

HEC Sub-committee on Harbour Plan Review

Minutes of Thirteenth Meeting

Date : 12 July 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 Leung Kong-yui	Representing Chartered Institute of Logistics and Transport in Hong Kong
Dr Alvin Kwok	Representing Conservancy Association
Mr Leslie HC Chen	Representing Hong Kong Institute of Landscape Architects
Mr Kim O Chan	Representing Hong Kong Institute of Planners
Dr Andrew Thomson	Representing Business Environment Council
Mr Charles N Brooke	
Miss Wong Yuet Wah	Principal Assistant Secretary (Planning and Lands) 2, Housing, Planning and Lands Bureau
Mr Raymond WM Wong	Chief Town Planner/Sub-Regional, Planning Department
Mr Peter Mok	Senior Engineer 2/Kowloon, Civil Engineering and Development Department
Mr Lawrence Kwan	Chief Engineer/Traffic Engineering, Transport Department
Ms Sally Fong (Secretary)	Senior Town Planner/Sub-Regional 3, Planning Department

In Attendance

For Item 3

Mr WW Chui	Chief Engineer, HATS, Drainage Services Department
Mr Raymond K F Seit	Senior Engineer, HATS, Drainage Services Department
Mr Keith K H Tsang	Maunsell Consultants Asia Limited
Mr Stephen Y Y Lai	Maunsell Consultants Asia Limited

For Item 4

Miss Josephine Lam	New World First Ferry Services Ltd
Miss Gloria To	New World First Ferry Services Ltd

Mr ST Mak
Mr Jacky Law

Convey Advertising Company Ltd
Convey Advertising Company Ltd

Absent with Apologies

Mrs Mei Ng
Mr Bernard Chan

Representing Friends of the Earth
Representing Hong Kong Institute of
Surveyors

Mr Louis HB Loong

Representing Real Estate Developers Association
of Hong Kong

Mr Steve Chan Yiu-fai
Mr Jimmy Kwok
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 12th meeting held on 10 May 2006 were circulated to Members on 7 June 2006. No comments were received from Members. The meeting confirmed the minutes without amendments.

Item 2 Matters Arising

Hoarding Beautification in Central
[para. 2.26 of the minutes of the 12th meeting]

- 2.1 **The Secretary** reported that the invitation for submission of quotation of services to administer the drawing competition was awarded in mid May 2006. The competition titled “My Dreamed Harbour” was officially launched on 20 June 2006. She presented the publicity materials for promoting the competition to the Central and Western District by referring Members to the poster displayed and leaflets tabled at the meeting. Furthermore, promotion to the public was through press release and advertisement on “Take Me Home” local paper. Announcement of winners and prize presentation would take place in September and October 2006 respectively.
- 2.2 **Dr. Andrew Thomson** informed that in case more pictures were needed for hoarding beautification in the longer run, the Harbour Business Forum (HBF) would be pleased to make available the

collections from its drawing competition organized earlier.

Proposed Enhancement of the West Kowloon Waterfront Promenade

[para. 3.9 of the minutes of the 12th meeting]

- 2.3 **The Chairman** informed the meeting that he and some Members attended an ad-hoc meeting with representatives from the Civil Engineering and Development Department (CEDD), Architectural Services Department (ArchSD) and Leisure and Cultural Services Department on 30 June 2006 to discuss the detailed design of the proposed enhancement of the West Kowloon Waterfront Promenade. The proposed design had taken into account Members' views and suggestions made at the last Sub-committee's meeting on 10 May 2006. Further comments and suggestions were made to CEDD and ArchSD for consideration in finalizing the design scheme.

Stormwater Pumping Station in Sheung Wan

[para. 4.11 of the draft minutes of the 12th meeting]

- 2.4 **The Chairman** reported that having considered Members' comments at the last meeting, Drainage Services Department (DSD) had made some refinements to the detailed design of the pumping station, as detailed in the copy of the DSD's email of 22 June 2006 tabled at the meeting. More varieties of trees suitable for waterfront environment were proposed; screen walls as acoustic enclosures would be installed; recycled materials would be used for street furniture; and the possibility of providing vending machine would be explored.
- 2.5 Noting that the nature of the proposed tree species was able to withstand wind and saltwater damage, Members in general were supportive to the revised tree proposal. Nevertheless, some Members suggested that it would be worthwhile to seek expert opinion from Professor Jim Chi-yung, also an HEC Member, on the suitability of the proposed tree varieties for the subject waterfront site.

Secretariat

Revised Design Brief of CHarM

[para. 5.3 of the minutes of the 12th meeting]

- 2.6 The Secretary informed the meeting that the Design Brief, upon its revision in elaborating the paragraphs on "landscaping", had been submitted to the Government as inputs to future planning and development of the Study Area. The Final Report and Design Brief had been uploaded onto the HEC's website. With the conclusion of the Central Harbourfront and Me (CharM) public participatory

programme, letters of appreciation were issued to the participants. A copy each of the Final Report and Design Brief had also been sent to all HEC Members and Task Group Members. PlanD was now liaising with concerned Government bureaux/departments, particularly CEDD, on possible enhancement works to the waterfront promenade and its adjacent areas to take on board some of the recommendations of CHarM.

Harbour Plan Review – Progress Update

[paras. 6.7 and 6.8 of the minutes of the 12th meeting]

- 2.7 **The Secretary** said that a request had been passed to HEC (via its Secretariat) on 14 June 2006 to review the public engagement processes undertaken so far for Wan Chai Development Phase II Review, Kai Tak Planning Review and CharM. As a related matter, a paper outlining the approach to the Hung Hom District Study, including the public engagement process, had been prepared and would be discussed under Agenda Item 5.

Inventory of Known Projects Around the Harbour

- 2.8 Referring to the updated inventory of known projects around the Harbour tabled at the meeting, **the Secretary** drew Members' attention to the latest progress on sites nos. SW2, C2 and TST6. Site No. SW2, which was related to a project under the Harbour Areas Treatment Scheme (HATs), would be discussed in detail under Agenda Item 3. Regarding Site No. C2, i.e. Central Reclamation, HEC would be briefed on the outline of the urban design study at its forthcoming meeting in July. As for Site No. TST6 involving the sea area to the south of the New World Centre, the rezoning application for open space development was rejected by the Metro Planning Committee of the Town Planning Board (TPB) on 16 June 2006.
- 2.9 Noting that a planning report was scheduled for consideration by the TPB on 14 July 2006 relating to Site No. YT1 (Yau Tong Comprehensive Development Area (YTCDA)), **Mr Charles N Brooke** raised concerns on possible major impacts on the waterfront arising from the proposal, and that the proposal was not referred to the Sub-committee or HEC for discussion prior to consideration by the TPB.
- 2.10 **The Chairman** wondered if the timing of TPB meeting and HEC meeting might not work in such a way to allow the relevant case to be brought to the HEC for discussion prior to the TPB meeting.
- 2.11 **Ms Wong Yuet Wah** said that under the current practice, there was

a mechanism of referring relevant case by the Planning Department (PlanD) to the HEC once a planning application relating to the waterfront area was received. **Mr Raymond Wong** pointed out that the HEC had been briefed on the YTCDA development in mid-2005. If the current submission was not a planning application, the mechanism of referring it to the HEC would not apply.*

- 2.12 In response to Dr Andrew Thomson's remarks on an earlier suggestion by adding columns of 'action' and 'time frame' in the inventory table, **Mr Raymond Wong** pointed out that such specific information might not be available in every case, and if they were, they would be incorporated into the remarks column, as presently shown.

*(Before close of the meeting, **Mr Raymond Wong** confirmed that the planning report was not submitted under the Town Planning Ordinance as a planning application or zoning amendment, and therefore the mechanism of referral to the HEC was not activated. The report was to provide supplementary information to the TPB for comment subsequent to the consultation with the HEC on 6 April 2005. He also informed the meeting that the case would not be considered by the TPB on 14 July 2006 as originally scheduled.)

Item 3 Harbour Area Treatment Scheme Stage 2A - Sewage Conveyance System Construction of Shafts and Associated Facilities at the Eastern End of Fung Mat Road, Sai Ying Pun (Paper No. 5/2006)

- 3.1 **The Chairman** welcomed Mr WW Chui and Mr Raymond KF Seit of the DSD and Mr Keith KH Tsang and Mr Stephen YY Lai of Maunsell Consultants Asia Limited to the meeting.
- 3.2 With the aid of a visual presentation, **Mr WW Chui** explained the Harbour Area Treatment Scheme (HATS) Stage 2A project in detail, particularly highlighting the functions of the two proposed shafts and associated facilities, which were to intercept the sewage flow generated from the northern and southwestern parts of Hong Kong Island for conveyance to Stonecutters Island Sewage Treatment Works for treatment through a deep tunnel system. He also explained the idea of changing the proposed location for construction of the shafts and associated facilities from the Sheung Wan Ex-gala Point site to the current location at Fung Mat Road, which was to address the concerns raised by HEC and the Central and Western District Council on the impacts of the infrastructure facilities on the design and use of the waterfront site at the Ex-gala

point.

- 3.3 **Mr Keith K H Tsang** explained that due to system operation and technical constraints, the proposed shafts could not be located too far away from the Western District. After detailed investigation and study, it was found that the only other suitable site would be the one currently proposed at Fung Mat Road, having taken account of the location and site availability. The site was mainly zoned “Government, Institution or Community”. He also provided a detailed description of the project, highlighting that a temporary works area along the waterfront, occupying part of the area zoned “O”, was required from 2009 until 2013/2014 when the works were completed. DSD would then carry out landscaping work to the permanent development site at Fung Mat Road to blend with the neighbouring open space at the sea front.
- 3.4 **Dr Alvin Kwok** enquired about the possibility of placing the temporary work area within the triangular-shaped “G/IC” area to the immediate south of the subject development site (Enclosure 2 of the Paper), and whether the development site could be re-configured with the narrow side along the waterfront. **Mr Charles N Brooke** and **Mr Leslie HC Chen** shared a similar view regarding relocation of the proposed temporary work area away from the waterfront so as to keep the area open to the public.
- 3.5 **Mr Leslie HC Chen** also asked if there would be problem of odour emission from the future operation of the shafts.
- 3.6 **Mr Keith K H Tsang** made the following points in response:
- (a) there was a possibility that part of the triangular-shaped “G/IC” area would be used for a gas pigging station (according to the PlanD);
 - (b) taking into account the need for transportation of heavy machinery (such as tunnel boring machine) and construction materials to and from the construction site, the proposed waterfront location for temporary work area would be preferable as it would allow transport of equipments/materials by sea. On the other hand, reliance on land transport alone would have a significant traffic impact on the surrounding areas in Central;
 - (c) the proposed site configuration for the shafts and associated facilities would minimize disturbance of the future waterfront promenade along the northern shoreline; and

- (d) the impact of odour arising from the operation of the shafts would be insignificant. The function of the shafts was to balance water pressure, and frequent maintenance of the facilities would not likely be required. Besides, the shafts would be completely covered. Nevertheless, investigation would be carried out to determine whether measures would be required to mitigate potential odour problem.
- 3.7 **Mr Raymond K F Seit** added that the majority part of the triangular-shaped “G/IC” site was currently used as a temporary lorry park to meet parking need for lorries in the area, but a small part of it would be covered by the proposed development.
- 3.8 **Mr Kim O Chan** asked if there was any safety buffer requirement between the gas pigging station and the proposed shafts. He also questioned the need for such a sizable temporary works area.
- 3.9 In response, **Mr Keith K H Tsang** pointed out that the temporary work area was not only required to serve the construction of the shafts and associated facilities at Fung Mat Road. It was also required to serve the construction works of the sewage conveyance tunnel system. As to whether the need for a buffer distance with respect to the proposed gas pigging station, the matter would be addressed in the Environmental Impact Assessment, which was being carried out.
- 3.10 **Dr Andrew Thomson** remarked that the proposed site seemed to be an appropriate choice as it would offer greater opportunity for harbour-front enhancement comparing to the previous selection at the Ex-gala Point. If the “O” site at the Ex-gala Point was no longer required for construction of the shafts and associated facilities, it could be made available for implementation for open space development earlier without having to wait until the completion of the HATS Stage 2A project by 2013/2014. As for the proposed temporary work area along the waterfront serving the construction site at Fung Mat Road, although the affected portion of the waterfront would be closed temporarily, it would be compensated by the earlier availability of the “O” site at the Ex-gala point, bringing the vision of a continuous open space from Shun Tak to the Western Game Hall closer to fruition.
- 3.11 Given the high-density character of the surrounding area, **Dr Andrew Thomson** did not consider the choice of site configuration an important issue in the context of visual impact, however, by pointing out that there were physical blockages along the waterfront, he raised a fundamental concern on the overall harbour-front accessibility. With respect to the Fung Mat Road site,

the need for an access bypass or thoroughfare was yet to be addressed.

- 3.12 Noting that Members generally supported the proposed relocation site for construction of the proposed shafts and associated facilities to Fung Mat Road, **Mr WW Chui** said that with the relocation, the site at the Ex-gala Point could be released for open space development four years ahead of the previous time schedule. Nevertheless, Members' concerns on site configuration/disposition and the extent of the proposed temporary works area were noted, and would be taken into account in finalizing the requirements and site layout at the detailed design stage. Detailed landscape plan of the site at Fung Mat Road would be presented to the Sub-committee in due course.
- 3.13 As Members had no further comments to make, **the Chairman** thanked the representatives of DSD and Maunsell Consultants Asia Limited for attending the meeting.

DSD

Item 4 Erection of Inflatable Advertising Boards at Rooftop of North Point Ferry Piers

- 4.1 **The Chairman** welcomed Miss Josephine Lam and Miss Gloria To of New World First Ferry Services Ltd and Mr ST Mak and Mr Jacky Law of Convey Advertising Company Ltd to the meeting.
- 4.2 With visual aid, **Mr ST Mak** and **Mr Jacky Law** gave a detailed presentation on the various applications of cold air balloon in advertising and their advantages as compared to the traditional advertising billboard.
- 4.3 **The Chairman** said that the Sub-committee's concern was site-specific, but there was no indication in the presentation as to what exactly would be installed at the rooftop of the North Point Ferry Piers.
- 4.4 **Miss Josephine Lam** said that the purpose of the presentation was to demonstrate the general advantage and design flexibility of using inflatable advertising board, such as its capability of creating various forms and sizes, and its easy dissembling. In recognizing the need to take into account the Harbour Planning Principles for development along the waterfront, the New World Ferry Services Ltd considered that any responses and inputs from the Sub-committee on the inflatable advertising board would facilitate preparation of the detailed design proposal for the North Point Ferry Piers.

- 4.5 **Dr Andrew Thomson** remarked that the key concern of the Committee would be on visual impacts, though notwithstanding the need to balance potential advertising revenue and visual amenity. He suggested that the proposal for erecting an inflatable advertising board on the rooftop of North Point Ferry Piers should be as specific as possible, including dimension, in order for the Sub-committee to assess its visual impact, and besides, stakeholders should also be consulted.
- 4.6 **Mr Leung Kong-yui** remarked that the installation of an inflatable advertising board might conceal the often-unsightly rooftop of ferry piers.
- 4.7 Although Members in general did not dispute the possible merits of inflatable advertising board, they were of the view that such a board, once erected for a long period of time, would not differ much from a conventional advertising board, hence its potential visual impacts should be addressed. In the absence of any detailed site-specific proposal, Members considered it would be difficult to further discuss the case.
- 4.8 **Mr ST Mak** said that design was a subjective matter and asked if there were any specific guidelines as to what would be considered acceptable by the Sub-committee. The Chairman responded that the HEC had promulgated the Harbour Planning Principles for harbour-front development, but it would be difficult to discuss the matter in the absence of an actual design proposal.
- 4.9 **Miss Josephine Lam** noted Members' concerns and said that once design details were available, the New World First Ferry Services Ltd would consult the stakeholders (including local residents and ferry users). Miss Lam also explained that in order to maintain its services, the New World First Ferry Service Ltd was exploring ways of improving revenue in the longer run, and inflatable advertising as a quick way to generate additional revenue appeared to be a viable interim solution.
- 4.10 As Members had no further comments to make, **the Chairman** thanked the representatives of New World First Ferry Services Ltd and Convey Advertising Company Ltd for attending the meeting.

Item 5 Hung Hom District Study – Revised Approach and Programme (Paper No. 6/2006)

- 5.1 **Mr Raymond Wong** said that the revised approach/programme had been formulated for Members' consideration after taking into account Members' views on streamlining the public engagement

process for the Hung Hom District Study at the last Sub-committee meeting on 10 May 2006. The revised approach/programme still required the five basic stages (i.e. Baseline Stage, Envisioning Stage, Options Stage, Embody Stage and Implementation Arrangement) identified for the district review studies. Nevertheless, consultation could be streamlined to two stages, which would shorten the study period by about four months. The programme could be shortened by advancing the Stage 1 Consultation to be undertaken concurrently with the Baseline Stage. There was also a possibility to streamline the study process by skipping the option formulation stage and the associated public engagement process. The Study itself and the public engagement programme would be conducted under two separate contracts.

- 5.2 **Mr Charles N Brooke** expressed support to the streamlined approach given the simple nature of the Study area.
- 5.3 In supporting the streamlined approach, **Dr. Andrew Thomson** also suggested usage of simple language/ choice of words and consistency in the textual context of the study and public engagement exercise.
- 5.4 In response to a Member's enquiry, **Mr Raymond Wong** said that the study brief once completed could be circulated to Members for reference. Nevertheless, as the study would be funded by the Government, management of the study itself would be under the PlanD's jurisdiction.

Secretariat

Item 6 Any Other Business

- 7.1 **Dr Andrew Thomson** raised concern on the overall waterfront accessibility. The reality of physical blockages might not be reflected on the plan. Referring to the area between the Ex-gala Point and the Indoor Game Hall, he pointed out that several parts along the waterfront were infringed by physical barriers. He asked whether the Sub-committee was the appropriate forum to consider removal of these barriers.
- 7.2 **The Chairman** said that the PlanD was in the process of reviewing a number of waterfront districts as part of the Harbour Plan Review, and the issue of a continuous waterfront promenade would be addressed. **Mr Raymond Wong** added that to provide a continuous waterfront promenade would be an important consideration of the Hung Hom District Study.
- 7.3 **Mr Leung Kong-yui** pointed out that upon the completion of the

Central Reclamation Phase III and Wan Chai Phase II development, a continuous waterfront promenade extending east from the Hong-Kong - Macau Ferry to North Point would be attained. In view of the forthcoming development of the Sheung Wan Pumping Station at the Ex-gala Point and construction of the shafts and associated facilities under the Harbour Area Treatment Scheme Stage 2A project, opportunities appeared and should be taken for an earlier provision of a continuous waterfront promenade to the west of the Hong-Kong - Macau Ferry. In this regard, the meeting agreed that information should be sought from PlanD as to the planning of the waterfront promenade/open space between Shun Tak Centre and the Western Wholesale Market, the obstacles or problem encountered, if any, in the implementation of the waterfront promenade and the tentative work programme of the planned waterfront promenade/open space development.

PlanD

7.4 There being no further matter raised, the meeting closed at 4:45 pm.

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