

HEC Sub-committee on Harbour Plan Review

Minutes of Seventh Meeting

Date : 15 June 2005
Time : 3:00 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
Dr Alvin KWOK	Representing Conservancy Association
Mr LEUNG Kong-yui	Representing Chartered Institute of Logistics and Transport in 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/Territorial, Planning Department
Mr Talis WONG	Chief Engineer/Kowloon, Civil Engineering and Development 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

Mr Raymond WONG

Chief Town Planner/Sub-Regional,
Planning Department

For Matters Arising

Mr Edwin CHAN

Chief Estate Surveyor/Estate
Management, Lands Department

For Item 3

Mr Raymond FUNG

Senior Architect/18, Architectural
Services Department

For Item 4

Mr Lawrence CHEUNG

Assistant Director (Leisure Services)1
(Atg), Leisure and Cultural Services
Department

Mrs Annie CHOY

Chief Leisure Manager (Kowloon),
Leisure and Cultural Services
Department

Mrs Karen YUEN

Chief Executive Officer (Planning) 1,
Leisure and Cultural Services
Department

Ms Shirley HO

Senior Executive Officer (Planning) 6,
Leisure and Cultural Services
Department

Ms Eliza MA

District Lands Officer/Kowloon West,
Lands Department

Ms Jane LEUNG

Senior Estate Surveyor/Kowloon South,
Lands Department

For Item 5

Mr KF TAM

Senior Engineer/Drainage Projects 1,
Drainage Services Department

Mr YC WAI

Engineer/Drainage Projects 3, Drainage
Services Department

Mr Daniel CHOW

Senior Architect/32, Architectural
Services Department

For Item 6

Prof Andrew LEUNG

CityU Professional Services Limited

Absent with Apologies

Mr Charles Nicholas BROOKE

Mr Bernard CHAN

Representing Hong Kong Institute of Surveyors

Mr Steve CHAN

Mr Leslie CHEN

Representing Hong Kong Institute of Landscape Architects

Mr Jimmy KWOK

Mr Louis LOONG

Representing Real Estate Developers Association of Hong Kong

Mr Lawrence KWAN

Chief Engineer/Traffic Engineering (Hong Kong), Transport Department

Action

The Chairman extended a welcome to all Members.

Item 1 Confirmation of Minutes of Last Meetings

- 1.1 The meeting noted that the draft minutes of the special meeting on 'Living Harbour Review' held on 9 March 2005 was circulated on 30 April 2005. **The Secretary** reported that the revised draft minutes of the 6th meeting held on 30 March 2005 were circulated to Members on 11 May 2005. He stated that a suggestion was subsequently received to amend "HPLB" to "PlanD" in paragraph 4.2 of the draft minutes. The meeting agreed to the suggested amendment and confirmed the minutes of the previous meetings.

Item 2 Matters Arising

Temporary Harbour-front Land Use Strategy

- 2.1 The meeting noted that a motion on Temporary Harbour-front Land Use Strategy put forward to HEC by seven HEC Members was tabled at the meeting. In response to the Chairman, **Miss Chow** explained

that when Mr Paul Zimmerman requested to discuss the motion at the last HEC meeting, the quorum was lost. As such, Chairman of HEC, Professor Lee said that the matter could be further discussed at the Sub-committee on Harbour Plan Review or other sub-committees as appropriate. He also noted that Lands Department had already noted a similar request for greening of the sites under the short term tenancy, as a result of the previous HEC discussion.

- 2.2 **Mr Ng** opined that as sites around the Harbour available for temporary uses were mainly located in the Kai Tak area, the South East Kowloon Development Review (SEKDR) Sub-committee would be a more suitable forum to consider issues relating to temporary land uses. He said that a paper on temporary uses of the Kai Tak site had been prepared by LandsD and recently discussed by the SEKDR Sub-committee. **Mr Talis Wong** clarified that as the said paper aimed to brief the SEKDR Sub-committee on the existing temporary uses on the Kai Tak site, its purpose was slightly different from the motion put forth to the HEC which he considered was related to greening strategies of temporary land use.
- 2.3 Upon invitation by the Chairman, **Mr Edwin Chan** informed the meeting that HEC had previously referred similar suggestion concerning greening to the LandsD for consideration. Since then, wherever appropriate, the District Lands Offices had been incorporating requirements for greening in the Agreements of new Short Term Tenancies for sites along the waterfront.
- 2.4 **Dr Thomson** said that the focus of the motion appeared to be the principles for considering temporary land uses, and this could be further considered in the context of the Harbour Planning Principles. **Mr Leung** agreed to this view.

2.5 **Mrs Mei Ng** supported the proposed greening initiatives. She said that short-term uses should be clearly defined, and various initiatives should be refined to become 'good practice' in accordance with the Harbour Planning Principles.

2.6 In conclusion, **the Chairman** suggested, and the meeting agreed, to support in principle the statement "Hong Kong Government should be committed to a harbour-front enhancement and greening strategy of harbour-front land available for lease under short term tenancy." Other proposals would be considered by the Task Group in the course of developing the harbour planning guidelines. Concerning general HEC matters including the subject motion, **the Chairman** remarked that HEC matters should be deliberated by all HEC members accordingly.

**Task Group
on Harbour
Planning
Principles**

Submission of 'Harbour Planning – Approach and Process' Paper to Town Planning Board

2.7 **The Secretary** reported that HEC endorsed the paper on 'Harbour Planning – Approach and Process' on 26 May 2005 and agreed that the paper should be presented to the Town Planning Board (TPB). The TPB submission was tentatively scheduled for August. The Paper for the TPB submission was being prepared and would be circulated to Members for comment in due course.

Secretary

[Post meeting note: The draft TPB submission was circulated to Members for comment on 12 July 2005.]

Invitation to the Kowloon City District Council to attend Sub-committee Meeting

2.8 **The Secretary** reported that at the request of an HEC Member at the last HEC meeting, he had sent invitation to the Kowloon City (KC) District Council to

attend this Sub-committee meeting for discussion on Hung Hom Bay Promenade. **The Chairman** welcomed, Mr Lau Wai-wing, JP, Kowloon City District Councillor, to the meeting.

Compilation of Information on Planning for Water-based Activities in Victoria Harbour

2.9 **The Secretary** reported that to follow up the discussion at the special meeting on 9 March 2005 on 'Living Harbour Review', PlanD had compiled information on previous studies pertaining to planning for water-based activities and disseminated it to HEC Members for reference.

Scheduled Submission on Findings of the 'Harbour Plan Study - Institutional Aspect'

2.10 In connection with the discussion at the HEC meeting on 26 May 2005, a proposal to establish a special task group to study institutional arrangements put forward by HEC Members Dr WK Chan, Charles N Brooke, and Paul Zimmerman was tabled at the meeting. **The Secretary** informed that PlanD would make a presentation on institutional aspect studied in the previous Harbour Plan Study at the forthcoming HEC session.

PlanD

2.11 **Miss Chow** said that the presentation could be arranged at the HEC Retreat scheduled for end August. Members would be informed of the details in due course.

**HEC
Secretariat**

Sites raised in Letter from Business Environmental Council (BEC)

2.12 At the invitation by **the Chairman**, **Mr Ng** reported the current position of the five sites on which BEC had requested for a review:

- (i) *Oil Street* – Secretary for Housing, Planning and Land had already replied to the relevant parties including BEC on his stance of the development;
- (ii) *Former North Point Estate* – study was under way; the Sub-committee would be briefed at an appropriate juncture;
- (iii) *KCRC Freight Yard* – KCRC had agreed to give a briefing to the Sub-committee on its preliminary proposal in the forthcoming meeting;
- (iv) *Hung Hom CDA site* – the site fell within the district-based review of the larger Hung Hom waterfront area; and
- (v) *Area between Macau Ferry Pier and the entrance to the Western Harbour Tunnel* – there was currently no plan for land use review of the area. Were there to be any review exercise, Members would be fully consulted.

2.13 **Dr Thomson** acknowledged the above response. While noting that the exercise was incremental, he believed that the Sub-committee was moving in the right direction for a holistic view of the Harbour.

Inventory of Known (Planned and Proposed) Projects around the Harbour and Display of Plans/Materials

2.14 The meeting noted that, in a revised format, an updated inventory of known projects around the Harbour was tabled and plans of the Harbour were also displayed in the conference room for Members' reference. In appreciating the arrangement made, **the Chairman** suggested a larger scale be adopted for

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the plan display for better viewing and easier discussion of the projects listed in the inventory. He invited Members to provide comment or suggestion for further refinement.

- 2.15 In reply to **Mr Kim Chan**'s query, **the Secretary** said that temporary uses on sites had already been included in the list.

Progress on Hoarding Beautification in CRIII from City Hall to Admiralty

- 2.16 **Dr Kwok** informed the meeting that discussion was under way with secretariat of the Central and Western DC.

- 2.17 **Mr Raymond Wong** supplemented that the relevant Area Committee (AC) would discuss the matter in early July first before discussion by the DC on 21 July. Should the AC or the DC decide not to take up community participation of the project, CEDD would implement the beautification work instantly.

[Post meeting note: A working meeting, with the Convenor of the Task Group on Central Ferry Piers, Central and Western District Councillors, representatives from CEDD and PlanD, was held on 7 July 2005.]

Harbour Planning Principles Consultation and Circulation to Bureaux/Departments

- 2.18 **The Chairman** informed the meeting that the principles were presented to the Planning, Land and Works Panel of the LegCo on 26 April 2005 together with the Wan Chai Development Review Study. The meeting also noted that a workshop had been scheduled for August for presentation of the Principles to relevant DCs.

Letterhead and Envelope of Sub-committee

- 2.19 **The Secretary** circulated at the meeting a set of printed letterhead and envelope of the Sub-committee for information.

Seating Arrangement for Members

- 2.20 At the request of Members, new seating arrangement had been introduced in the meeting.

Item 3 Progress on Enhancement Works on Temporary Waterfront Promenade at West Kowloon Cultural District

- 3.1 At the invitation of the Chairman, **Mr Raymond Fung** presented the latest design of the proposed temporary waterfront promenade at the West Kowloon Cultural District with the aid of visual presentation. With the continuous inclement weather, Mr Fung said that the project could be completed in early August.
- 3.2 **Dr Thomson** considered that the site, with its physical constraint, might not be suitable for cycling. For public safety consideration, he suggested removing the proposed cycle track.
- 3.3 **Dr Kwok** and **Mrs Mei Ng** commended the innovative and environmentally friendly efforts presented in the scheme. They had the following queries:
- (i) whether the public could contribute to the design of the planned decorative features in the park;
 - (ii) whether covered areas could be further extended;
 - (iii) whether clean energy such as wind and solar power could be adopted; and
 - (iv) whether used glass bottles could be utilised as park furniture or artistic installation.

- 3.4 In response, **Mr Fung** stated the following:
- (i) there would be opportunity for the public to contribute in the design of various decorative features in the park;
 - (ii) due to budget and physical constraints, there were difficulties in extending the covered areas;
 - (iii) due to cost consideration, fluorescent light, which were more economical and energy efficient, was adopted in the scheme; and
 - (iv) different ideas could be further explored.
- 3.5 **Mr Leung** opined that in view of the relatively inconvenient location of the site, more efforts were required to publicize the project. Members agreed and put forth various ideas to promote on the completion of the project with events such as celebration of Mid Autumn Festival; creation of a charter which the public were invited to 'sign' with handprints; lantern riddles; children drawing competition; poem writing competition, etc.
- 3.6 **The Chairman** proposed, and the meeting agreed, that Members should pay a visit to the site before the project completed. He thanked Mr Fung for the presentation and commended efforts in the project.

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Item 4 Hung Hom Bay Waterfront Promenade

- 4.1 **The Chairman** welcomed Mr Lawrence Cheung, Mrs Annie Choy, Mrs Karen Yuen, and Ms Shirley Ho of LCSD; and Ms Eliza Ma and Ms Jane Leung of LandsD to the meeting to discuss the proposed temporary waterfront promenade at Hung Hom Bay.
- 4.2 **Mr Cheung** expressed that the purpose of the meeting of LCSD with the developer of the adjoining hotel project and his agent was mainly for an informal exchange of views on the design and management of the temporary open space development along the

Hung Hom waterfront fronting and adjacent to the hotel site. As the discussion was at a preliminary stage, without the consent of the developer, LCSD was not in a position to provide Members with the details of the open space design or arrangement on the implementation aspect of the open space at this juncture.

- 4.3 In response to the Chairman's query, **Ms Ma** stated that the area was zoned "Open Space" on the statutory town plan, and as a usual practice, such zoned area would be allocated to LCSD for implementation. She stated that the Avenue of Stars was a project where private developer entered management agreement with LCSD. **Mr Cheung** clarified that although the area was zoned "Open Space", LCSD was not necessarily the sole agent to implement all the open spaces, and the Avenue of Stars was a unique project as the area concerned was an existing leisure venue under LCSD management before the development concept was conceived.
- 4.4 In response to **Dr Thomson's** concern about how the project could meet the various aspects outlined in the harbour planning principles, **Mr Raymond Wong** said that he had, through discussion meetings organized by LCSD, conveyed various issues outlined in the Harbour Planning Principles to the agent of the developer.
- 4.5 As the meeting was unclear on the role of various parties involved in the proposed project, **the Chairman** considered that a lead agent in government should be defined first to ensure the views of the HEC would be taken forward. **Mrs Mei Ng** also opined that the Sub-committee should maintain a direct dialogue with the developer to ensure HEC's vision and views could be taken in the design and development of the waterfront area. **Miss Chow** suggested that the

developer be invited to the Sub-committee meeting to facilitate an exchange of views on the project.

- 4.6 In supporting the view of **Mrs Mei Ng**, **Mr Ng** considered that the concern of the Chairman should be addressed first. He undertook to co-ordinate the matter and report progress to the Sub-committee at the next meeting.

PlanD

[Post meeting note: Inter-departmental meeting, with representatives from LCSD, LandsD, CEDD and PlanD, was held on 7 July 2005.]

Item 5 Integrated Conceptual Design of a Pumping Station at the Proposed Sheung Wan Gala Point Waterfront Open Space (Paper No. 9/2005)

- 5.1 At the invitation of the Chairman, **Mr KF Tam** introduced the background of the proposal and, with the aid of visual presentation, **Messrs YC Wai** and **Daniel Chow** presented the proposal as detailed in the paper.
- 5.2 In reply to **the Chairman's** questions, **Mr Tam** confirmed that DSD would be responsible for the design and construction of the pumping station. On completion, the area would be handed over for open space development, tentatively scheduled for 2009.
- 5.3 On the suggestion from **Mr Leung's** on the possibility of seeking funds for both the pumping station and open space development so that they could be constructed simultaneously, **Mr Tam** said that DSD could only apply for fund for the drainage project under the current resource allocation mechanism. Nevertheless, the current proposal would include temporary landscaping works to enhance the site and its surrounding areas upon the completion of the

pumping station.

5.4 In response to the queries of **Mrs Mei Ng** and **Mr Kim Chan**, **Mr Tam** said that the idea of allowing visitors to see the actual operation of the pump house through installation of transparent panel walls could be explored.

5.5 **The Chairman** had the following queries:

- (i) whether it was necessary to locate the pumping station at the subject site;
- (ii) whether it was necessary to locate the pumping station above ground ; and
- (iii) whether it was necessary to build the pumping station, even it had to be built above ground, right at this particular part of the open space.

5.6 In response to (i), **Mr Tam** said that a study had been carried out in 1999 to investigate the siting and feasibility of the project. There was no suitable re-provision site available in the vicinity for the existing bus terminus and the site adjacent to the waterfront divisional Police Station had been reserved for the development of a joint user government complex. In response to (ii), **Mr Wai** explained that the pumping station was designed to handle stormwater drained from a 10ha flood-prone area and therefore a large plant room would be required. In addition, underground facilities might be affected by floodwater under inclement weather condition, and would in turn compromise the ability of the proposed pump house to relieve flooding in Sheung Wan area. Concerning (iii), **Mr Tam** explained that the eastern portion of the open space site was very narrow whilst the western portion was reserved for a tunnel connection chamber recommended under the Harbour Area Treatment

Scheme (HATS), which would also involve two 100m deep vertical shafts. It was hence concluded that the subject site and the current layout was the most suitable location.

5.7 The meeting was concerned about the impacts of incorporating various infrastructural uses on the design and use of the waterfront open space, including the tunnel connection chamber recommended for the implementation of HATS. It was suggested that the Sub-committee be briefed on various environmental initiatives launched by ETWB. In this regard, Mr **Raymond Wong** informed the meeting that ETWB had made a presentation on HATS to the HEC on 4 November 2004. Notwithstanding, the meeting felt strongly that greater effort should be required to improve the design of the open space and the pumping station based on the Harbour Planning Principles. Members stressed the following concerns:

- (i) the proposed pumping station with above ground structure would block the view of the harbour, depriving public of a physically and visually accessible harbour; and
- (ii) more information should be provided to demonstrate the effort of minimizing land required for the pumping station which was considered incompatible with the future open space.

5.8 **The Chairman** thanked Messrs Tam, Wai and Chow for the presentation. DSD was requested to consider comments raised and present a design integrating different infrastructural initiatives for consideration of Members. Members also requested the secretariat to arrange a separate presentation by ETWB/DSD on the overall plan for the drainage and other

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the overall plan for the drainage and other infrastructural facilities, which might affect the waterfront land use at a suitable juncture.

Item 6 Progress on Central Ferry Piers Participatory Programme (Paper No. 8/2005)

- 6.1 Upon invitation from Dr Kwok, **Prof Leung** informed the meeting that a Brainstorming Session was held on 21 May 2005, and the report on the Brainstorming Session was under preparation.
- 6.2 In reply to the Chairman, **Dr Kwok** said that the report would be circulated to Members, and it would be refined based on comments received. He also took the opportunity to call upon Members to actively participate in the Programme.
- 6.3 **Mrs Mei Ng** stated that participants of the Brainstorming Session had shown very different expectations, as such, consultants and the Task Group should take special attention and manage these expectations accordingly in conducting subsequent tasks. Consultants /Task Group on Central Ferry Piers
- 6.4 **Mr Kim Chan** made the following comments:
- (i) circulation of documents should be administered properly;
 - (ii) documents should be bilingual if published for the public;
 - (iii) the content of the Brainstorming Report should be structured and conclusive with analyses; and
 - (iv) some draft questions were leading or guiding in nature, hence more open-ended questions should be included. Consultants

- 6.5 **Prof Leung** replied that in order to ensure objective reporting, views gathered from the Brainstorming Session were not processed or analysed. **The Chairman** concluded that detail could be further considered by the Task Group. Consultants /Task Group on Central Ferry Piers

Item 7 Any Other Business

- 7.1 **The Chairman** said that relevant information of the “Central Harbourfront and Me” will be uploaded onto the HEC website after receiving comments from Members. **PlanD**
- 7.2 **The Secretary** said that before the meeting, Mr Paul Zimmerman requested the Transport Department to outline the planned transport services, transport infrastructure, pedestrian crossings and vehicular access along Salisbury Road in connection with the planned relocation of the Star Ferry Public Transport Terminus to Wing On Centre in Tsim Sha Tsui. He reported that the request had been referred to the Transport Department for necessary action. **Transport Department**
- 7.3 There being no other business, the meeting closed at 6.30pm. Date for the next meeting was scheduled for 10 August 2005.