

HEC Sub-committee on Harbour Plan Review

Minutes of Fifteenth Meeting

Date : 22 November 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
Dr Andrew Thomson	Representing Business Environment Council
Dr Alvin Kwok	Representing Conservancy Association
Mr Leung Kong-yui	Representing Chartered Institute of Logistics and Transport in Hong Kong
Mr Robin Ip	Deputy Secretary (Planning and Lands)1 (DS(PL)1), Housing, Planning and Lands Bureau (HPLB)
Mr Raymond WM Wong	Assistant Director/Territorial (AD/T), Planning Department (PlanD)
Mr Talis Wong	Chief Engineer/Kowloon (CE/K), Civil Engineering and Development Department (CEDD)
Mr Andy Yau	Chief Traffic Engineer/Hong Kong (CTE/HK), Transport Department (TD)
Miss Linda Law	Senior Administrative Officer (2) (SAO(2)), Home Affairs Department (HAD)
Ms Sally Fong (Secretary)	Senior Town Planner/Sub-Regional 3, PlanD

In Attendance

Miss Annie Tam	DS(PL)1 Designate, HPLB
Ms Lydia Lam	Assistant Secretary (Planning) 3, HPLB
Mr Raymond Lee	Chief Town Planner/Sub-regional (CTP/SR), PlanD

For Item 3

Ms Phyllis Li	Chief Town Planner/Special Duties (1), PlanD
Miss Katy Fung	Senior Town Planner/Special Duties (1)1, PlanD

Absent with Apologies

Mr Kim Chan	Representing Hong Kong Institute of Planners
Mrs Mei Ng	Representing Friends of the Earth
Mr Leslie Chen	Representing Hong Kong Institute of Landscape Architects
Mr Bernard Chan	Representing Hong Kong Institute of Surveyors
Mr Louis Loong	Representing Real Estate Developers Association of Hong Kong
Mr Charles N Brooke	
Mr Jimmy Kwok	

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The Chairman extended a welcome to all Members. He informed the meeting of the following changes in the members of the Sub-committee:

- (a) Mr Steve Chan resigned from HEC and the Sub-committee in October 2006;
- (b) from this meeting onwards, Mr Andy Yau, CTE/HK, would replace Mr Lawrence Kwan as the representative of TD; Miss Linda Law, SAO(2), would replace Ms Angela Tam as the representative of HAD; Mr Raymond Lee, CTP/SR, would serve as the alternate member for Mr Raymond Wong, AD/T, PlanD; and Mr Peter Mok, Senior Engineer/Kowloon, would serve as the alternate member for Mr Talis Wong, CE/K, CEDD at the Sub-committee; and
- (c) with effect from 27 November 2006, Miss Annie Tam would take over from Mr Robin Ip as DS(PL)1 representing HPLB at the Sub-committee.

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Item 1 Confirmation of Minutes of Last Meeting

- 1.1 The draft minutes of the 14th meeting held on 27 September 2006 were circulated to Members on 14 November 2006. The meeting confirmed the minutes without amendments.

Item 2 Matters Arising

Hung Hom District Study

[paragraph 2.2 of the minutes of the 14th meeting]

- 2.1 **The Secretary** reported that the tendering procedures for the Hung Hom District Study and its associated Public Engagement Programme had been completed. Since the tender price exceeded the original budget, additional funding was now being sought from HPLB. Upon approval of the additional funding, the Study and the Public Engagement Programme would commence in due course.

The Proposed “Sun Yat Sen Memorial Park Phase II” Development

[paragraph 4.6(d) of the minutes of the 14th meeting]

- 2.2 **The Secretary** reported that in response to Members' view concerning public access to the rooftop of the Western Park Sports Centre, the Architectural Services Department (ArchSD) advised that the roof of the Western Park Sports Centre was only a steel structure with lightweight roof cladding. It was unsuitable for use for public access as it could not accommodate the additional loading. The roof also housed a lot of plant and equipment hidden behind the parapet. Nonetheless, ArchSD in upgrading the building for the East Asian Games 2009 would take the opportunity, as mentioned at the last meeting, to ensure the compatibility in the design of the building with that of the proposed swimming pool complex.

Inventory of Known Projects Around the Harbour

- 2.3 Members noted the updated inventory list of known projects around the Harbour tabled at the meeting.

Item 3 Revised Planning Brief for Ex-Government Supplies Depot Site at Oil Street, North Point (Paper No. 9/2006)

- 3.1 **The Chairman** welcomed Ms Phyllis Li and Miss Katy Fung for attending the meeting.

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- 3.2 **Ms Phyllis Li** briefed Members on the planning background for revising the Planning Brief endorsed by the Town Planning Board in 1997 for the ex-Government Supplies Depot site at Oil Street. She elaborated the major issues to be addressed for the development and explained the development concept, proposed development parameters and the major changes incorporated in the revised Planning Brief as detailed in the Paper.
- 3.3 Members in general welcomed the proposed development concept for the site and considered that the increase in public open space (POS), stepped height design and integration with the historical site to the south were improvements to the existing Planning Brief. There was a good balance between development intensity and provision of open space. Due regard had also been given to the latest planning of the Central-Wan Chai Bypass (CWB) and Wan Chai Development Phase II (WDII).
- 3.4 Members had the following specific comments/questions:
- (a) whether the emergency vehicular access (EVA) and loading/unloading space for the Archaeological Resource Centre (ARC) were included in the area calculation for the POS to the south of the site;
 - (b) whether the POS would be designed and built by the future developer; and how to ensure that public views on the POS would be duly considered by the developer;
 - (c) whether it was possible to relocate the proposed refuse collection point (RCP) elsewhere as this facility would create nuisance and might not blend in well with the POS and ARC;
 - (d) whether the height restrictions of 100mPD and 120mPD for commercial and residential developments respectively were compatible with the average building height of 85mPD to the east of the site;
 - (e) the harbour view of the residents in the proposed residential blocks might be affected by the commercial development. The disposition of the commercial (hotel/office) and residential blocks warranted further thoughts;
 - (f) what the domestic and non-domestic plot ratios of the future development were in terms of gross site area and net site area;

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- (g) whether podium structure was allowed in the future development;
- (h) whether Oil Street could be pedestrianised to enhance the streetscape and to integrate the future development at the subject site with the adjacent committed hotel development; and
- (i) whether it was possible to relocate the proposed Central-Wan Chai Bypass Administrative Building (CWBAB) to non-waterfront area; and whether the public could gain access to the waterfront through the CWBAB site.

3.5 In response, **Ms Phyllis Li** made the following points:

- (a) the POS to the south of the site had an area of about 2,870m², which included the area of the EVA and loading/unloading space for the ARC. It would be designed, constructed and maintained by the Leisure and Cultural Services Department (LCSD). The future developer was required to form the site for LCSD;
- (b) the design and construction of the POS within the subject site would be entrusted to the future developer and the POS would be handed over to LCSD for maintenance upon completion;
- (c) the need for a RCP had been discussed by the Eastern District Council. Since the RCP should be of a reasonable scale to serve the catchment area, it could not be accommodated within the proposed commercial/residential development. The proposed RCP would be reasonably separated from the proposed development and the POS was compatible with the adjacent Electric Road Municipal Services Building;
- (d) in determining the height restrictions for the site, the building height profile of the area had been reviewed. The intention was to allow a transition from about 85mPD of the buildings in the north-east to about 120mPD of the buildings in the south-west. The proposed height of 100mPD for the commercial portion of the site was comparable to many commercial developments in this part of the waterfront. The stepped height design would help preserve the view to the ridgeline in the area, which would be blocked if the maximum building height of 165mPD under the current land sale conditions was adopted;

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- (e) to address the environmental impact arising from the Island Eastern Corridor (IEC) and CWB, a 50m setback requirement from IEC/CWB with non-noise sensitive uses to screen the residential uses was stipulated in the revised Planning Brief. The current proposed disposition of commercial and residential blocks was in line with this requirement. The open view of the future residents could be preserved by incorporating view corridors in the detailed design of the development;
- (f) the domestic plot ratio of 6 and non-domestic plot ratio of 2.6 were calculated based on the area of the development site ($8,170\text{m}^2$). If the gross site area ($11,700\text{m}^2$) was used in the calculation, the resultant total plot ratio would be reduced from 8.6 to 6;
- (g) the public landscaped walkways would be provided at-grade. As for the rest of the site, design flexibility would be given to the developer;
- (h) it might not be feasible to pedestrianise Oil Street as it served as the main vehicular access connecting a number of existing developments in the area. To improve pedestrian circulation, a 15m wide landscaped walkway would be provided at the south-western side of the subject site fronting Oil Street; and
- (i) the CWBAB site would accommodate the administrative building, ancillary parking spaces, vehicular access and related landscaped area. For operational reasons, public access to the CWBAB site would not be allowed. The public could access the waterfront through the public landscaped walkway provided at the south-western part of the subject site.

- 3.6 On the last point, **Mr Leung Kong-yui** added that in the WDII Review, the land requirement for administrative and supporting facilities for the CWB had been kept to the minimum.
- 3.7 After further deliberation, **the Chairman** concluded that the revised Planning Brief presented a number of improvements to the existing one. However, it was necessary to ensure that the development concept would be practicably implemented. **Ms Phyllis Li** responded that the revised Planning Brief would serve as a basis for revising the land sale conditions for the site and for Town Planning Board to consider the Master Layout Plan submission by the future developer under the Town Planning Ordinance.

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- 3.8 As Members had no further comments, **the Chairman** thanked Ms Phyllis Li and Miss Katy Fung for attending the meeting.

Item 4 Harbour Planning Guidelines for Victoria Harbour and Its Harbourfront Areas (Paper No. 10/2006)

- 4.1 **The Chairman** invited the Secretariat to brief Members on the Paper.
- 4.2 **Mr Raymond Lee** said that subsequent to the endorsement of the latest update of the Harbour Planning Principles (HPPs) by HEC in April 2006, 3 meetings were held by the Task Group on HPPs to discuss and fine-tune the draft Harbour Planning Guidelines (HPGs). The objective of the HPGs was to enable the relevant stakeholders and the public to better understand the intention and requirements of the HPPs.
- 4.3 **The Secretary** then briefed Members on the draft HPGs. She highlighted that the HPGs aimed to provide a comprehensive checklist to guide the sustainable planning, preservation, development and management of Victoria Harbour and the harbour-front areas. To facilitate easy application, the HPGs were grouped under 9 aspects and their relationship with the HPPs was depicted in the matrix at Annex II of the draft guidelines. She then elaborated the details as included in Appendix I of the Paper.
- 4.4 **Mr Raymond Wong** said that although the guidelines were only at drafting stage, many ideas and concepts were already applied in land use planning by PlanD. The revised Planning Brief for the Oil Street site as discussed earlier under Item 3 was a case in point. The design ideas such as promoting vibrancy by diversifying land uses, preserving cultural heritage, reducing development intensity, increasing visual permeability and maximising pedestrian accessibility to the waterfront had been incorporated in the revised Planning Brief. Other Government departments and private developers should be encouraged to follow suit.
- 4.5 **The Chairman** said that the HPGs had consolidated the ideas and views collected from Members of the HEC, the Sub-committees of HEC and various public engagement exercises conducted in the past few years. He commended the effort of the Task Group led by Dr Andrew Thomson in compiling the HPGs.
- 4.6 **Dr Andrew Thomson** thanked the Secretariat and the Task Group Members for drafting the HPGs. He considered that the drawings

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incorporated in the draft would help readers visualise how the HPPs could be integrated in the planning and development of the Harbour and harbour-front areas. He added that it was necessary to consult the HEC, District Councils and other stakeholders on whether the guidelines were robust and clear enough to follow.

- 4.7 In response to the Chairman's question on the way forward, **Mr Raymond Wong** suggested and the meeting agreed to follow the practice in the preparation of the HPPs and to submit the draft HPGs to HEC for adoption as a living document for further consultation with relevant stakeholders. **Mr Leung Kong-yui** suggested that a discussion forum could be organised for professional institutions.

- 4.8 After further deliberation, the meeting agreed to circulate the draft HPGs to HEC Members and invite them to collect the views of their respective organisations/professional institutions and to submit the draft HPGs to HEC for discussion at the next HEC meeting.

Secretariat

Item 5 Any Other Business

- 5.1 **The Secretary** reported that a proposal to tender a licence by the Government Property Administrator for erection of an advertising banner or board on top of a subway entrance near Edinburgh Place was received. It would be circulated to Members for comment via e-mail.

Secretariat

[Post-meeting note : The proposal was circulated to Members for comment on 24 November 2006.]

- 5.2 There being no other business, the meeting closed at 4:15 pm.

**HEC Sub-committee on
Harbour Plan Review
February 2007**