

HEC Sub-committee on Harbour Plan Review

Minutes of 4th Meeting

Date : 26 January 2005
Time : 2:30 pm
Venue : Conference Room
15/F, North Point Government Offices
333 Java Road, North Point

Present

Mr Vincent NG (Chairman)	Hong Kong Institute of Architects
Mr Bernard CHAN	Hong Kong Institute of Surveyors
Mr Kim O CHAN	Hong Kong Institute of Planners
Mr Steve CHAN Yiu-fai	
Mr CHAN Tak-chor	
Dr Alvin KWOK	Conservancy Association
Mr Roger NISSIM	Real Estate Developers Association of Hong Kong
Dr Andrew THOMSON	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 NG Tak-wah (Secretary) Senior Town Planner/Sub-Regional 3,
Planning Department

In Attendance

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 Bryan LI Senior Executive Officer (Planning)1,
Housing, Planning and Lands Bureau

Mr Raymond WONG Chief Town Planner/Sub-Regional,
Planning Department

For Item 4

Mrs Winifred CHUNG Assistant Commissioner for Tourism 4,
Tourism Commission

Ms Estella FUNG Senior Manager (Tourism) 41, Tourism
Commission

Mr LEE Yuk Shing Chief Project Manager 301, Architectural
Services Department

Mr Jonathan YUNG Senior Project Manager 323, Architectural
Services Department

Mr Raymond FUNG Senior Architect/18, Architectural Services
Department

Absent with Apologies

Mr Charles Nicholas BROOKE

Mr Leslie CHEN Hong Kong Institute of Landscape
Architects

Mr Jimmy KWOK

Mr LEUNG Kong-yui The Chartered Institute of Logistics and
Transport in Hong Kong

Mrs Mei NG Friends of the Earth

Action

The Chairman extended a welcome to all Members.

Item 1 Confirmation of Minutes of Last Meeting

- 1.1 The draft minutes of the 3rd meeting held on 24 November 2004 were circulated to Members on 4 December 2004. Comments received from Members were incorporated as and where appropriate. The Meeting confirmed the revised minutes without further amendments.

Item 2 Matters Arising

Progress on Enhancement of Central Ferry Piers

- 2.1 **Dr Kwok** reported that letters of invitation for submission to undertake the Public Participatory Programme (the Programme) were sent to relevant consultancy companies and educational institutes. Details of the Programme were posted on the PlanD website to invite submission before the closing date on 22 February 2005. **Dr Kwok** said that PlanD would hold a briefing session for prospective bidders on 1 February 2005. He added that a Steering Group would be formed with members of the Task Group and members from the district councils to guide and oversee the Programme. **Dr Kwok** stated that the Task Group would continue to report progress of the Programme to the Sub-committee. The Meeting commended the efforts of Dr Kwok and the Task Group.

2.2 **Mr Bernard Chan** raised concerns if HEC would be playing an advisory or executive role in the Programme, and he opined that management responsibility should be clearly defined to steer the various tasks under the Programme. In reply, **Mr Tso** said that the HEC was established as an advisory body to the Government. It was a partnership arrangement between the community and the Government. He stated that as the Programme would be financed by the fund reserved under HPLB for HEC activities, it would require a Government department to be in charge of the disbursement of the public money and be responsible for contract management and supervision of the contractor. **The Chairman** remarked that to address the concerns of Mr Chan, the role of the HEC would be a fundamental question and should be clearly presented to the general public.

HEC

2.3 **Dr Thomson** suggested re-naming the “Task Group” to “Advisory Group” in response to the changing role of the Task Group. He opined that the Government providing fund for the Programme should take a leading role and oversee contractual arrangement with the selected service provider. **Dr Kwok** stated that a Steering Committee comprising of both official and unofficial members would be formed to oversee contractual arrangement, monitor and advise on the consultancy work with the aim of formulating different enhancement initiatives for consideration of Government departments as well as relevant organizations.

2.4 **Mr Ng** remarked that the working relationship between official and non-official members of the Sub-committee had been mutually supportive. He assured Members that PlanD would continue to exercise due diligence to ensure the Programme was undertaken in accordance with the agreed specification. In this regard, **Mr Raymond Wong** supplemented that there were established mechanisms to ensure the standards of deliverables.

Progress on Review of Harbour Planning Principles

2.5 **Dr Thomson** said that the *Harbour Plan: Vision, Mission & Planning Principles* was accepted by the HEC as a working draft on 13 January 2005. The Task Group would proceed to work out a plan to disseminate the content of the harbour planning principles. **The Chairman** commended the efforts of Dr Thomson and the Task Group.

2.6 **Mr TC Chan** opined that the harbour planning principles should be brought to the attention of decision-making bodies such as the Legislative Council and Town Planning Board (TPB) as soon as possible. **Mr Raymond Wong** supplemented at the last HEC meeting, Members agreed to submit the harbour planning principles to the TPB. A working session with District Councils would also be arranged afterward. **Task Group & Secretary**

2.7 **The Chairman** added that it was also agreed at the HEC meeting that Members were to bring the harbour planning principles to the attention of their respective member organisations.

(Mr Steve Chan arrived at the meeting at this point.)

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

- 2.8 **Mr Tso** reported that some Members and representatives of relevant Government departments conducted a site visit on 14 December 2004, and held a meeting to discuss the proposed layout of the temporary waterfront promenade afterward. With the aid of powerpoint, **Mr Tso** briefed Members on the revised layout, highlighted that the scheme had included the adventure playground concept proposed by some Members.
- 2.9 In reply to **Mr Kim Chan's** queries, **Mr Tso** explained that there was an existing coach park to cater for tour buses. He explained that the project, with a limited budget, was targeted primarily at local residents. Notwithstanding, he agreed that opportunities could be explored later, in collaboration with the Tourism Commission, to improve the facilities and co-organise events to attract tourists.
- 2.10 In reply to **Mr Steve Chan's** proposal of providing barbecue facilities in the area, **Mr Tso** explained that in view of the close proximity to ventilation shaft and associated building of the Western Harbour Tunnel, conventional charcoal barbecue pits would have safety concern, while installation of electrical stoves would not meet both cost and implementation timing of the planned enhancement works. **Mr Kim Chan** suggested that a maze could be incorporated in the Scheme to attract visitors. **Mr Tso** replied that the idea could be further explored.

- 2.11 In response to **Messrs Nissim** and **Kim Chan's** suggestions, **Mr Tso** reiterated that with a limited budget, the current proposal should be implemented first while further effort would be made to explore opportunities in utilizing land currently occupied by an existing nursery for public use, such as International Scout Jamboree. The Meeting agreed.
- 2.12 In reply to the Chairman, **Mr Tso** agreed to circulate finalized drawings to Members before the next meeting.

**HPLB/
CEDD/
ArchSD**

Progress on Hoarding Beautification in CRIII

Hoarding Beautification near Central Ferry Piers

- 2.13 The Meeting noted **Mr Talis Wong's** report that the beautification works of the hoarding near the Central Ferry Piers were completed in December 2004. Panels depicting the preliminary design concepts of the waterfront promenade, Statue Square Corridor, Civic Corridor, and Arts and Entertainment Corridor were featured on the hoarding.

Hoarding Beautification near City Hall and Tamar

- 2.14 **The Secretary** said that further discussion would be arranged with the concerned Sub-committee Members and Government department on the remaining sections of hoardings.

Secretary

Workshop on Management of Harbour-front Public Open Space

2.15 **The Secretary** reported that a workshop with the Leisure and Cultural Services Department on management of harbour-front public open space was scheduled for 24 February 2005.

Implication of Protection of Harbour Ordinance (PHO) on Enhancement of Existing Piers

2.16 **Mr Talis Wong** informed the Meeting that according to legal advice sought, there were no implications under the PHO on the subject Study as the proposed works only involved re-shaping of the piers and did not involve formation of man-made land in the harbour.

Lei Yue Mun Public Pier/Landing Point

2.17 **Mr Raymond Wong** reported that as part of a plan to improve tourist facilities in the Lei Yue Mun areas, the Tourism Commission had identified 3 possible locations for a pier – two within the harbour and one outside the harbour limit. Potential sites were subject to technical feasibility study scheduled for completion by end 2005.

Victoria Park Road Footbridge

2.18 **Mr Kwan** reported that the Transport Department had provided a detailed reply to Mr Zimmerman on the issue. He added that the subject footbridge was provisional and would be replaced in due course taking the future Wan Chai Development Phase II into consideration.

Tasks to be Attended by the Sub-committee

2.19 **The Secretary** tabled a revised list of tasks to be attended by the Sub-committee, which served to facilitate the Sub-committee and Task Groups in harbour planning exercises and review. With the range of issues involved and the increasingly heavy workload of the Sub-committee, **the Chairman** suggested a special working session involving himself, Dr. Thomson and PlanD be arranged to review the matter.

Secretary

Inventory of Known Harbour-front Projects

2.20 An inventory of known harbour-front projects was tabled. **Mr Ng** remarked that while efforts were made to maintain a high degree of transparency, some details on private proposals might not be available.

Matters Arising from HEC Meeting on 13 January 2005 - Living Harbour Review

2.21 **The Chairman** reported that the last HEC meeting had considered the suggestion for the 'Living Harbour Review'. It was agreed that PlanD would make a presentation to the Sub-committee on Harbour Plan Review on the findings of the relevant studies before making a decision on the way forward.

2.22 **Mr Ng** explained that marine uses and facilities had been examined under the Harbour Plan Study completed in 2003 as well as other studies. He opined that the Sub-committee should be briefed on key findings of the relevant studies completed.

2.23 **The Chairman** suggested that a special meeting be arranged for PlanD to present findings of previous planning studies on the subject and to allow concerned parties to exchange views before deciding the way forward. HEC members would be notified about the upcoming special meeting accordingly.

PlanD

Secretary

Matters Arising from HEC Meeting on 13 January 2005 –
Institutional Arrangement of Harbour Planning

2.24 It was also agreed at the last meeting of the HEC that the Sub-committee would follow up with the issue of institutional arrangement on harbour planning in due course. **The Chairman** said that Mr Brooke was preparing a paper on this issue for discussion.

Item 3 Harbour Plan District-based Studies (Paper No.1/2005)

3.1 **Mr Raymond Wong** explained that the last meeting of the Sub-Committee held on 24 November 2004 endorsed in principle the approach of the district-based study subject to further fine-tuning of the paper by the Task Group on Harbour Planning Principles. The Task Group agreed on 4 January 2005 to supplement the aspect related to “integrated harbour planning review” in the paper, which were then embodied in Para 3 (a) to (g) of the Paper.

3.2 **Mr Kim Chan** proposed and the meeting agreed that the point 3a. should read “Draft Harbour Planning Principles (agreed by the HEC on 13 January 2005)”.

3.3 **Mr Nissim** commented that a broad harbour framework should be provided for a holistic view on the Harbour. **Dr Thomson** agreed and opined that an overall framework would facilitate input to the

proposed study. Both of them agreed that the district-based study should be pursued as part of the overall study.

3.4 **Mr Bernard Chan** echoed the significance of an overall framework for the Harbour and considered that more information, such as justifications to the proposed priority areas, should be included.

3.5 **Mr Ng** responded that the paper had been endorsed at the last Sub-committee meeting. He explained that the overall concept for the Harbour had been completed in the Harbour Plan Study, however, with changing circumstances to harbour planning, an incremental approach was adopted in the review Study. In conclusion, **the Chairman** requested the Task Group to finalize the paper and take necessary actions.

**Task
Group**

Item 4 Tsim Sha Tsui Promenade Beautification Project (Paper No.2/2005)

4.1 **The Chairman** welcomed Mrs Winifred Chung and Ms Estella Fung from the Tourism Commission and Mr Y S Lee, Mr Jonathan Yung and Mr Raymond Fung from the Architectural Services Department to the meeting.

4.2 **Mrs Chung** explained that the objective of the Project was to enhance the Tsim Sha Tsui Area as a major tourist destination of Hong Kong. With the aid of powerpoint, **Mr Fung** briefed Members on the major concepts and the detailed design of the Project.

4.3 In response to the queries from **Mr Kim Chan, Mr Fung** and **Mr Yung** confirmed that the marine deck after renovation would be accessible to the disabled. They further explained that only public open space would be improved and no physical works had been

planned for the existing landing steps. For landscape planting, **Mr Fung** and **Mr Yung** explained that *Bauhinia Variegata* was selected after consultation with LCSD as the best tree species for achieving the design theme of Tsim Sha Tsui Promenade.

- 4.4 **Dr Kwok** stated that the Tourism Commission should take special steps to promote the area. **Dr Thomson** said that instead of purely landscaping features, more diverse range of facilities, including commercial, entertainment, and food and beverage outlets, should be provided. **Ms Fung** stated that one of the objectives of the project was to make the area more vibrant. To this end, facilities and spaces would be provided for staging outdoor activities and performance.
- 4.5 In response to the queries from **Mr Steve Chan**, **Mr Yung** clarified that cycle track could not be accommodated considering the width of the promenade.
- 4.6 With no further questions, **the Chairman** thanked representatives from the Tourism Commission and the Architectural Services Department for providing information to the Sub-committee.

Item 5 Harbour Plan Review – Kowloon Central (Hung Hom) Baseline Report (Paper No.3/2005)

- 5.1 With the aid of Powerpoint presentation, **Mr Raymond Wong** briefed Members on the baseline report of Kowloon Central (Hung Hom) as detailed in the paper.
- 5.2 **Dr Thomson** said that the baseline report was useful. He in particular appreciated the attempt to align various elements against the harbour planning

principles in the report, and emphasized the importance of focusing on the substance of and values behind the principles in detail assessments.

- 5.3 **Mr Raymond Wong** said that in conducting the baseline exercise, some principles were apparently less relevant than the others in the context of the Study Area. With the location and geographical coverage of the Study Area, the second principle, for example, pertaining to enhancing the waterfront as Hong Kong's identity should not be applied rigidly. In agreeing to the prevailing local circumstances, **Dr Thomson** considered that the waterfront in Hong Kong should be designed with diversity and interest.
- 5.4 **Mr Nissim** considered that the strip of planned waterfront promenade west of the Hung Hom Ferry Piers should be included in the planned comprehensive development area to facilitate public-private partnership. He added that the configuration of the promenade did not necessarily have to be defined by straight boundaries in order to create interesting public spaces. **Mr Ng** informed Members that such an approach was in fact being explored to implement the waterfront promenade fronting the hotel site under construction.
- 5.5 **Mr Bernard Chan** said that a detailed implementation plan in pursuit of applying the harbour planning principles should be included in the paper. He was concerned that the land uses stated therein were the proposed land uses by the Government rather than for consultation. Therefore it would be more appropriate that choices were available with reasons for public consultation purposes. **Mr Steve Chan** opined that the need for a second aquarium in the territory as proposed in the previous Harbour Plan Study would need to be re-assessed. **Mr Ng** clarified that the paper aimed essentially to present the baseline of the area,

setting out the existing conditions, perceived constraints, opportunities, and problems. The baseline report was not a development plan as formulation of which would need to go through public envisioning and participatory processes.

- 5.6 **The Chairman** commented that the information as presented in the baseline report could be further structured and aligned for the public envisioning exercise. He stated that the Task Group should take follow-up action, work out a strategy and a timetable for the Study. The Meeting agreed.

**Task
Group**

Item 6 Any Other Business

Proposals submitted to HEC

- 6.1 **The Secretary** reported that a Member had submitted proposals, amongst which the setting up of a Victoria Harbour Promotion Office, organising an annual Victoria Harbour Day, and a feasibility study on the Island Eastern Corridor, to the HEC for the first briefing session of the HEC held on 5 January 2005. The proposals, however, reached the HEC Secretariat after the closing date for submission.

- 6.2 The Meeting considered that the Sub-committee would not be an appropriate forum to discuss the proposals. **The Chairman** suggested the Secretary to inform the Member accordingly.

Secretary

New Meeting Schedule

- 6.3 A meeting schedule of the Sub-committee for the period up to April 2006 was tabled for Members' reference. All Members would be provided with a meeting schedule for 2005-2006 later.

Secretary

Next Meeting

6.4 There being no other business, the Meeting closed at 6.25pm. The next regular meeting was scheduled for 30 March 2005.

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