

HEC Sub-committee on Harbour Plan Review

Minutes of Sixteenth Meeting

Date : 31 January 2007
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 Roger Nissim	Representing Business Environment Council
Dr Alvin Kwok	Representing Conservancy Association
Mr Kim Chan	Representing Hong Kong Institute of Planners
Mr Raymond WM Wong	Assistant Director/Territorial, Planning Department (PlanD)
Mr Peter Mok	Senior Engineer/Kowloon 2, Civil Engineering and Development Department (CEDD)
Mr Andy Yau	Chief Traffic Engineer/Hong Kong, Transport Department
Ms Sally Fong (Secretary)	Senior Town Planner/Sub-Regional 3, PlanD

In Attendance

Ms Lydia Lam	Assistant Secretary (Planning) 3, Housing, Planning and Lands Bureau (HPLB)
Mr Raymond Lee	Chief Town Planner/Sub-regional, PlanD

For Item 3

Mr Peter Cookson Smith	Urbis Ltd.
Miss Helen Lung	Urbis Ltd.

Absent with Apologies

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 Leung Kong-yui	Representing Chartered Institute of Logistics and Transport in Hong Kong
Mr Charles N Brooke	
Mr Jimmy Kwok	
Miss Annie Tam	Deputy Secretary (Planning and Lands) 1, HPLB
Miss Linda Law	Senior Administrative Officer (2), Home Affairs Department

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The Chairman extended a welcome to all Members. Although there was insufficient number of Members to form a quorum, the Chairman suggested and Members agreed to proceed with the meeting as the only item to be discussed (i.e. Agenda Item 3) was to collect Members' views on the Hung Hom District Study for which no major decision from the Sub-committee would be required.

Item 1 Confirmation of Minutes of Last Meeting

- 1.1 There was insufficient quorum to confirm the draft minutes of the 15th meeting held on 22 November 2006.

[Post-meeting note : The draft minutes of the 15th meeting were confirmed on 6 February 2007 by circulation.]

Item 2 Matters Arising

Harbour Planning Guidelines for Victoria Harbour and Its Harbourfront Areas [para. 4.8 of the draft minutes of the 15th meeting]

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- 2.1 **The Secretary** reported that the draft Harbour Planning Guidelines (HPGs) were discussed and agreed by HEC on 25 January 2007 as suitable for further consultation. The draft HPGs would be issued to relevant stakeholders and uploaded onto HEC's website in due course. Comments received would be taken into account in refining the HPGs as appropriate. The refined HPGs would be submitted to the Sub-committee for consideration in mid 2007.
- 2.2 **The Chairman** remarked that the comments of HEC Members as raised at the HEC meeting on 25 January 2007 should be considered together with other comments received during the consultation by the Task Group on Harbour Planning Principles (HPPs) in revising the HPGs prior to their submission to the Sub-committee.

Proposal for Erection of Advertising Banner/Board near Edinburgh Place [para. 5.1 of the draft minutes of the 15th meeting]

- 2.3 **The Secretary** reported that the proposal was e-mailed to Members on 24 November 2006. No comments were received from Members and reply was given to the Government Property Administrator on 14 December 2006 accordingly.

West Kowloon Waterfront Promenade

- 2.4 Referring to a note tabled at the meeting, **Mr Peter Mok** reported that the enhancement works of the West Kowloon Waterfront Promenade, including extension of timber boardwalk and cycling track and provision of a mini cycling ground and cycle rental/sale kiosk, were completed in January 2007. The extended waterfront promenade and its enhanced facilities would be open for public use on 1 February 2007. The Leisure and Cultural Services Department would organise an exhibition of festive lanterns during the Chinese New Year.
- 2.5 In response to Mr Roger Nissim's question, **Mr Peter Mok** said that no formal opening ceremony would be arranged for the extended promenade.

Central Reclamation Urban Design Study

- 2.6 **The Secretary** reported that the study was now at tendering stage and would commence as soon as the tendering exercise was completed.

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Inventory of Known Projects around the Harbour

- 2.7 Members noted the updated inventory list of known projects as tabled at the meeting.
- 2.8 **The Secretary** highlighted that a new planning application for amending the Remarks of various zones covering the Queen's Pier to incorporate on-site preservation of the pier (Site C5) was received by the Town Planning Board on 18 January 2007 and it would be processed according to the statutory procedures.
- 2.9 **The Chairman** said that at the HEC meeting on 25 January 2007, a Member had raised concern on the incompatible land uses around the Harbour. He had explained to HEC that the Sub-committee had continuously been monitoring harbour-front development proposals through an inventory list prepared and updated by PlanD. A number of individual development projects had also been submitted to the Sub-committee for advice, and the design of most of them had been improved in the light of the Sub-committee's comments. As agreed by HEC, he said that the inventory would be presented to the HEC at its next meeting.
- 2.10 **Mr Roger Nissim** was concerned on the lack of a strategic framework to guide developments around the Harbour and tie individual projects together. He also wondered if there was a "big plan" to show the connectivity between individual harbour-front sites, and that the provision of a continuous waterfront promenade could be realised in the long term.
- 2.11 **The Chairman** and **Mr Raymond Wong** explained that it was one of the key tasks of the Sub-committee to review the Harbour Plan formulated in 2003 which served as an overall framework to guide future developments of the harbour-front areas. As part of the review process, HPPs/ HPGs had been formulated and District Reviews would be carried out in phases. In addition, the inventory list were regularly updated to facilitate the Sub-committee to keep track on the major development proposals around the Harbour. If necessary, project proponents could also be invited to brief the Sub-committee on their proposals.
- 2.12 **Mr Kim Chan** opined that the Sub-committee, being an advisory body, could advise project proponents to include in their development/redevelopment proposals various means to enhance the connectivity with adjoining harbour-front sites.

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- 2.13 **Mr Raymond Wong** pointed out that promoting connectivity along the waterfront had all along been emphasised. Conceptual proposals to enhance connectivity were included in the Harbour Plan, which was prepared under a top-down approach to realise our vision towards the Harbour. Feasibility of such proposals would be examined in detail under the District Review process as a bottom-up approach.
- 2.14 **Mr Roger Nissim** considered it necessary to expedite the implementation of those proposals which could achieve our vision.
- 2.15 **The Chairman** pointed out that the Sub-committee had spared no effort in pursuing harbour-front enhancement projects in the past few years. The temporary waterfront promenade in West Kowloon was a case in point. With the HPPs and HPGs in place, the commencement of the Hung Hom District Study was a further step kicking off the bottom-up process towards the formulation of an integrated Harbour Plan.
- 2.16 In response to Mr Kim Chan's questions, **Mr Peter Mok** said that construction works of the temporary promenade in Wan Chai (Site WC3) had not yet been completed. The consultancy study for the Lei Yue Mun Waterfront Enhancement Project (Site LYM1) was near completion and CEDD would report the findings to the Sub-committee in due course.

Item 3 Progress on Hung Hom District Study and the Associated Public Engagement Programme (Paper No. 1/2007)

- 3.1 **Mr Raymond Lee** reported that Urbis Ltd. (in associated with Ove Arup & Partners H.K. Ltd.) and the Centre of Architectural Research for Education, Elderly, Environment and Excellence Ltd. (CARE) were appointed in December 2006 to undertake the Hung Hom District Study and the associated Public Engagement Programme respectively. The objective was to formulate a comprehensive district plan to guide the planning and design of the Hung Hom harbour-front areas hand in hand with the public.
- 3.2 He further stated that CARE had prepared a Comprehensive Public Engagement Strategy which was agreed by the Sub-committee by circulation in end December 2006. In accordance with the Strategy, a site visit and brainstorming session would be held on 3 February 2007. He invited Members to participate in the events.

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- 3.3 **Mr Peter Cookson Smith** of Urbis Ltd. then briefed Members on the findings of the draft Inception Report of the Hung Hom District Study, highlighting the following aspects with the aid of Powerpower:
- (a) the objectives of the Study;
 - (b) the current land uses of the Study Area;
 - (c) the key issues to be addressed under the Study, including the lack of continuity amongst various parts within the Study Area, limited accessibility to the Hung Hom waterfront, land use interface with the KCRC Freight Yard and the planned Shatin to Central Link, future development of the site zoned “Comprehensive Development Area”, connectivity of the Study Area with the Hung Hom hinterland, Tsim Tsui Tsui East, To Kwa Wan, and Kai Tak areas, and defining the role of Hung Hom in the overall harbour context;
 - (d) the development constraints, including the vertical separation of KCRC Hung Hom Station from the surroundings, and the presence of the elevated road network, existing residential/commercial developments and utility facilities;
 - (e) the development opportunities, including the potential for redeveloping the KCRC Freight Yard and the International Mail Centre in the long term, providing a continuous waterfront promenade and open spaces with streetscape improvements, and creating a tourism/commercial node; and
 - (f) the study programme, according to which the Study would be completed by end November 2007.
- 3.4 In response to Dr Alvin Kwok’s question, **Mr Raymond Lee** said that the Study would explore ways to overcome the development constraints. With the current locations of the Cross Harbour Tunnel, KCRC Hung Hom Station and the adjoining developments, it was not an easy task to provide a continuous waterfront promenade from Tsim Sha Tsui to Hung Hom.
- 3.5 **Dr Alvin Kwok** encouraged the consultants to come up with more innovative ideas to deal with technical problems. He suggested that administrative options like public-private

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partnership and transfer of development rights should be considered. Besides, the promenade could be diverted to the inland area if access to the waterfront was blocked by existing developments.

- 3.6 **Mr Roger Nissim** considered that private ownership should not be an obstacle to harbour-front enhancement. As demonstrated in the Pedestrian Plan in Causeway Bay, the Government had considered incentives to the private developer to close the car park at Hennessy Centre to facilitate pedestrian circulation. Same approach could be adopted to enhance the Hung Hom waterfront for public enjoyment. Incentives could be provided to the private landowners with a view to relocating incompatible uses such as the KCRC Freight Yard. On the point of connectivity, he noted that the waterfront promenade adjacent to the Laguna Verde was implemented by the developer for public enjoyment. Connectivity could be maintained by diverting the pedestrian flow through the Hutchison Park.
- 3.7 **Mr Kim Chan** considered that although the Study Area had been defined by a study boundary, its immediate hinterland should also be taken into account in the study process. Noting the recent negative media reports on town planning, he considered that the Hung Hom District Study could be taken as an opportunity to educate the public to better understand the planning process.
- 3.8 In response, **Mr Raymond Lee** made the following points:
- (a) redevelopment of the KCRC Freight Yard for other uses was one of the proposals in the Harbour Plan formulated in 2003. Some private proposals had been submitted to the Town Planning Board for redeveloping the site recently. As part and parcel of the District Review process, public views on the development options of the site would be gauged through the public engagement activities carried out at various stages of the Study;
 - (b) according to the lease of the residential development of Laguna Verde, the developer was required to provide a waterfront promenade for public use. Opportunities for enhancement of the promenade would be explored under the Study; and
 - (c) the suggestion of using the Hutchison Park to achieve connectivity could be examined in the Study.

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- 3.9 **Mr Peter Cookson Smith** added that the Study aimed at tapping the development opportunities and turning development constraints into opportunities. Both the public and private landowners would be engaged in the process. The crux was how to set the development priority in the light of the cost involved. While it was unlikely that the public would be allowed to access the waterfront through the private housing sites, enhancement of streetscape and widening of pavements could certainly be considered to improve pedestrian connectivity through the Hutchison Park. Although the chance of relocating the Tai Wan Shan Swimming Pool away from its current waterfront location was rather slim, the Study would look at different possibilities and evaluate viability for enhancement. There were also opportunities for redeveloping the KCRC Freight Yard for alternative beneficial uses.
- 3.10 **The Chairman** concluded the discussion by encouraging Members to participate in the public engagement activities to be held on 3 February 2007. He thanked Urbis Ltd. for attending the meeting.

Item 4 Any Other Business

- 4.1 **Dr Alvin Kwok** asked whether the Government would clear the materials left by the protesters on the hoardings around Edinburgh Place in early January 2007. **Mr Peter Mok** undertook to look into the matter. **CEDD**
- 4.2 The next meeting was tentatively scheduled for 21 March 2007. There being no other business, the meeting closed at 3:45 pm.

[Post-meeting Note : The next meeting of the Sub-committee was rescheduled to mid April 2007.]

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