

HEC Sub-committee on Harbour Plan Review

Minutes of Sixth Meeting

Date : 30 March 2005
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 Kim O CHAN	Representing Hong Kong Institute of Planners
Mr Steve CHAN Yiu-fai	
Dr Alvin KWOK	Representing Conservancy Association
Mr LEUNG Kong-yui	Representing Chartered Institute of Logistics and Transport in Hong Kong
Mr Louis LOONG	Representing Real Estate Developers Association of Hong Kong
Mrs Mei NG	Representing Friends of the Earth
Dr Andrew Thomson	Representing Business Environment Council
Miss Christine CHOW	Principal Assistant Secretary (Planning & Lands) 2, 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
Mr NG Tak-wah (Secretary)	Senior Town Planner/Sub-Regional 3, Planning Department

In Attendance

Mr Raymond WONG	Chief Town Planner/Sub-Regional, Planning Department
Mr Bryan LI	Senior Executive Officer (Planning)1, Planning and Lands Bureau

Absent with Apologies

Mr Charles Nicholas BROOKE	
Mr Bernard CHAN	Representing Hong Kong Institute of Surveyors
Mr Leslie CHEN	Representing Hong Kong Institute of Landscape Architects
Mr Jimmy KWOK	
Mrs Agnes LEUNG	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 4th meeting held on 26 January 2005 were circulated to Members on 21 February 2005. Comments received from Members were incorporated where appropriate. The Meeting confirmed the revised minutes without further amendments.

Item 2 Matters Arising

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

2.1 **The Secretary** reported that on 1 March 2005 the

Chairman, Messrs Charles N Brooke, Kim Chan, and Jimmy Kwok had a discussion on the revised scheme prepared by the Architectural Services Department on the temporary waterfront promenade. Works were scheduled for completion in mid 2005. **The Chairman** said that there were improvements in the access and coach parking provisions in the revised scheme.

Progress on Hoarding Beautification in CRIII near City Hall and Tamar

- 2.2 **The Secretary** reported that a meeting with the Civil Engineering Development Department (CEDD) was held on 24 March 2005 to discuss possible scope of hoarding beautification under CRIII at which the Convenor, Task Group on Central Ferry Pier Enhancement was also present. It was noted that the existing hoardings near City Hall and Tamar were scheduled for demolition by mid 2007, whereas the shorter stretch of hoarding between Star Ferry Pier and Queen's Pier would be demolished by end 2005 but re-erected in mid 2006 with an expected lifespan of three years.
- 2.3 **Dr Thomson** opined that the hoardings should not function solely as physical barriers. Rather, they could serve as a means of communication or, with a simple installation of a viewing platform, provide a 'window' to the works in progress. On the latter, **Mr Talis Wong** said that as the prime objective of the hoardings was to safeguard the general public, it might not be advisable to put up viewing platforms in construction sites.
- 2.4 **Dr Kwok** considered that the hoarding design should aim to promote the image of HEC; arouse interest and aspirations of the community towards

harbour planning; and build genuine partnership with the community in waterfront enhancement.

- 2.5 In reply to a query from **Mrs Mei Ng**, **Mr Talis Wong** informed the meeting that it was a general practice of CEDD to re-use hoarding materials for better utilization of resources.
- 2.6 **Mr Kim Chan** was concerned that the construction works in progress might bring inconvenience to pedestrians in the area, especially when special events were held at Tamar. In response, **Mr Talis Wong** assured that it was a key principle of hoarding design to minimize inconvenience to the general public. **The Chairman** suggested Dr Kwok and his Task Group to follow up on making the environment less unpleasant during the works process. The Meeting agreed.
- 2.7 **Mrs Mei Ng** suggested holding competition to invite creative hoarding designs. **The Chairman** agreed and invited the Task Group to consider the suggestion.
- 2.8 **Dr Kwok** stated that the Task Group would study the matter with the concerned district council and district office. He enquired if enough resources had been put aside for the project. In response, **Miss Chow** said that consideration should be given to optimising the total allocated sum of HK\$5M. Nevertheless, additional funding for HEC projects would be sought as and when necessary.

Progress on Waterfront Promenade at Hung Hom

- 2.9 **Mr Raymond Wong** informed that discussion on the preliminary design and terms pertaining to the implementation and management of the proposed

waterfront promenade at Hung Hom Bay was under way between Leisure and Cultural Services Department (LCSD) and the developer of the adjoining hotel. **Mr Ng** said that at the meeting of 26 January 2005 a Member suggested exploration of more opportunities for public-private partnership in project delivery, and the meeting was informed that such approach was being explored for the subject waterfront promenade.

2.10 **Dr Thomson and the Chairman** commented that the Sub-committee should be involved in the planning process as early as possible in accordance with Harbour Planning Principle of early stakeholder engagement. In reply, **Mr Ng** said that the discussion between LCSD and the developer was still at a very preliminary stage, and assured that there were ample opportunities for Members and the community to contribute.

2.11 **Mr Leung** said that injection of private funding was essential in realizing the vision for the Harbour. He suggested that LCSD be invited to brief Members on the project at the next meeting. The Meeting agreed.

Secretary

Workshop on Management of Harbour-front Public Open Space held with LCSD on 24 February 2005

2.12 **Mr Raymond Wong** informed that at Members' request, a workshop was held with LCSD on 24 February 2005 for exchange of views on management of harbour-front public open space. At the meeting LCSD clarified that i) many restrictions at waterfront open spaces were only location-specific to ensure safety of visitors; ii) an inventory of waterfront open spaces would be provided; and iii) new open space projects at the harbourfront would be presented to the Sub-committee.

Tasks to be Attended by the Sub-committee

- 2.13 **The Secretary** tabled an information note on the outcome of a meeting attended by the Chairman, Dr Thomson, Mr Zimmerman and PlanD to review the task of the Sub-committee.
- 2.14 **The Chairman** said that as Harbour Plan Review progressed, it became apparent that apart from the two review studies on Kai Tak and Wan Chai Development Phase II, developments around the harbour and other waterfront enhancement projects all eventually fell into the purview of this Sub-committee. Given the heavy workload involved in the Harbour Plan Review, he felt strongly an urgent need to ease the Sub-committee of its workload.
- 2.15 **The Chairman** further reported that a dedicated team would need to be set up under the HEC to handle any new district-based task, as in the case of Kai Tak and Wan Chai. On the issue of institutional mechanism, he also suggested that a separate team or sub-committee be established under HEC to examine and lead discussion of the topic.
- 2.16 **Mr Steve Chan** supported the idea of introducing other set-up under HEC to handle pressing tasks, and certain tasks could be assigned to the group prior to its actual formation.
- 2.17 **Miss Chow** said that in the last HEC meeting on 3 March 2005, it was agreed that PlanD would present previous study findings on institutional mechanism to facilitate Members' consideration of the way forward. **The Chairman** considered it more appropriate to present the findings to the full

PlanD

committee for the benefit of all Members.

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

2.18 **The Secretary** informed that a few new items to the inventory were proposed by Members, and details were being compiled. He invited Members to forward new items for further action.

2.19 **Mr Ng** reported that HEC secretariat had received a request from the Business Environment Council for review of the development parameters of a number of waterfront sites, i.e. Oil Street, Former North Point Housing Estate, areas near Macau Ferry Terminal, Hung Hom Freight Yard and land along Hung Hom Ferry Piers. He stated that the sites in question had already been included in the inventory, and concerned parties would be invited to brief Members at an appropriate juncture.

2.20 At the request of **the Chairman**, **PlanD** would arrange the display of related harbour plans for the future meeting for Members' easy reference.

PlanD

Special Meeting held on 9 March 2005

2.21 **Mr Raymond Wong** reported that at Members' request, compilation of information on previous planning studies pertaining to water-based activities was under way.

PlanD

Item 3 Progress on Central Ferry Piers Participatory Programme (Paper No. 5/2005)

3.1 **Dr Kwok** reported that the assessment panel had

already selected the consultant for providing services to the Central Ferry Piers Participatory Programme. He thanked Planning Department and other related Government officials for their efforts in bringing the Programme into reality. Members and their organizations were invited to participate in the upcoming events and join the task group to overseeing the Programme.

- 3.2 **Mr Raymond Wong** reported that only one submission from the CityU Professional Services Limited was received in the tendering exercise. The assessment panel considered that the submission was acceptable, though some aspects needed strengthening. The Programme involving 8 tasks was scheduled to start in mid-April for completion by end 2005. An expanded task group with representatives from related district councils and Government officials was being set up to steer the Programme.
- 3.3 In response to **Mr Kwan's** concern over the number of bid submitted, **Mr Raymond Wong** replied that potential bidders invited in the tendering exercise were not limited to planning consultants; but also educational institutions and consultants in value management field as well. He further added that as the Programme involved multi-disciplinary tasks, planning consultancy firms might need to team up with other appropriate consultants or vice versa. On the fee proposal, **Mr Ng** said that no ceiling on the fee was imposed in the tendering document. For a bid with a fee higher than what was expected, the managing department could seek additional fund for the project accordingly.
- 3.4 **Dr Thomson** suggested that the Harbour Planning Principles should be applied in the Programme from which public views should be sought.

**Item 4 Progress on Harbour Planning Principles
(Paper No. 6/2005)**

4.1 **Dr. Thomson** informed the meeting that the Harbour Planning Principles (the Principles) would be considered by the Town Planning Board at its meeting on 8 April 2005. Related District Councils, Legislative Council (LegCo) and Executive Council would also be consulted afterwards. Details of the consultation exercise would be prepared with the HEC Secretariat. He expected that the entire consultation exercise would be completed within 2-3 months. Members were encouraged to seek inputs or comments through their respective organization network.

4.2 **Miss Chow** supplemented that the PlanD could circulate the Principles to all bureaux and departments subject to the advice of the Secretariat of the Sub-committee. On submitting the Principles to the LegCo, she advised that the LegCo secretariat had already finalized the agenda, and therefore new/additional items had to be included in the subsequent meeting in May.

Secretary

(Post Meeting Note: The Chairman presented the Principles to the Panel on Planning, Lands and Works of the Legislative Council on 26 April 2005 under the item of Wan Chai Development Phase II Review – “Harbour-front Enhancement Review – Wan Chai and Adjoining Areas: A Public Engagement Exercise’.)

4.3 In response to **Mr Kim Chan’s** query, **the Secretary** explained that all comments and suggestions received would be considered by the Task Group in a separate session. Before that the current text would remain unchanged. He added that both English and Chinese versions of the Principles would be submitted for consideration of the Town Planning Board. **The**

Chairman remarked that only English version of the Principles was agreed by the HEC, the Chinese version was merely a translation of the agreed English version.

4.4 **Mrs Mei Ng** opined that the Principles should be tested on some projects and proved workable before public release. She added that an overall framework on management and timeline of the exercise was required.

4.5 **The Chairman** agreed that the public might find the Principles easier to comprehend if the Principles were set against in the context of a particular project. He added that the Task Group would take into account Members' views in finalizing the text. In this regard, the meeting noted that the Principles would be taken into account in the reviews such as the Wan Chai Study and Kai Tak Study.

**Task
Group**

**Item 5 Harbour Planning – Approach and Process
(Paper No. 7/2005)**

5.1 **Dr Thomson** informed the meeting that the paper had been further revised in relation to the district-based studies and the broad harbour planning framework. **Mr Raymond Wong** supplemented that the present version was drafted mainly to clarify the content of “integrated harbour planning framework” and to incorporate Members' views on marine uses with reference to the special meeting held on 9 March 2005. He said that to avoid confusion amongst public, and possible overlapping with other similar engagement exercise, the district-based assessment for Kowloon Central (Hung Hom) should be proceeded taking into account the progress and experience of the Central Ferry Piers Participatory Programme.

5.2 Further amendments to the paper were proposed as listed below to which the meeting agreed:

Proposed by	Paragraph	Amendments
Miss Chow	4, line 7	"...submission to the Legislative Council on 26 April, 2005 in May."
Mr Ng	7, line 5	"Compilation of the exiting marine uses and facilities in Victoria Harbour will be has been prepared, so as to facilitate"
Dr Kwok	7, line 6	"Compilation of the exiting marine uses and facilities in Victoria Harbour will be has been prepared <i>by Planning Department</i> [added] , so as to facilitate"

5.3 **The Chairman** suggested, and the meeting agreed, that the paper be presented to the next HEC meeting in May. Secretary

Item 6 Any Other Business

Physical Model of Victoria Harbour

6.1 **The Chairman** suggested and the meeting agreed that a physical model of the whole Victoria Harbour should be made for Members' reference and facilitate public consultation. Members then shared experience on the use and concern of physical models as a visualization tool.

(Post Meeting Note: A physical model covering the Harbour for use of harbour planning and public consultation will be prepared under the Wan Chai Development Phase II Review.)

Letterhead and Envelope for the Sub-Committee

- 6.2 **The Secretary** circulated the proposed letterhead and envelope for the Sub-Committee. The logo and design were the same as those of other 2 Sub-committees. Members had no comments and agreed to proceed with production. **Secretary**

Seating Arrangement

- 6.3 **Mr. Steve Chan** suggested and the meeting agreed on different seating arrangement for each meeting to facilitate interaction between Members. **Secretary**

Next Meeting

- 6.4 There being no other business, the Meeting closed at 5.00pm. Date of the next regular meeting would be confirmed in due course.