

HEC Sub-committee on Harbour Plan Review

Minutes of 3rd Meeting

Date : 24 November 2004
Time : 2:30 pm
Venue : Conference Room
15/F, North Point Government Offices
333 Java Road, North Point

Present

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| Mr Vincent Ng (Chairman) | Hong Kong Institute of Architects |
| Mr Charles Nicholas Brooke | |
| Mr Bernard Chan | Hong Kong Institute of Surveyors |
| Mr Steve Chan | |
| Mr Leslie Chen | Hong Kong Institute of Landscape Architects |
| Dr Alvin Kwok | Conservancy Association |
| Mr Louis Loong | Real Estate Developers Association of Hong Kong |
| Mr Paul Zimmerman | Business Environment Council |
| Mr Thomas Tso | Deputy Secretary (Planning & Lands)1, Housing, Planning and Lands Bureau |
| Mr Augustine Ng | Assistant Director of Planning/Territorial, Planning Department |
| Mr Talis Wong | Chief Engineer/Kowloon, Civil Engineering and Development Department |
| Mr Lawrence Kwan | Chief Engineer/Traffic Engineering (Hong Kong), Transport Department |
| Mrs Agnes Leung | Chief Executive Officer (2)1, Home Affairs Department |
| Mr TW Ng (Secretary) | Senior Town Planner/Sub-Regional 3, Planning Department |

In Attendance

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| Miss Christine Chow | Principal Assistant Secretary (Planning & Lands)2, Housing, Planning and Lands Bureau |
| Mr Andrew Cheung | Assistant Secretary (Planning)2, Housing, Planning and Lands Bureau |
| Mr Raymond Wong | Chief Town Planner/Sub-Regional, Planning Department |

For Matters Arising

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| Mr Benny Chan | Senior Architect (Kowloon), Civil Engineering and Development Department |
| Mr Raymond Fung | Senior Architect/18, Architectural Services Department |

For Item 3

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| Mr Wilfred Lau | Ove Arup & Partners Hong Kong Ltd |
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For Item 5

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| Mr Alan Siu | Deputy Director of Leisure and Cultural Services (Leisure Services), Leisure and Cultural Services Department |
| Mr Paul KK Cheung | Assistant Director (Leisure Services) 1, Leisure and Cultural Services Department |
| Mr Lawrence Cheung | Chief Leisure Manager (Facility Management), Leisure and Cultural Services Department |
| Ms Vivienne Li | Chief Manager (Urban Venue), Leisure and Cultural Services Department |

For Item 6

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| Mr WP Lee | Senior Engineer/Research Civil Engineering and Development Department |
| Mr Kenneth Wong | Engineer/Research 3 Civil Engineering and Development Department |

Absent with Apologies

Mr Chan Tak Chor

Mr Jimmy Kwok

Mr KY Leung

Mrs Mei Ng

Mr Roger Tang

The Chartered Institute of Logistics and
Transport in Hong Kong

Friends of the Earth

Hong Kong Institute of Planners

Action

The Chairman extended a welcome to all Members.

Item 1 Confirmation of Minutes of Last Meeting

- 1.1 The revised minutes of the 2nd meeting held on 6 October 2004, as circulated to Members on 18 October 2004, were confirmed without further amendments.

Item 2 Matters Arising

New Membership List

- 2.1 A revised membership list endorsed by the HEC on 4 November 2004 was tabled at the Meeting. The Meeting welcomed Mr Steve Chan to the Sub-committee.

Progress on Enhancement of Central Ferry Piers

- 2.2 **Dr Kwok** reported that documents to invite tenders for the Public Participatory Programme (the Programme) were being prepared. Tentatively, invitation for tenders was scheduled for December 2004 and tender might be awarded by end December. **Dr Kwok** said that efforts would be made to build a partnership with the Central and Western District Council in undertaking the Programme. A briefing to the District Council was scheduled for 25 November 2004.

- 2.3 In reply to **Mr Brooke's** query, **Dr Kwok** said that the Programme would involve all interested parties, including schools and universities.
- 2.4 **Mr Zimmerman** said that efforts should be made to co-ordinate the Programme with the public engagement activities to be held under the *Harbour-front Enhancement Review - Wan Chai and Adjoining Areas*.
- 2.5 **Mr Zimmerman** pointed out that the Government should explain to the public the status of the previous proposal of sail-like structures atop Piers No. 4, 5 and 6. **Mr Raymond Wong** clarified that the scheme was not a Government proposal but was submitted years ago by a private developer who subsequently decided not to proceed. **Mr Zimmerman** requested more detailed information of the previous proposal and the reasons for its not being implemented.

PlanD

Progress on Review of Harbour Planning Principles

- 2.6 **Mr Zimmerman** said that the *Harbour Plan: Vision, Mission & Planning Principles* were formulated by the task group incorporating elements from various sets of planning principles advocated earlier by the Town Planning Board (TPB), PlanD, Citizen Envisioning @ Harbour (CE@H), and Designing Hong Kong Harbour District, and with reference to relevant planning principles adopted in other waterfront cities in the world.
- 2.7 The Meeting commended the effort of the task group. Regarding public consultation on these principles, **Mr Ng** opined that given the abstract nature of the principles, it would be more meaningful to the public if the principles were disseminated for public consultation later at an opportune time, preferably alongside with a more specific study.

- 2.8 **The Chairman** proposed, and the Meeting agreed, that the document be endorsed for submission to the HEC for adoption.
- 2.9 **Mr Zimmerman** suggested that the principles be presented to the TPB later. **Mr Tso** agreed and added that consideration should also be given to arranging publicity to explain the principles to the public.

**Task
Group**

Progress on Enhancement Works on Temporary Waterfront Promenade at West Kowloon Cultural District

- 2.10 **The Chairman** welcomed Mr Benny Chan of CEDD and Mr Raymond Fung of ArchSD to the Meeting. With the aid of a powerpoint, **Mr Tso** briefed the Meeting on the temporary waterfront promenade proposal at the southwestern corner of the land reserved for West Kowloon Cultural District (WKCD). **Mr Tso** pointed out that with a limited budget (HK\$9M) and a relatively short life span, the project scope could only aim to make a readily available waterfront site available for public enjoyment.
- 2.11 In reply to **Mr Brooke's** queries, **Mr Tso** explained that the site was 1.5km, or a 20min walk, from the Kowloon Station. However, the distance would be halved, i.e. 10 min walk, from the main road. He added that from the lukewarm response to an earlier tendering exercise for a temporary cultural venue in the northwest, it was highly unlikely the private sector would be interested in taking up this smaller site. There was thus no intention to invite the private sector to implement the project.

2.12 **Mr Zimmerman** said that he had walked to the site from the station, and doubted if people would go there because of difficult access. There was also no attempt to connect it with Canton Road or Yau Ma Tei Typhoon Shelter with a continuous promenade. The recent failure to attract bidders implied that time and funds should better be used on the more worthwhile projects around the harbourfronts, unless the project parameters were adjusted.

2.13 **Mr Tso** reiterated that the proposal was intended to catch the opportunity made possible by a readily available waterfront site prior to permanent development for public enjoyment. Because of the restrictions over the allocation of public funds, the money available for this proposed project could not be spent elsewhere.

2.14 Both **Mr Chen** and **Dr Kwok** considered the project worth pursuing. **Mr Chen** expressed reservations on the design and site access. He said that attempts should be made to shorten the walking distance by re-aligning the path and incorporate along it a series of attractions. Also, consideration could be given to excising the northwestern sub-area from the project scope. **Dr Kwok** suggested that a series of games be provided on the path to make the walk more entertaining. **Mr Steve Chan** proposed that vehicular access and car park be included to help shorten the walking distance.

2.15 **The Chairman** suggested, and the Meeting agreed, to support the project but that a working session be held for exchange of ideas on how to further improve the design, so as to address the concerns expressed by some members. Mr Steve Chan, Mr Brooke, Mr Leslie Chen and Mr Bernard Chan agreed to participate in the working session.

Secretary

[Post Meeting Notes:

*The working session was scheduled for 14 December 2004.
Dr Andrew Thomson had also indicated his wish to join.]*

(Mr Thomas Tso, Mr Benny Chan, Mr Raymond Fung, and Mr Leslie Chen left the meeting at this point.)

Progress on Hoarding Beautification in CRIII

2.16 **Mr Talis Wong** said that he would provide a written report on the projects after the Meeting. **Miss Christine Chow** supplemented that the project was in progress and closely monitored by Mr LT Ma of CEDD in consultation with ISD.

[Post Meeting Notes:

Mr Wong had provided the following information:

Hoarding Beautification near Central Ferry Piers

Two panels depicting the preliminary design concept of the waterfront promenade, Statue Square Corridor, Civic Corridor, and Arts and Entertainment Corridor would be displayed at the existing hoarding. The panel near Pier No. 7 was 42m wide and 2.4m high and the one at Man Yiu Street 19m wide and 2.4m high. The works were expected to be completed before Christmas.

Hoarding Beautification near City Hall and Tamar

A working session would be arranged, tentatively in December, for a further exchange of ideas among the Sub-committee Members and concerned Government department on the scope of works.]

Tasks to be Attended by the Sub-committee

2.17 A list of tasks to be attended by the Sub-committee was tabled at the Meeting for Members' information.

2.18 **Mr Zimmerman** proposed that formulation of an integrated harbour plan should be added to the list whereas the temporary and permanent projects in 3(a) to (e) should be separated. The Meeting agreed.

Secretary

Inventory of Known (Planned and Proposed) Projects at Harbour front

2.19 **Mr Raymond Wong** explained that the inventory was compiled at the request of the HEC and would be updated regularly.

PlanD

2.20 **Mr Brooke** and **Mr Zimmerman** opined that all proposals associated with the Harbour should be included. **Mr Ng** explained that the inventory was only a preliminary list and would incorporate any other proposals suggested by Members.

(Mr Bernard Chan left the meeting at this point.)

Item 3 Area Improvement Plan for Tsim Sha Tsui – Proposed Planning Framework (Paper No.9/2004)

3.1 **The Chairman** welcomed Mr Wilfred Lau of Ove Arup & Partners HK Ltd. **Mr Raymond Wong** stated the background of the study as detailed in the Paper, and highlighted the relevance of the study to harbourfront enhancement. With the aid of a powerpoint, **Mr Lau** presented the planning framework for the Tsim Sha Tsui (TST) Area Improvement Plan.

3.2 **Mr Zimmerman** said that pedestrian movement in the area was currently linked by uncoordinated tunnels, and that the proposed plan seemed to be encouraging pedestrians using tunnels or footbridges. He opined that more emphasis should be placed on ground level pedestrian movement and breaking down the barriers on the connections to the harbour front. Linking Nathan Road to the waterfront by a footbridge was, in his view, undesirable. With several on-going Government projects in the area, he felt that there should be an integrated and coordinated approach to tackle both physical and visual connectivity to the waterfront.

3.3 **Mr Brooke** said that pedestrian should be given the priority and ground level solutions should be explored as far as possible. He was concerned that none of the three selected priority areas was related to the waterfront.

3.4 **Mr Ng** clarified that a series of schemes were being launched to beautify the TST waterfront and therefore the study did not duplicate the effort. **The Chairman** considered that Members should have had the benefit of the overall planning context of the area, and a briefing on the Tsim Sha Tsui waterfront beautification schemes undertaken by the Tourism Commission should have been made at the same meeting. He thus requested that such a briefing be arranged for the next meeting.

Secretary

Item 4 Harbour Plan District-based Studies – Approach and Process (Paper No.10/2004)

4.1 With the aid of a powerpoint, **Mr Raymond Wong** briefed the Meeting on the approach for the Harbour Plan Review and the process of the district-based studies.

- 4.2 **Mr Zimmerman** considered that the review should involve an overall development concept for the Harbour and, as a first step, a list of marine uses to be put in the Harbour should be identified.
- 4.3 **Mr Ng** informed that there was already a list of marine uses to be put in the Harbour recommended under the Harbour Plan Study, as well as in other relevant sub-regional development strategies. These uses could form the starting point for further community discussions.
- 4.4 **Mr Loong** opined that timetables for the remaining district-based studies should also be provided.
- 4.5 **Mr Brooke** commented that the approach seemed to deal with issues in isolation. He considered that all district-based studies under the review be carried out simultaneously so as to deal with issues holistically.
- 4.6 **Mr Ng** said that for practical reasons the review had to be carried out in phases. First, resources did not allow otherwise. Second, bearing in mind there were already two on-going major planning studies related to the Harbour, a simultaneous approach would likely subject the community to confusion and consultation fatigue. He added that any issue that required the attention of the Sub-committee but was outside the study area could be brought up at the Sub-committee meeting.
- 4.7 **Dr Kwok** agreed that the district-based studies be undertaken in phases so that experience cumulated along the way could help improve the review process. In so doing, members of the public could also have the chance to learn about the planning issues beyond their own districts.

- 4.8 The Meeting agreed that the review approach was acceptable in principle and that the Task Group on Harbour Planning Principles should follow up on fine-tuning it for submission to the HEC for endorsement.

**Task Group
on Harbour
Planning
Principles**

(Miss Christine Chow and Mr Augustine Ng left the meeting at this point.)

**Item 5 Management of Activities within Harbour-front
Public Open Space**

- 5.1 **The Chairman** welcomed Mr Alan Siu, Mr Paul Cheung, Mr Lawrence Cheung and Ms Vivienne Li of the Leisure and Cultural Services Department (LCSD). With the aid of a powerpoint, **Mr Siu** briefed Members on LCSD's practice in managing the harbour-front promenade; and invited Members to give suggestions as to how the harbour-front open space could be enhanced.
- 5.2 **Mr Brooke** said that a more creative approach should be adopted in managing the harbour front. Nevertheless, he felt that the Meeting was a promising step of working in partnership with LCSD towards a user-friendly harbour front.
- 5.3 **Mr Zimmerman** suggested LCSD to study the work of the Designing Hong Kong Harbour District and to put together an enhancement proposal for the consideration of the Sub-committee.
- 5.4 **Mr Raymond Wong** said that since management and licensing were only one of the many subjects under the Harbour Plan Review, it might not be necessary to enlist LCSD as a regular Sub-committee member, as some had suggested. However, it would be helpful if the Sub-committee could kick-start a dialogue with

LCSD, as well as Food and Environmental Hygiene Department (FEHD), at an early stage. He suggested convening a workshop to let Members exchange views with LCSD and FEHD. The Meeting agreed.

Secretary

Item 6 Overview of Enhancement Works at Government Piers and Landing Facilities – Outline of Enhancement Works (Paper No.11/2004)

6.1 **The Chairman** welcomed Mr WP Lee and Mr Kenneth Wong of CEDD. With the aid of a powerpoint, **Mr Lee** presented the preliminary enhancement concepts for selected piers as detailed in the paper.

6.2 **Mr Brooke** commented that apart from dressing up the pier structures, opportunities of utilizing the rooftop for public enjoyment should be explored. **Mr Lee** clarified that options of converting rooftop into roof garden were considered for Hung Hom (South) and Hung Hom (North) Ferry Piers. This option, however, was not possible for Tsim Sha Tsui Ferry Pier as it could not withstand extra loading due to the conversion of the rooftop into a garden.

6.3 In reply to **Mr Brooke's** query, **Mr Lee** said that he would examine the implication of the Protection of the Harbour Ordinance (PHO) on the re-shaping of existing pier structures and would provide the Sub-committee with a detailed reply.

CEDD

6.4 In reply to the queries of **Dr Kwok** and **Mr Steve Chan**, **Mr Lee** said that public consultation on the preliminary design concepts would be conducted after refinement of the conceptual layouts, and feasibility of public participation in formulating the final design would be examined.

6.5 **Mr Zimmerman** considered that the designs were weak in that they did not take account of HEC's

previous comments regarding public access, roof garden, ventilation, lack of ceiling fans, etc. He stressed the need for a simple structure, re-consideration of colour scheme and deletion of frivolous features. He also suggested competitive designs be encouraged from which a quality scheme could be chosen.

CEDD

- 6.6 **The Chairman** expressed reservations on the design concept for the TST pier in particular which seemed to be overdone for a minor feature. He considered that efforts should be made to co-ordinate the various on-going and planned Government initiatives to bring about a harmonious visual environment.

Item 7 Any Other Business

New Lei Yue Mun Pier

- 7.1 **Mr Zimmerman** questioned if the new pier at Lei Yue Mun proposed by the Tourism Commission was deliberately planned outside the limits of the Harbour to avoid compliance with the PHO.
- 7.2 **Mr Raymond Wong** said that PlanD would check with the Tourism Commission on the proposal.

Secretary

West Kowloon Cultural District (WKCD)

- 7.3 **Mr Zimmerman** asked how the HEC could be involved in the consultation exercise of the WKCD project. **The Chairman** considered that arrangement could be made for presentation of the WKCD schemes to the HEC.
- 7.4 After discussion, the meeting agreed that the project proponents of the short-listed schemes would be invited to present their respective schemes to the HEC

in January 2005. The meeting also noted **Mr Zimmerman**'s suggestion that invitation of the other two submissions might be considered.

[Post-meeting note: The HEC Secretariat had arranged a presentation of the WKCD short-listed proposals to Members on 5 January 2005.]

Frequency of Meeting

- 7.5 **Mr Zimmerman** proposed that the Sub-committee should meet monthly to handle the heavy workload.
- 7.6 **Mr Raymond Wong** said that task groups had so far proved to be quite effective and efficient to help discharge the tasks of the Sub-committee, and hence such structure and mode of operation were worth pursuing.
- 7.7 **The Chairman** opined that if in the future the scheduled items could not be covered in a single meeting, a continued meeting should be convened. **Mr Raymond Wong** suggested that meetings could also be advanced half to one hour if needed. The Meeting agreed to keep to bi-monthly meetings.

Plan for Marine Uses

- 7.8 **Mr Zimmerman** informed Members that the CE@H would conduct in mid December a public engagement programme to map out a plan for marine uses within the Harbour, and would invite HEC and relevant Government bureaux/departments.

[Post-meeting note: Representatives of the concerned bureaux/departments, including HPLB, PlanD, Marine Department, etc. have attended the working lunch on 14 December 2004.]

Victoria Park Road Footbridge

- 7.9 In reply to **Mr Zimmerman's** query, **Mr Kwan** said that he would respond to the comments the Business Environment Council made earlier on the proposed footbridge spanning across the Victoria Park Road at the next meeting.

Next Meeting

- 7.10 There being no other business, the Meeting closed at 6.30pm. The next meeting is scheduled for 26 January 2005.

**HEC Sub-committee on
Harbour Plan Review
January 2005**