

HEC Sub-committee on Harbour Plan Review

Minutes of Ninth Meeting

Date : 5 October 2005
Time : 3:30 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 Bernard CHAN	Representing Hong Kong Institute of Surveyors
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
Mr Robin IP	Deputy Secretary (Planning & Lands), Housing, Planning and Lands Bureau
Mr Augustine NG	Assistant Director/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 WONG Yuet-wah	Principal Assistant Secretary (Planning and Lands) 2, Housing, Planning and Lands Bureau
Ms Lydia LAM	Assistant Secretary (Planning), Housing, Planning and Lands Bureau
Mr Raymond WM WONG	Chief Town Planner/Sub-Regional, Planning Department

For Item 3

Mr Terence LO	Sino China Enterprises Limited
Mr Craig DOUBLEDAY	Consultant of Sino China Enterprises Limited
Ms Chansang JARIYASOPIT	Consultant of Sino China Enterprises Limited

Absent with Apologies

Mr Charles N BROOKE	
Mr Kim O CHAN	Representing Hong Kong Institute of Planners
Mr Steve CHAN Yiu-fai	
Mr Leslie CHEN	Representing Hong Kong Institute of Landscape Architects
Mr Jimmy KWOK	

Action

The Chairman extended a welcome to all Members. The meeting welcomed Mr Robin Ip and Miss Wong Yuet-wah, who replaced Mrs Ava Ng as Deputy Secretary and Miss Christine Chow as Principal Assistant Secretary of HPLB respectively.

Item 1 Confirmation of Minutes of Last Meeting

- 1.1** The draft minutes of the 8th meeting held on 10 August 2005 were circulated to Members on 26 August 2005. Comments received from Members were incorporated where appropriate. The Meeting confirmed the

revised minutes without further amendments.

Item 2 Matters Arising

Harbour Planning – Approach and Process

2.1 **The Chairman** informed that the paper on ‘Harbour Planning – Approach and Process’ was presented to the Town Planning Board (TPB) on 19 August 2005. He said that the programme for the Hung Hom District Study should be structured having regard to the other ongoing HEC public participatory programmes in order not to overwhelm the public with consultative activities.

2.2 **Mr Raymond Wong** concurred and undertook to update Members on the study programme after seeking further input from the Kai Tak and Wan Chai Review Sub-committees.

PlanD

‘Harbour Plan Study – Institutional Aspect’ – Presentation to HEC on 27 August 2005

2.3 **The Chairman** reported that PlanD had presented the institutional aspects examined under the Harbour Plan Study to the HEC at the Retreat held on 27 August 2005. The HEC agreed at its meeting on 22 September 2005 that the HEC Chairman, Dr Thomson, Mr Brooke, and Dr Chan Wai-kwan would further discuss the matter with the support from PlanD and report back to the committee in due course.

Inventory of Known Planned and Proposed Projects around the Harbour

2.4 The meeting noted that the matter would be discussed under Item 4.

Progress of ‘CHarM’

2.5 **Dr Kwok** reported that following the brainstorming

section, a survey was carried out and the analysis on the survey findings would be completed soon. The meeting also noted that a workshop for the stakeholders would be held on 8 October 2005, and an exhibition and a public forum in late November.

- 2.6 **Mrs Mei Ng** suggested that invitation be extended to the relevant academic institutions, which were keen to participate and contribute ideas. Regarding implementation, **the Chairman** said that consideration might be given to holding a design competition as a follow-up on the CHarM programme. On such matter, HKIA had experience of collaborating with various NGOs and government departments, and might be able to assist.

Progress of Hoarding Beautification in Central

- 2.7 **Dr Kwok** reported that the Task Group would meet with the Central and Western District Council (C&W DC) on 6 October 2005. He would invite them to co-organise activities to beautify the hoarding around City Hall.

Progress of Harbour Planning Principles

- 2.8 **Dr Thomson** informed that consultation had been completed and responses to comments on the Harbour Planning Principles were being prepared by PlanD. Details would be considered by the Task Group before reporting back to the Sub-committee. **The Chairman** commended the effort of Dr Thomson and his Task Group.
- 2.9 **The Secretary** informed Members that the Harbour Planning Principles had already been uploaded to the HEC webpage.

**Task Group
on Harbour
Planning
Principles**

Progress of West Kowloon Waterfront Promenade

- 2.10 **The Chairman** said that activities initially planned for the opening of the West Kowloon Waterfront Promenade were cancelled due to poor weather condition.
- 2.11 **The Secretary** reported that information on the waterfront promenade had already been posted on the HEC webpage.

Consolidated Update on Various Enhancement Initiatives for Tsim Sha Tsui

- 2.12 **Mr Raymond Wong** reported that PlanD would liaise with concerned parties in preparing a consolidated update on the various enhancement initiatives at Tsim Sha Tsui for Members' reference. **PlanD**

Letter to TPB on Application for Rezoning of Former Government Supplies Depot at Oil Street, North Point

- 2.13 The meeting noted that comments of the Sub-committee were received by the TPB during the public consultation period. Members were informed that the application would be considered by the TPB on 28 October 2005.
- 2.14 In response to **the Chairman's** query about the inclusion of Victoria Park in the North Point Outline Zoning Plan (OZP), **Mr Augustine Ng** made the following clarifications/comments:
- (i) While provision of open space was measured in area per person under the Hong Kong Planning Standards and Guidelines (HKPSG), accessibility was also very important in planning for open space;

- (ii) significant quantum of functional open space such as that on the podium of comprehensive residential developments was not necessarily reflected in the OZP; and
- (iii) in sum, the overall provision of open space was basically able to meet the requirement for the North Point district according to HKPSG.

Reply to Real Estate Developers Association of Hong Kong

2.15 The meeting noted that a reply had already been made to the REDA.

Item 3 Proposed Landscape Design for Promenade and Open Space at Hung Hom Bay (Paper No. 13/2005)

- 3.1 **The Chairman** welcomed Mr Terrence Lo, representing Sino China Enterprises Limited (Sino China), a subsidiary of Cheung Kong (Holdings) Limited, and his landscape design consultants, Mr Craig Doubleday and Ms Changsang Jariyasopit, to present their proposal for the waterfront promenade and park at Hung Hom Bay. The meeting noted that Mr. Doubleday was alternate member to the Sub-committee.
- 3.2 At the invitation of the Chairman, **Mr Augustine Ng** stated the background of the proposal. He highlighted that Sino China Enterprises Limited, developer of the hotel site adjacent to the proposed sites, was invited on a non-committal basis in response to Members' concern for an early dialogue. The developer would present the proposal for Members' comment and Government would consider the proposal upon recipient in accordance with the established open and transparent principle.

3.3 **Mr Doubleday**, with the aid of visual presentation, outlined the following aspects as detailed in the paper:

- a. background to the proposal;
- b. design concept of the proposal which included a 500m long promenade and a public park of about 11,000m² in area; and
- c. design considerations with respect to harbour planning principles.

3.4 **Dr Thomson** made the following comments:

- (i) in applying the Harbour Planning Principles, reference should be made to the details of the principles;
- (ii) whilst it was not easy to articulate vibrancy on a master plan, more substance was required including the involvement of various parties in the implementation and management of the scheme;
- (iii) Hung Hom was not a major tourist destination; the primary users of the site would be the local community whose needs should first be established and duly taken into account; and
- (iv) early public engagement was important and should be considered.

3.5 **Dr Kwok** shared Dr Thomson's concerns especially on (iii) and (iv) above. He further suggested that early public participation be carried out with a view to increasing community awareness and participation.

3.6 **Mrs Mei Ng** raised the following questions/comments:

- (i) whether the local characteristics had been taken into account in the design;

- (ii) whether shelters would be provided against inclement weather; and
- (iii) whether improvement could be made to the design for better integration of the public open space with the private hotel facilities.

3.7 **Mr Bernard Chan** said that the pedestrian link from the site to Whampao Gardens and its surrounding areas was not shown. He also commented that there was not enough information on the role of various parties that would be involved in taking forward the project.

3.8 **The Chairman** had the following questions:

- (i) whether the vehicular access and drop-off area via the public park were to serve the hotel or the park?
- (ii) whether the four pedestrian access points along the promenade to the hotel were accentuated with special paving pattern or physical structures?

3.9 At the invitation of the Chairman, a representative of the Kowloon City District Council (DC) from the public gallery requested the project be presented to relevant DCs in due course.

3.10 In response to the questions and comments raised, **Messrs Lo and Doubleday** made the following points:

- (i) both the design for the park and promenade were of contemporary international style with various elements including sculptures and water features to make it lively; nonetheless, flexibility had been allowed in the design to cater for future local cultural events;
- (ii) the hotel had separate drop-off area; the current

vehicular access to the park was mainly to meet the service needs of the park;

- (iii) the four pedestrian access points as highlighted in the illustrations were indicative only; these areas were intended to provide direct access between the hotel and the promenade;
- (iv) the project was at a preliminary design stage; Members' comments would be further considered at the detailed design stage; and
- (v) it was agreed that public consultation would enable the design meeting local needs.

3.11 **Mr KY Leung** said that while the freight yard and International Mail Centre blocking the link to TST, consideration could be made to open certain area for public access through the site at certain periods of the day. **Mr Augustine Ng** said that the Hung Hom District Study to be embarked upon as part of the Harbour Plan Review would look into the future of the freight yard. In fact, KCRC had agreed to brief the Sub-committee of their proposal for the Hung Hom station including the freight yard. However, their proposal was under review and thus the presentation had to be deferred.

3.12 **Mr Raymond Wong** made the following clarification/comments:

- (i) the scheme was planned to be a "quick-win" project to enhance the existing unsightly waterfront in a timely fashion. Bearing the purpose in mind, the level and details of the public participatory programme should be such planned as to facilitate early completion for public use;

- (ii) the proposed open space and promenade were in line with the current zoning designated on the statutory outline zoning plan; however, Government had no programme for implementation in the foreseeable future and hence efforts were made to explore opportunities such as public private partnership;
- (iii) integrated planning of the subject site and the wider Hung Hom Bay area would be examined in the forthcoming Hung Hom District Study and there was no apparent conflict between the project and the study; and
- (iv) even the existing freight yard and IMC remained, the proposed promenade could still link up with the promenades in TST East and Hung Hom. This was the very intention of the scheme.

3.13 In conclusion, **the Chairman** stated that the Sub-committee welcomed the initiative of Sino China. However, the design of the open space should address the concerns and needs of the local community. He requested the Consultants to take into account **Sino China** Members' comments in refining the design and welcomed further presentation to the Sub-committee. PlanD would also update Members of the position when opportune.

Item 4 Known Planned and Proposed Projects around the Harbour

4.1 **The Secretary** tabled at the meeting an updated inventory of known projects around the Harbour with updated information underlined. The inventory was included as an agenda item at this meeting at the request of an alternate member of the Sub-committee.

- 4.2 **Dr Thomson** explained that the intention was to apply HPP on the projects in the inventory, and hence further improve monitoring development proposals around the Harbour.
- 4.3 **The Chairman** opined that it might be difficult to go through each project in the inventory at length. **Mr Augustine Ng** added that the inventory had been regularly updated and reviewed as necessary at every Sub-committee meeting under Matters Arising. Members were welcome to raise projects of interest, and concerned parties would be invited to brief the Sub-committee, under a dedicated discussion item on the agenda accordingly.
- 4.4 **The Chairman** concluded, and Members agreed, that the current practice to include the inventory under Matters Arising for Members' general information be retained.

Item 5 Any Other Business

- 5.1 There being no other business, the meeting closed at 5.50pm. The next meeting was scheduled for 21 December 2005.