

HEC Sub-committee on Harbour Plan Review

Minutes of Eleventh Meeting

Date : 8 March 2006
Time : 2:30 pm
Venue : Conference Room
15/F, North Point Government Offices
333 Java Road, North Point

Present

Mr Vincent NG (Chairman)	Representing Hong Kong Institute of Architects
Mr Charles N BROOKE	
Mr Bernard CHAN	Representing Hong Kong Institute of Surveyors
Mr Kim O CHAN	Representing Hong Kong Institute of Planners
Mr Steve CHAN Yiu-fai	
Dr Alvin KWOK	Representing Conservancy Association
Mr Jimmy KWOK	
Mrs Mei NG	Representing Friends of the Earth
Mr Roger NISSIM	Representing Real Estate Developers Association of Hong Kong
Dr Andrew THOMSON	Representing Business Environment Council
Miss WONG Yuet-wah	Principal Assistant Secretary (Planning and Lands) 2, Housing, Planning and Lands Bureau
Mr Jimmy LEUNG	Assistant Director/Territorial, Planning Department
Mr Talis WONG	Chief Engineer/Kowloon, Civil Engineering and Development Department
Mr CHAN Chung-yuen	Senior Engineer/Housing & Planning, Transport Department
Ms Sally FONG (Secretary)	Senior Town Planner/Sub-Regional 3, Planning Department

In Attendance

Ms Lydia LAM

Assistant Secretary (Planning) 3,
Housing, Planning and Lands Bureau
Chief Town Planner/Sub-Regional,
Planning Department

Mr Raymond WM WONG

For Item 4

Prof Andrew LEUNG

CityU Professional Services Limited

Dr TAM Chi-ming

CityU Professional Services Limited

Dr Charlie XUE

CityU Professional Services Limited

Miss Kalam CHEUNG

CityU Professional Services Limited

Absent with Apologies

Mr Leslie CHEN

Representing Hong Kong Institute of
Landscape Architects

Mr LEUNG Kong-yui

Representing Chartered Institute of
Logistics and Transport in Hong Kong

Ms Angela TAM

Chief Executive Officer (2)1, Home
Affairs Department

Action

The Chairman extended a welcome to all Members. The meeting welcomed Mr Jimmy Leung, who replaced Mr Augustine Ng as the Assistant Director/Territorial of Planning Department (PlanD), and Ms Sally Fong, who replaced Mr Ng Tak-wah as the Secretary of the Sub-committee, to attend the meeting for the first time.

Item 1 Confirmation of Minutes of Last Meeting

- 1.1 The draft minutes of the 10th meeting held on 21 December 2005 were circulated to Members on 13 January 2006. No comments were received from Members. The meeting confirmed the minutes without amendments.

Item 2 Matters Arising

Temporary Land Use Proposals

[para. 2.6 of the minutes of the 10th meeting]

2.1 **The Secretary** reported that Lands Department (LandsD) was consulted on the temporary land use proposals of the two sites at Sheung Wan waterfront and Wan Chai waterfront, details of which were as follows:

- (i) the public filling barging point at Sheung Wan waterfront had ceased operation. The site was being considered for letting out as a temporary public car park for a fixed term of one year. The Central and Western District Council (C&W DC) would be consulted prior to invitation of tender; and
- (ii) LandsD confirmed that the proposal of erecting advertising boards at the western portion of the former public cargo handling area at the Wan Chai waterfront was dropped.

2.2 In response to Members' queries, **Mr Raymond Wong** said that the former Sheung Wan public filling barging point site was planned for the development of a waterfront promenade to link up with the Sun Yat Sen Memorial Park. Pending permanent development of the waterfront promenade, for which the Leisure and Cultural Services Department (LCSD) intended to seek project funding in 2007/08, the site was proposed for a public car park in the interim subject to the agreement of C&W DC. To mitigate the possible adverse visual impact on the harbour-front, a requirement of landscaping along the seawall would be included in the lease. He added that the concerns of the Sub-committee on the importance of waterfront sites to comply with the Harbour Planning Principles as discussed at the last meeting had been conveyed to LandsD.

- 2.3 **Mr Charles N Brooke** said that the proposal seemed to be revenue-driven instead of value-based. Members in general considered that development of the harbour-front should be conducive to public enjoyment to accord with the Harbour Planning Principles. **Dr Alvin Kwok** opined that whether the site should be tendered out for public car parking use would depend on the need for such facilities. He said that the site might be considered for some enhancement works, which could be modelled on the temporary waterfront park at the proposed West Kowloon Cultural District (WKCD).
- 2.4 **Mr Jimmy Kwok** opined that the proposed car park could serve the visitors of the existing Sun Yat Sen Memorial Park. In that regard, food kiosks could also be considered at the site to serve park visitors.
- 2.5 **Dr Andrew Thomson** reminded the meeting that a motion was passed at the last meeting of the Harbour-front Enhancement Committee (HEC) on 16 February 2006 which required the Government to implement temporary harbour-front land use and quick enhancement strategies. He said that the site might present an opportunity to help formulate enhancement strategy and practical guidelines for waterfront uses.
- 2.6 Members then had a brief discussion on the proposal and generally agreed that more information should be obtained from LandsD on the details of the proposal before formulating a concluding view. **The Chairman** suggested and the meeting agreed that LandsD should present the proposal to the Sub-committee at the next meeting or at an ad-hoc meeting to be arranged, where appropriate. **The Secretary** would convey the views of the Sub-committee to LandsD and make the necessary arrangement for the presentation.

Secretary

Hoarding Beautification in Central

[para. 2.10 of the minutes of the 10th meeting]

- 2.7 **Mr Raymond Wong** informed the meeting that PlanD had discussed the hoarding beautification proposal with C&W DC several times. It was recently agreed with C&W DC that the DC would jointly organize a drawing competition with HEC by sponsoring a limited amount for the prizes and trophies. He further stated that as C&W DC only agreed to provide some monetary support but not manpower and logistics resources, a different approach was being explored. The preliminary thinking was to hire a public relation firm to administer the drawing competition and undertake all the related logistics of the event.
- 2.8 In response to **Dr Alvin Kwok's** question on the form of partnership with C&W DC, **Mr Raymond Wong** said that C&W DC wished to take the role as co-organizer with HEC, though their monetary contribution was limited. Members had no objection to co-organizing the drawing competition with C&W DC.
- 2.9 **Mrs Mei Ng** suggested that consideration could be given to work in collaboration with such organizations as Arts Development Council or universities to undertake the event, as an alternative to hiring of a PR firm.
- 2.10 **Dr Andrew Thomson** informed the meeting that the Harbour Business Forum would also launch a 'My Harbour' Design Competition very soon and, perhaps, there might be opportunities for co-operation.
- 2.11 **The Chairman** suggested and the meeting agreed that the recommended approach by PlanD was considered acceptable and the Secretariat would obtain funding approval from SHPL to undertake the event as an HEC project. The meeting also agreed that the Task Group on CHarM convened by Dr Alvin Kwok would continue overseeing the organization of the competition.

**Secretariat
and
Task Group
on CHarM**

Harbour Planning Principles

[para. 2.11 of the minutes of the 10th meeting]

2.12 The matter was to be discussed under Item 3.

Proposed Amendment to the Notes for the “CDA(1)” site at King Wah Road, North Point

[para. 3.11 of the minutes of the 10th meeting]

2.13 **The Secretary** informed the meeting that following the discussion at the last meeting on the proposal presented by the proponent, Members’ comments had been conveyed to the Town Planning Board (TPB). In January 2006, the proponent submitted further information to address the technical comments of the Environmental Protection Department and Transport Department. Since the proposed development parameters including gross floor area and building height remained unchanged, the Sub-committee’s comments conveyed to the TPB were still valid.

Inventory of Known Projects around the Harbour

[para. 2.5 of the minutes of the 10th meeting]

2.14 **The Secretary** tabled at the meeting an updated inventory of known projects around the Harbour with the updated information highlighted. Members had no comments or issues to raise regarding the inventory.

Item 4 Central Harbourfront and Me – Final Report and Design Brief (Paper 2/2006)

3.1 **The Chairman** proposed and the meeting agreed to advance the discussion of Item 4.

3.2 **The Chairman** welcomed **Prof Andrew Leung, Dr Charlie Xue, Dr Tam Chi-ming,** and **Miss Kalam Cheung** of CityU Professional Services Limited (CityU Ltd) to the meeting.

- 3.3 **Dr. Alvin Kwok** gave a brief introduction to the public participatory programme – CHarM, and **Prof Leung** and **Dr Xue** briefed Members on the Final Report and Design Brief respectively. **Dr Alvin Kwok** added that subject to the agreement of the Sub-committee, the Final Report and Design Brief would be submitted to the HEC for endorsement in April 2006, and the Design Brief would then be submitted to the Government for consideration.
- 3.4 In response to **Mrs Mei Ng**'s enquiry on the representation of the local community's views in the outcome, **Prof Leung** said that the programme had engaged the relevant stakeholders, including the District Councils, the ferry operators, the local business operators and local community, at the very outset of the programme. **Dr Alvin Kwok** supplemented that lists of participants could be found in the appendices to the Final Report.
- 3.5 In response to **Mrs Mei Ng**'s further question on whether there were aspects for improvement in case of similar events in the future, **Dr Tam** said that the programme was designed to allow participants maximum freedom in expressing their views and discussing the development possibilities of the study area. Yet, with hindsight, he opined that it might be more helpful to the programme if Government departments explained more on the development constraints to the participants, such that the proposals and suggestions put forth by the public could be more realistic. He also considered that the public forum should have been held much earlier, rather than at the final stage of the programme. **Dr Alvin Kwok** clarified that representatives of various Government departments had taken part in each of the public participatory events throughout the programme. He said that the Task Group on CHarM would hold an evaluation session on the event subsequent to the endorsement of the Reports by HEC.

3.6 **Dr Andrew Thomson** and **Dr Alvin Kwok** opined that consideration should be given to take forward the suggestions received during the public participatory programme in the planning of the study area and its adjoining districts to ensure an integrated development of the Central and Wan Chai waterfront. **Mr Raymond Wong** commented that in view of the general nature of the Design Brief, the recommendations were not specific enough to be converted into an implementation plan. As it was now PlanD's intention to review the design aspects of key sites in CRIII, which would include the waterfront sites in front of IFC II, the design brief prepared under the "CHarM" project would definitely present valuable inputs for the review. PlanD would, in the next HEC meeting in April 2006, explain the approach of the review in detail. **The Chairman** opined that opportunity should nevertheless be explored for some minor works for quick enhancement of the study area in the interim.

PlanD

3.7 **Mrs Mei Ng** suggested that letters of appreciation be sent to all participants and to let them know that their views were taken seriously. **The Chairman** agreed and requested the Task Group to follow up upon endorsement of the Final Report and Design Brief by HEC.

**Task Group
on CHarM**

3.8 **Mr Roger Nissim** said that the outcome of the programme apparently was simply echoing the known desire of the public for a vibrant and landscaped waterfront promenade / open space for public enjoyment. The action required now was to take forth these suggestions in detailed planning and implementation. **The Chairman** remarked that though the public opinions received were similar every time, the objective of the programme was in the main to encourage public participation and build community consensus.

3.9 In response to **Mr Kim Chan**'s enquiry on whether there would be any publicity e.g. press conference to announce the completion of the "CHarM" programme, **Dr Alvin Kwok** said that the Task Group would consider the arrangement for formal submission of the Design Brief to the Government. The Brief would also be uploaded to the website after HEC's endorsement.

**Task Group
on CHarM**

3.10 **The Chairman** thanked the representatives of CityU Ltd to attend the meeting and they left the meeting at this point.

Item 3 Revised Harbour Planning Principles (Paper No. 1/2006)

4.1 At the invitation of **the Chairman, Dr Andrew Thomson** presented the revised set of Harbour Planning Principles and stated its background as detailed in the paper. To supplement, he stated that at a recent forum of the China Maritime 2006 Programme, Professor Rinio Bruttomesso, the Director General of the International Centre Cities on Water of Venice, Italy, introduced "10 Principles for a Sustainable Development of Urban Waterfront Areas". Whilst most of them were similar to our Principles, one of them which highlighted waterfronts as long-term projects was a new concept. **Mr Kim Chan** however opined that such concept had already been embodied in Principles 3 and 4 on sustainable development as well as integrated and long-term planning.

4.2 In response to **Mr Kim Chan**'s question, **Mr Raymond Wong** said that the word "planning" was used in a generic sense that included the design aspect, and it therefore sufficed to state in the Principles "the planning, development and management of Victoria Harbour" and was not necessary to include the word "design" in the phrase.

4.3 **Mr Roger Nissim** suggested and the meeting agreed to specify in Principle 7 the preferable form of physical access by adding "for pedestrians, preferably at-grade,"

**Task Group
on Harbour
Planning
Principles**

after “physical access”.

- 4.4 Subject to the amendment as per paragraph 4.3, the Sub-committee agreed that the Harbour Planning Principles be submitted to HEC for endorsement in April 2006. **Dr Andrew Thomson** said that the Task Group would proceed to the next stage of formulating specific harbour planning guidelines.

**Task Group
on Harbour
Planning
Principles**

Item 5 Any Other Business

- 5.1 Members raised and discussed the following queries/issues:

- (i) Temporary waterfront park at West Kowloon Cultural District (WKCD)

In response to **Mr Kim Chan**'s question on the utilization rate of the temporary waterfront park at the WKCD, **Mr Talis Wong** said that the average number of people using the park on weekdays and public holidays was 250 and 350 respectively. To promote the popularity of the park, **Mr Steve Chan** suggested that consideration might be given to providing shuttle services from MTR station or public transportation terminus to the park to improve its accessibility. Some members suggested that detailed analysis/surveys on the requirements of park users were useful in providing feedback to improve the facilities to be provided. Some members also suggested that more activities could be organized in the park, perhaps in collaboration with the NGOs. **Mr Talis Wong** undertook to convey Members' comments to LCSD.

CEDD

- (ii) Advertising board on roof-top of Central Pier No.6

Mr Kim Chan said that whilst the Sub-committee did not support an LED screen proposal on the

roof-top of Central Pier No.4 at the last meeting, he noticed that an advertising board was erected on the roof-top of the nearby Pier No.6. **The Secretary** undertook to seek information from the Government Property Agency (GPA).

Secretary

[Post-meeting Note: It was confirmed with GPA that in-principle approval had been given to New World First Ferry Services Limited in 2002 to erect advertising board on the roof-top of Central Pier No.6, with formal approval granted in 2004.]

(iii) Construction works at WKCD

Mr Steve Chan said that he noted two construction sites at the proposed WKCD, and requested information on the works in progress. The Secretary undertook to seek information from LandsD.

Secretary

5.2 There being no other business, the meeting closed at 4.45pm. The next meeting was scheduled for 10 May 2006.

**HEC Sub-committee on
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May 2006**