

HEC Sub-committee on Harbour Plan Review

Minutes of Twelfth Meeting

Date : 10 May 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 Kim O Chan	Representing Hong Kong Institute of Planners
Mr Steve Chan Yiu-fai	
Mr Leung Kong-yui	Representing Chartered Institute of Logistics and Transport in Hong Kong
Mrs Mei Ng	Representing Friends of the Earth
Dr Andrew Thomson	Representing Business Environment Council
Mr Robin Ip	Deputy Secretary (Planning and Lands) 1, Housing, Planning and Lands Bureau
Mr Jimmy Leung	Assistant Director/Territorial, Planning Department
Mr Lawrence Kwan	Chief Engineer/Traffic Engineering, 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
Mr Raymond WM Wong	Chief Town Planner/Sub-Regional, Planning Department

For Item 3

Mr KF Tam	Senior Engineer/Drainage Projects 1, Drainage Services Department
Mr YC Wai	Engineer/Drainage Projects 3, Drainage Services Department
Mr Benny KW Ng	Thomas Chow Architects Ltd
Mr TH Tran	Urbis Ltd

For Item 4

Mr Benny CB Chan	Senior Architect (Kowloon), Civil Engineering and Development Department
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Absent with Apologies

Mr Charles N Brooke	
Mr Bernard Chan	Representing Hong Kong Institute of Surveyors
Mr Leslie Chen	Representing Hong Kong Institute of Landscape Architects
Mr Louis HB Loong	Representing Real Estate Developers Association of Hong Kong
Dr Alvin Kwok	Representing Conservancy Association
Mr Jimmy Kwok	
Mr CB Mak	Chief Engineer/Kowloon, Civil Engineering and Development Department
Ms Angela Tam	Chief Executive Officer (2)1, Home Affairs Department

Action

The Chairman extended a welcome to all Members.

Item 1 Confirmation of Minutes of Last Meeting

- 1.1 The draft minutes of the 11th meeting held on 8 March 2006 were circulated to Members on 30 March 2006. No comments were received from Members. The meeting confirmed the minutes without amendments.

Item 2 Matters Arising

Temporary Land Use Proposal of the Former Sheung Wan Barging Point Site

[para. 2.6 of the minutes of the 11th meeting]

- 2.1 **The Chairman** reported that the Lands Department presented the details of the proposal for temporary vehicle parking at the former Sheung Wan barging point at an ad hoc meeting with Members of the Sub-committee on 13 April 2006. Taking into account the duration of the proposed parking use, the meeting considered it acceptable to take the opportunity to put the vacant site into some uses and to provide some enhancements on the site in the interim. Hence, suggestion was made to require greening of the site as part of the tender conditions. The case had also been reported to the Harbour-front Enhancement Committee (HEC) at its last meeting.

Hoarding Beautification in Central
[para. 2.11 of the minutes of the 11th meeting]

- 2.2 **Mr Raymond Wong** informed the meeting that the first Task Group meeting was convened on 6 April 2006 to discuss the logistics of the drawing competition. Subsequently, PlanD had invited tender submission from public relations firms to administer the drawing competition. The deadline of submission was 15 May 2006. The second Task Group meeting would be held on 2 June 2006.

**Task Group
on CHarM**

Follow-up of CHarM – Final Report and Design Brief
[paras. 3.6, 3.7 and 3.9 of the minutes of the 11th meeting]

- 2.3 **Mr Raymond Wong** reported that the draft Final Report and Design Brief were endorsed by the HEC on 27 April 2006 subject to some minor revisions to the Design Brief, which would be discussed in detail under Item 5.

Refinement of Revised Harbour Planning Principles
[paras. 4.3 and 4.4 of the minutes of the 11th meeting]

- 2.4 **The Chairman** informed the meeting that the HEC had endorsed the revised Harbour Planning Principles (HPP) at its meeting on 27 April 2006. The revised HPP had been uploaded onto the HEC's website.

Temporary Waterfront Park at WKCD
[para. 5.1(i) of the minutes of the 11th meeting]

- 2.5 **The Chairman** said that the subject of temporary waterfront park at WKCD would be discussed under Item 4.

Information on Advertising Board on Roof-top of Central Ferry Pier No. 6 and Construction Works at WKCD
[paras. 5.1(ii) and (iii) of the minutes of the 11th meeting]

- 2.6 **The Secretary** reported that, in response to some Members' enquiries on the subject matters raised at the last meeting, relevant information was sent to Members via email on 30 March 2006. Regarding the advertising board on the roof-top of Central Ferry Pier No. 6, the Government Property Agency had given in-principle approval to the New World First Ferry Services Limited back in 2002 to erect an advertising board at that location with the formal approval granted in 2004. As for the construction sites at WKCD, they were primarily temporary work sites related to the construction of the KCRC's Kowloon Southern Link. Other uses included two sites for golf activities, public entertainment and/or open storage.

Inventory of Known Projects around the Harbour
[para. 2.14 of the minutes of the 11th meeting]

- 2.7 Referring to the updated inventory of known projects around the Harbour tabled at the meeting, **the Secretary** drew members' attention to a new item (HH4), i.e. an application to rezone the piers to the south of Hung Hom KCR Station to "OU" annotated "Waterfront related Commercial and Leisure Uses".
- 2.8 Members had no comments or issues to raise regarding the inventory. **The Chairman** said that if Members were interested to learn more about any particular waterfront sites, they could contact the Secretariat direct.

Item 4 Proposed Enhancement of the West Kowloon Waterfront Promenade

- 3.1 **The Chairman** proposed and Members agreed to advance the discussion of Item 4.
- 3.2 **The Chairman** welcomed Mr Benny CB Chan of CEDD to the meeting.
- 3.3 **Mr Benny Chan** informed Members that the West Kowloon Waterfront Promenade in the WKCD, opened to the public in September 2005, was originally scheduled for use until early 2007. Due to the latest development of WKCD, the Promenade could remain available for public enjoyment for about three more years. It therefore provided an opportunity for further enhancement of the Promenade facilities to improve patronage.
- 3.4 With visual aid, **Mr Benny Chan** then briefed Members on the enhancement proposal. He highlighted the following:
- (a) the Promenade would be extended northward up to the edge of the existing typhoon shelter;
 - (b) a new entrance would be added at the other end of the Promenade in the extension portion. As the new entrance was close to the MTR Kowloon Station and the bus stops en route to the Western Harbour Crossing, public access to the Promenade would be improved;

- (c) the length of the boardwalk would be extended from 400m to 700m up to the typhoon shelter. The landscape area and children playground/equipment would be expanded, and there would be an additional public toilet;
- (d) to cater for the need of visitors who like active recreation, the cycling track would also be extended all around the waterfront to 1,500m. There would be a small hard-paved cycling ground for small children and a coffee corner along the cycling track. Bicycle rental/sale facilities would also be provided;
- (e) LCSD would arrange re-tendering of the operation of the alfresco restaurant. With a longer tenancy term, better market response from restaurant operators was anticipated;
- (f) to promote the use of the Promenade, LCSD would arrange more community activities such as drawing on the Dragon of Lanterns; and
- (g) after completion of the enhancement works, Government would also liaise with the Kowloon Motor Bus and green mini-bus operators on the possibility of providing more bus service to Austin Road West, to cater for the anticipated increase in patronage.

3.5 **Mr Benny Chan** stated that the enhancement work was scheduled to commence in June 2006 for completion by November 2006. CEDD would proceed with the detailed design of the Promenade in due course.

3.6 Members in general welcomed the proposed enhancement of the West Kowloon Waterfront Promenade. Members made some suggestions as follows:

- (a) the proposed cycling ground should be enlarged to better serve the need of young children. Consideration should also be given to make provision for other compatible activities such as skate boarding and rollerblading, which had been gaining popularity;
- (b) an area designated for fishing could be considered subject to safe segregation from other recreation elements;
- (c) it would be preferable to locate the proposed bicycle rental/sale facilities near the existing public car park for convenience of parents taking their children to the

Promenade by cars;

- (d) to ensure that the additional \$10 million for enhancement was well invested for the purpose, it was important to promote the Promenade to the community to enhance utilization of the facilities;
- (e) mobile confectionery kiosks, floral landscaping and more pavilions to provide shading should be considered;
- (f) if funding permitted, the Administration should consider the provision of free shuttle bus service from nearby MTR Station for the Promenade visitors during public holidays;
- (g) to ensure a safe environment, adequate police patrolling should be provided. Ideas such as patrol by cycling or rollerblading as an added attraction could be considered; and
- (h) the Yau Tsim Mong District Council should also be consulted.

3.7 In response, **Mr Benny Chan** clarified that, landscape features such as lawns, shrubs, flowery plants and pergolas would be provided at the landscape areas. He re-confirmed that LCSD would organize more activities for the Promenade in collaboration with the local communities after completion of the enhancement works. The Yau Tsim Mong District Council would be consulted in May. According to LCSD, public safety within the Promenade since opening in September 2005 did not appear to be an issue. Regular police patrolling was being provided, and CEDD would liaise with the Hong Kong Police Force on patrolling in the extended portion of the Promenade.

3.8 **The Chairman** noted that Members generally supported the proposed enhancement of the West Kowloon Waterfront Promenade and remarked that the initiatives put forward were commendable. As some Members might have interest in the detailed design of the Promenade, he suggested that an ad hoc meeting could be convened when the detailed design of the Promenade was available. **Mr Steve Chan** also suggested that the meeting could be convened at an early stage prior to the formulation of detailed design of the Promenade.

3.9 **Mr Benny Chan** agreed to the Chairman's suggestion and said that CEDD in collaboration with relevant departments would take into consideration Members' comments/suggestions in the detailed design of the Promenade and reverted back to the Sub-committee in an opportune time. He added that the implications on management

CEDD

resources and recurrent cost would also be taken into consideration. He also informed Members that an opening ceremony would be held around end 2006 to promulgate the opening of the extended portion of the Promenade.

- 3.10 **Mr Steve Chan** raised if a design competition which might help promote the Promenade was worth considering. However, in view of the temporary nature of the Promenade, the meeting was not in favour of holding such a competition, as it might cause delay in making available the Promenade for public use.
- 3.11 As Members had no further comments to make, the **Chairman** thanked Mr Benny Chan for attending the meeting.

Item 3 Architectural and Landscaping Design of a Stormwater Pumping Station in a Waterfront Site in Sheung Wan (Paper No. 3/2006)

- 4.1 **The Chairman** welcomed Mr KF Tam and Mr YC Wai of the Drainage Services Department (DSD), Mr Benny KW Ng of Thomas Chow Architects Ltd and Mr TH Tran of Urbis Ltd to the meeting.
- 4.2 **Mr KF Tam** informed Members that approval from the Town Planning Board was given to the proposed stormwater pumping station development in Sheung Wan in December 2005. He recapitulated that the proposed pumping station comprised an above-ground pump house of about 6m high (the southern part), an open area with crane beam frame for maintenance purpose (the northern part), and an underground storage tank. The open area of the pump house where the crane beam frame was situated and the above ground area of the stormwater tank would be landscaped and open for public enjoyment.
- 4.3 With visual aid, **Mr TH Tran** presented the landscape proposal. He highlighted that the overall area for landscape treatment amounted to about 6,000m² and the landscape proposal had taken into account the need to provide a functional open space with a variety of passive recreation and leisure elements (including plaza, waterfront promenade, area for foot massage/tai chi exercise) as well as landscape buffer.
- 4.4 With visual aid, **Mr Benny KW Ng** went through the design of the pumping station. He highlighted that the design objective was to create a green environment for the pump house structure to integrate with the future park, and hence, the architectural design had incorporated such elements as planter boxes, rooftop garden and

landscape deck. Besides, community educational element was also adopted in the design with part of the building featured glass panels to allow viewing of the operation of the pump house and drainage system below during guided tours. The open area under the crane beam frame would normally be opened to the public except during maintenance of the underground equipment.

- 4.5 Referring to the proposed palm trees, **Mr Kim Chan** enquired whether consideration had been given to plant local trees, as native birds in Hong Kong might not thrive among the imported palm trees. Moreover, it would be visually more interesting to have height variation among trees. He also asked if there were any pathways or seating area within the landscaped area.
- 4.6 Whilst supporting the proposed greening treatment for the development, **Mr Steve Chan** suggested that more seating area should be provided. Moreover, acoustic enclosure for the proposed seating area should be considered to screen traffic noise from the adjacent transport facilities, or alternatively to relocate the benches further away from the traffic source.
- 4.7 **Dr Andrew Thomson** suggested making provision for a refreshment kiosk or newspaper stand within the proposed open area so as to give it a sense of place or a destination of itself.
- 4.8 **Mrs Mei Ng** commended the effort of DSD in putting emphasis on green elements in the project. She shared the concern about the selection of tree species and suggested to include more variety of plants in the proposal. She also suggested that consideration could be given to use recycled materials or energy-efficient design for the street furniture, which could also achieve educational purpose.
- 4.9 In response to Members' comments and enquiries, **Messrs KF Tam, Benny Ng and TH Tran** made the following main points:
- (a) tall palm trees are proposed along the waterfront to provide a tree lined canopy and at the same time allow open view of the harbour. The selection of ornamental and native trees are made in consultation with LCSD to provide a natural habitat for birds and wildlife;
 - (b) there would be ample seats within the formal square garden, and acoustic enclosure would be considered;
 - (c) the suggestion to provide a refreshment kiosk would be considered in consultation with relevant Government departments;

- (d) the use of recycled materials in street furniture could be considered. However, the feasibility of using energy-efficient design for street furniture would depend on the cost;
- (e) the pumping station project together with the landscaped area would commence in July 2006 for completion by October 2009. Whilst the landscaped area was temporary in nature, most of the facilities might be retained for continuous use when LCSD was to develop the permanent open space at the subject site in the future;
- (f) access to the roof deck of the pump house was via a stairway leading from the side of the pump house to the perforated loop and the roof deck; and
- (g) the noise nuisance generated from the pump house should not be significant as the pump house would only be in active operation during heavy rain.

4.10 **The Chairman** said that HEC was clear in its vision to green and to enliven the harbour-front areas. He expressed appreciation to the effort of the works departments, e.g. DSD and CEDD, to help improve the harbour-front facilities though the management/maintenance responsibility did not rest with them.

4.11 **Mr KF Tam** assured Members that they would take into account Members' views and suggestions in finalizing the detailed design of the development.

DSD

4.12 As Members had no further comments to make, **the Chairman** thanked the representatives of DSD, Thomas Chow Architects Ltd and Urbis Ltd for attending the meeting.

Item 5 Revised Design Brief of CHarM

5.1 **The Secretary** informed Members that when considering the CHarM Final Report and Design Brief at its meeting on 26 April 2006, HEC suggested to beef up the paragraphs on "landscaping" of the Design Brief to reflect similar requirements set out in the motion on temporary land uses passed by HEC on 16 February 2006. An extract of the Design Brief with the proposed amendments was issued to Members on 4 May 2006.

- 5.2 **Dr Andrew Thomson** remarked that the recommendations of the CHarM Final Report and Design Brief were general in nature. He suggested that more details on greening the waterfront in the form of guidelines should be provided. In this respect, he reiterated that the revised Harbour Planning Principles should be translated into detailed guidelines.
- 5.3 In response to an enquiry by Mrs Mei Ng, **Mr Raymond Wong** said that the CEDD's Greening Master Plan (GMP) for Central and Tsim Sha Tsui was previously discussed at HEC's meeting in 2005. **The Chairman** requested the Secretariat to provide Members with updated information on the GMP.

Secretariat

[Post-meeting Note: On 11 May 2006, the Secretary informed Members through email that the updated information of the GMP for Central and Tsim Sha Tsui could be found in CEDD's website under "Recent Topics".]

Item 6 Harbour Plan Review – Progress Update (Paper No. 4/2006)

- 6.1 **The Chairman** said that at the last HEC meeting on 27 April 2006, Mr Charles N Brooke enquired about the work plan of this Sub-committee on harbour plan review. In this regard, PlanD had prepared a paper to update Members on the progress and future work plan.
- 6.2 At the request of the Chairman, **Mr Raymond Wong** then briefed Members on the latest progress update as detailed in the paper. He highlighted that the on-going Harbour Plan Review was carrying out under a two-tier framework. On the strategic level, the revised HPP had been endorsed by the HEC and the next step would be to develop detailed guidelines for further consideration by the Task Group on HPP. On the district level, PlanD intended to commence the Hung Hom District Study at the latter part of this year, which would take about 18 months to complete.
- 6.3 **The Chairman** remarked that one of the issues to resolve was whether this Sub-committee should take on the monitoring task of the district study, or should another new sub-committee be set up for the purpose. **Mr Robin Ip** responded that substantial manpower resources were required from the Government to provide secretarial support to a sub-committee, and in view of the heavy workload of the other two sub-committees, it might be difficult to set up another sub-committee with the current staff resources.

- 6.4 **Dr Andrew Thomson** said that, from the experiences of the three different public consultation processes undertaken for Wan Chai Phase II development (WDII), Kai Tak and CHarM, there was a clear need for streamlining the process to make it more time efficient and effective to gather public views and to avoid consultation fatigue. One of the important tasks in future was to formulate an integrated harbour plan and the public should be consulted widely on this territorial issue. It was necessary to formulate a streamlined public consultation process for the Administration to follow in the long run.
- 6.5 Members then had a brief discussion on whether this Sub-committee should take on the monitoring role for the Hung Hom Study and whether the public consultation process for the study suggested in the paper should be reviewed.
- 6.6 On the former issue, while some Members considered that the role of the Sub-committee should embrace a macro view on the sustainable planning of the harbour instead of taking on a micro perspective on the management of a harbour planning project, some Members were of the view that the Hung Hom District Study would provide a good opportunity to enhance the harbour-front area and the Sub-committee could contribute to this enhancement by taking on the monitoring role and providing advisory comments. After deliberation, the meeting agreed to take up the monitoring role of the Hung Hom District Study.
- 6.7 On the latter issue, Members generally considered that a review of the public consultation process was necessary. **The Chairman** suggested and the meeting agreed to submit a request to HEC that, subject to the agreement of the other two Sub-committees, an evaluation of the public consultation processes undertaken so far for WDII, Kai Tak and CHarM should be carried out with a view to streamlining the process and formulating a preferred option for recommendation to the Government.
- 6.8 As for the public consultation process for the Hung Hom District Study, some Members opined that the process suggested in the paper was reasonable while some considered that there might be scope for streamlining given the relatively simple nature of the Study Area. After further deliberation, the meeting agreed to **Mr Robin Ip's** suggestion that a further paper should be prepared by PlanD outlining the approach to the Study in more details, including the public engagement process, for discussion at the next meeting prior to deciding on the public consultation approach of the Study.

Secretariat

PlanD

Item 7 Any Other Business

7.1 There being no other business, the meeting closed at 4:45pm. The next meeting was scheduled for 12 July 2006.

**HEC Sub-committee on
Harbour Plan Review
July 2006**