC, rather than reclaiming it. **Mr Mak** said that the CEDD was looking at the matter involving experts in the field.

5.7 **Mr Patrick Lau** suggested that all concerned

government departments should work closely to send a clear message to the community to promulgate the importance of cooperation among different parties of the community to resolve the problems together. **Dr Broom** said that the EPD had been constantly working to raise the environmental awareness of the public and to persuade everybody to get involved in various environmental protection initiatives. The EPD had had successful experiences with various commercial sectors, in particular through the partnership programmes with some local industries in helping them operate in an environmentally friendly manner and produce less pollution. It was an on-going process to raise the public's environmental awareness. As regards expenses for sewage disposal, **Dr Broom** said that the government had undertaken to pay the capital cost of sewerage programmes, but was asking the public to pay a fairer share of the operating cost in accordance with the polluter-pays principle. In response to the Chairman, he said that their computer modeling and direct observation revealed that the pollution in Victoria Harbour was caused by Hong Kong itself and not other places. He believed that with the implementation of the HATS, the problems could be resolved.

## **Item 6 Any other business**

### **Date of next meeting**

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

(Post-meeting note: The next meeting will be held on 14 June 2007 (Thursday.))

6.2 There being no other business, the meeting was adjourned at 4:55 pm.

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