

**Eighteenth Meeting of the Harbour-front Enhancement Committee
held at 2:30 pm on 19 December 2007
at 3/F, 3 Edinburgh Place, Central, Hong Kong**

Minutes of Meeting

Present

Prof Lee Chack-fan	Chairman
Prof Wong Sze-chun	Representing Chartered Institute of Logistics and Transport in Hong Kong
Dr Ng Mee-kam	Representing Citizen Envisioning@Harbour
Dr Alvin Kwok	Representing Conservancy Association
Prof Carlos Lo	Representing Friends of the Earth
Mr Vincent Ng	Representing Hong Kong Institute of Architects
Mr Leslie Chen	Representing Hong Kong Institute of Landscape Architects
Mr Yu Kam-hung	Representing Hong Kong Institute of Surveyors
Ir Dr Greg Wong	Representing Hong Kong Institution of Engineers
Mr Louis Loong	Representing Real Estate Developers Association of Hong Kong
Mr Hardy Lok	Representing Society for Protection of the Harbour Limited
Mr Nicholas Brooke	
Dr Anissa Chan	
Mr David Ho	
Mr Michael Hui	
Mr Jimmy Kwok	
Mr Samuel Mok	
Mr Derrick Pang	
Mr Raymond Young	Permanent Secretary for Development (Planning and Lands)
Mr Philip Yung	Deputy Secretary (Transport)1, Transport and Housing Bureau (THB)
Mr John Chai	Director of Civil Engineering and Development
Mrs Ava Ng	Director of Planning
Mr Jeff Lam	Assistant Director (Headquarters), Lands Department (LandsD)
Miss Amy Yuen	Secretary

In Attendance

Mrs Susan Mak	Deputy Secretary (Planning and Lands)1, Development Bureau (DEVB)
Ms Lydia Lam	Assistant Secretary (Planning)3, DEVB
Mr L T Ma	Project Manager/Hong Kong Island and Islands, Civil Engineering and Development Department (CEDD)
Mr C B Mak	Chief Engineer/Kowloon, CEDD
Mr Raymond Wong	Assistant Director/Territorial, Planning Department (PlanD)
Ms Phyllis Li	Chief Town Planner/Special Duties, PlanD

For item 1

Mr Paul Zimmerman	Convenor, DesigningHongKong (DHK)
-------------------	-----------------------------------

Absent with Apologies

Dr Andrew Thomson	Representing Business Environment Council
Mr Kim Chan	Representing Hong Kong Institute of Planners
Mr Mason Hung	Representing Hong Kong Tourism Board
Mr Patrick Lau	
Ms Margaret Hsia	Assistant Director(2), Home Affairs Department

Action

Welcoming message

The Chairman welcomed all attending the eighteenth meeting of the Harbour-front Enhancement Committee (HEC). He informed the meeting that Miss Wong Yuet-wah had been transferred out of DEVB and Miss Amy Yuen had taken over as the HEC Secretary.

Item 1 HEC briefing - Jury report and outcome of Central Waterfront of Hong Kong - International Urban Planning & Design Competition (Competition)

1.1 **The Chairman** welcomed Mr Paul Zimmerman of DHK. Like previous briefings, there was no need for the HEC to form any consensus on the presentation.

1.2 **Mr Zimmerman** presented a PowerPoint on the jury report and outcome of the Competition.

1.3 **The Chairman** informed Members that as reported in Paper No. 24/2007 under item 4B, the consultant of PlanD's Urban Design Study for the New Central Harbourfront (UDS) was reviewing the submissions of the four finalists in the Competition and would report to the HEC Task Group on Urban Design Study for the New Central Harbourfront (TGUDS) any useful ideas for input to the UDS. The deliberations at this briefing would be provided to the TGUDS for reference.

1.4 **Ir Dr Greg Wong** hoped that PlanD's consultant could provide its comments on the four finalists of the Competition in the coming month. On DHK's proposed extension of the scope of the UDS, he said that it was outside the terms of reference (TOR) of the TGUDS. **Mr Nicholas Brooke** declared that he was a member of the jury of the Competition. He suggested that the consultant should consider all the 82 submissions. Given the critical location of Central, the UDS was very important in determining the design and development of the new Central harbourfront. Despite the infrastructural constraints, there was an opportunity for land use planning and design. It was vital for the UDS to devise solutions to reflect the aspirations for Hong Kong to be a world class city, which might involve revisiting the relevant Outline Zoning Plans.

1.5 **Prof Carlos Lo** enquired whether the submissions in the Competition had worked within the existing limits of the eight sites and the port or not. He asked if the designs of the submissions had incorporated the developments on Hong Kong Island and had taken into account the visual impact across the harbour.

1.6 **Mr Zimmerman** responded that when studying the planning and land use of Central, the overall aspect including North Point and Wan Chai should be looked at. Under the Competition, the visual impact across the harbour had been considered.

1.7 **Mrs Ava Ng** said that the UDS did not concentrate on the eight key sites only. In fact, it focused on the urban design of the new Central harbourfront, including new sites, existing developments, roads, public facilities and open space as a whole. While the scope of the UDS had not been extended to North Point and Rumsey Street, the planning of the waterfront outside Central

would still be considered in accordance with the Harbour Planning Principles (HPPs) and Harbour Planning Guidelines (HPGs).

Item 2 Confirmation of minutes of the seventeenth meeting

2.1 **The Chairman** said that the Secretariat circulated the revised draft minutes of the seventeenth meeting to Members on 14 December 2007 and received no proposed amendments. The minutes were confirmed.

Item 3 Endorsement of the membership and TOR of Sub-committee and Task Groups (Paper No. 22/2007)

3.1 **The Secretary** introduced the paper.

3.2 **The Chairman** congratulated Mr Vincent Ng and Ir Dr Greg Wong on their election respectively as Chairman of the Sub-committee on Harbour Plan Review (HPR Sub-com) and of the TGUDS. He informed Members that he had been elected Chairman of the Task Group on Management Model for the Harbourfront (TGMMH). **The meeting** endorsed the membership and TOR of the Sub-committee and Task Groups.

3.3 **Mr Nicholas Brooke** suggested that Members should be given advance notice on the schedule of the meetings for the Committee, the HPR Sub-com and the two task groups.

Item 4 Progress reports from the three Sub-committee/Task Groups (Paper Nos. 23-25/2007)

A. HPR Sub-com (Paper No. 23/2007)

4.1 **Mr Vincent Ng** presented the progress report.

4.1.1 **Mr Ng** reported that the HPR Sub-com had been briefed on the progress of various on-going tasks of the Sub-committee, including promulgation of the HPGs to relevant stakeholders and public libraries for reference as well as monitoring of major harbourfront development proposals in accordance with the HPPs/HPGs. The regularly updated “Inventory of

Known (Planned and Proposed) Projects at Harbour-front” and the recently established “Harbour e-Info” website which would be updated on a quarterly basis were useful tools for the Sub-committee in undertaking these on-going tasks.

4.1.2 **Mr Ng** informed the meeting that the HPR Sub-com had commented on a proposal to erect a signage at the rooftop of Citic Tower. Some Members were concerned about the energy efficiency of the signage and the impact of the signage on the building height of Citic Tower. The project proponent would take into account Members’ comments in refining the design of the proposed signage. LandsD would also take into consideration the Sub-committee’s views in processing the application for relaxation of the building height restriction in the existing lease conditions to facilitate erection of the proposed signage. **Mr Jimmy Kwok** considered that signage which had good design, adopted effective energy saving measures and enhanced the overall attractiveness of the harbour should be supported by the HEC.

4.1.3 **Mr Ng** further reported that the HPR Sub-com had considered the outdoor theatre performance “Zingaro-Battuta” (星躍馬術奇藝坊). The Sub-committee supported the event as it would bring vibrancy to the Hung Hom waterfront. He said that the Sub-committee had also noted the progress of the Hung Hom District Study and the outcome of its Stage 2 Public Engagement Programme.

4.1.4 **Mr Nicholas Brooke** suggested and **Mr Ng** agreed that the Sub-committee should be briefed on the proposed expansion of the Hong Kong Convention and Exhibition Centre to the east.

HPR Sub-com

4.1.5 In response to Prof Carlos Lo’s enquiry, **Mr Ng** said that, if required, more details on those reported items, which the Committee might be interested to discuss, could be included in the HPR Sub-com progress reports in future.

**HPR Sub-com
Secretariat**

B. TGUDS (Paper No. 24/2007)

4.2 **Ir Dr Greg Wong** presented the progress report. He reported that the TGUDS had been briefed on the progress of the UDS and commented on the proposed work plan for the Stage 2 Public Engagement, which was scheduled for March 2008. The Task Group had requested the study team to brief the Task Group on the findings of the Stage 1 Public Engagement, and how the study proposals would incorporate the findings of the Stage 1 Public Engagement. The consultant had also been reviewing the submissions of the four finalists in the Competition organized by DHK and would report on any useful ideas for input to the UDS.

C. TGMMH (Paper No. 25/2007)

4.3 In his capacity as Chairman of the TGMMH, **Prof Lee Chack-fan** presented the progress report. He reported that PlanD had presented to the Task Group some overseas cases of harbour and port authorities, making reference to the findings of the Harbour Plan Study completed by the Department in 2003. He invited Mr Nicholas Brooke to share with the Task Group his information on overseas cases of harbourfront management. The Task Group had agreed to formulate, inter alia, its recommendation to the HEC on a practicable proposal for a sustainable framework to manage the harbourfront area before the expiry of the HEC's term on 31 August 2009.

**TGMMH
Secretariat**

4.4 **Mr Jimmy Kwok** suggested that for the benefit of Members who had not joined the Sub-committee/Task Groups, the respective Sub-committee/Task Groups should prepare their progress reports in greater detail. In reply to Dr Anissa Chan, **the Chairman** said that there would be two types of submissions from the Sub-committee/Task Groups. The first type would be progress reports which informed the HEC of the work done by the Sub-committee/Task Groups although there might not be consensus among members on the issues discussed. The other type of submissions would be to seek the HEC's endorsement of specific recommendations of the respective Sub-committee/Task Groups, e.g., on the HPPs.

Item 5 Matters arising

A. HEC TOR (para. 3.4 of the revised draft minutes of the

seventeenth meeting)

5.1 **The Chairman** said that the Secretariat circulated the revised draft TOR to Members on 7 December 2007 and received no comments by the due date of 14 December 2007. The revised TOR were adopted.

B. HEC's letter to Audit Commission (para. 5.4 of the revised draft minutes of the seventeenth meeting)

5.2 A draft letter to the Director of Audit prepared by Mr Nicholas Brooke was tabled. **The Chairman** suggested and **the meeting** agreed that, to allow time for Members to consider the draft, the Secretariat would circulate the draft again after the meeting for Members' comments by email. **Dr Ng Mee-kam** suggested attaching the HPPs and HPGs to the letter.

(Post-meeting note: On 20 December 2007, the Secretariat circulated the draft to Members for comments by 7 January 2008.)

C. Caritas Mok Cheung Sui Kun Community Centre's letter (para. 8.1 of the revised draft minutes of the seventeenth meeting)

5.3 **The meeting** noted that the HPR Sub-com considered the letter regarding the land use planning of the harbourfront areas in the Central and Western District on 28 November 2007. As the objective to enhance the harbourfront of the Central and Western District for public enjoyment as advocated by the Community Centre was in line with the Sub-committee's vision, the Sub-committee Secretary was requested to reply to the Community Centre and forward the Community Centre's letter to relevant Government departments for reference. The reply, which was copied to relevant parties together with the Community Centre's letter, was issued on 29 November 2007.

D. Government's consultation with HEC (para. 8.3 of the revised draft minutes of the seventeenth meeting)

5.4 **Members** noted that DEVB had issued a memo to remind bureaux/departments concerned to consult the HEC or HPR Sub-com on harbourfront development proposals under their purview as appropriate.

Item 6 Any other business

A. Temporary reclamation for the Central - Wan Chai Bypass (CWB)

6.1 **Mr Philip Yung** briefed the meeting on THB's response (Annex) to Mr Nicholas Brooke's enquiry about the temporary reclamation for the CWB.

6.2 In reply to Dr Ng Mee-kam, **Mr L T Ma** said that opportunity would be taken to improve the water quality of the Causeway Bay Typhoon Shelter and that temporary reclamation had been mentioned in relevant paragraphs of the Report on Cogent and Convincing Materials to demonstrate Compliance with the Overriding Public Need Test. Furthermore, the Report had general illustrations showing cross section of the Trunk Road and reclamation extent. A link for the Report had already been provided in the HEC website. **Mr Brooke** enquired whether THB's response could be made public and suggested that the public should have more direct and simple access to the relevant paragraphs and illustrations in the Report. On the former, **Mr Raymond Young** said that the response could be uploaded onto the website as an annex to the minutes of this meeting. On the latter, **Mr Ma** said that arrangement could be made.

B. Declaration of interest

6.3 **The meeting** noted **Prof Wong Sze-chun's** declaration that his sister was working in DEVB but not the HEC Secretariat.

C. Harbourfront-enhancement Out of Public Engagement (HOPE) report

6.4 In reply to Dr Ng Mee-kam, **Dr Alvin Kwok** said that the HOPE report was being finalized and the matter would be reported at the next meeting.

D. Date of next meeting

6.5 **The Chairman** said that the next meeting would be held in February 2008 and that the date would be announced as soon as possible. **The Secretariat** was also exploring the meeting **HEC Secretariat**

schedule beyond February 2008 and would announce the dates as soon as practicable.

6.6 There being no other business, the meeting was adjourned at 4:15 pm.

**Harbour-front Enhancement Committee Secretariat
February 2008**

**Administration's Response to Mr Nicholas Brooke's E-mail
to HEC Secretariat on 12 November 2007**

A brief description of the works method for the construction of the CWB and Island Eastern Corridor Link (together known as "the Trunk Road") is set out below.

2. Following the Town Planning Board's request for a review of the Wan Chai Development Phase II (WDII) proposals in October 2003, and in the light of the Court of Final Appeal (CFA) Judgement of 9 January 2004, the Administration has undertaken a comprehensive review of the development and reclamation proposals for the WDII project. Under the WDII Review and through the comprehensive public engagement process, a Trunk Road tunnel scheme for the section within the WDII area involving the construction of a tunnel along the Wan Chai shoreline, across the Causeway Bay Typhoon Shelter (CBTS) and connecting with the existing elevated Island Eastern Corridor at North Point has been identified which is considered the best option in complying with the Protection of the Harbour Ordinance.

3. The form of construction for the Trunk Road tunnel is by cut-and-cover. This works method involves installation of the tunnel side walls ("diaphragm walls") from the ground surface, then excavating between the diaphragm walls, constructing the tunnel box at the requisite depth and then backfilling over the tunnel structure to reinstate the ground above it. Whilst permanent reclamation in the CBTS and in the areas to the immediate west of and within the ex-Public Cargo Working Area basin can be avoided, as the tunnel structure lies below the seabed in these areas, in order to achieve the end result of no permanent reclamation, temporary reclamation is required to facilitate the construction of the Trunk Road tunnel by cut-and-cover method. Also, a temporary breakwater and piled wave walls to the north of CBTS are required to provide sufficient mooring area during construction for the vessels currently moored in the CBTS; this temporary typhoon shelter area will compensate the incidental loss of typhoon shelter mooring area in CBTS while the Trunk Road tunnel is being constructed.

4. The temporary reclamation will provide a dry working

platform for the construction of the Trunk Road tunnel across the seabed. The cut-and cover tunnel is then constructed from this working platform in a similar manner as described above. Once the tunnel is constructed and backfilled, the seabed would be reinstated and the typhoon shelter returned to its original condition. These temporary reclamation works would be carried out in stages, which are essential to maintain water circulation and to minimise water quality impacts during the construction of the tunnel, and to minimise the disturbance to the users of the typhoon shelter. Each preceding stage of temporary reclamation would be removed and the existing seabed reinstated as the new phase commences.

5. The requirement for temporary works (including temporary reclamation) was mentioned in the Report on Cogent and Convincing Materials to Demonstrate Compliance with the Overriding Public Need Test (the CCM Report), presented to the Expanded Harbourfront Enhancement Review Task Force, which was set up under the then HEC Sub-Committee on WDII Review, on 3 April 2007. The requirement for temporary works has been highlighted in the CCM Report (specifically at paragraphs 4.2.6, 4.3.3, 4.3.12 and 6.2.6) and its Annex G (Report to the HEC Sub-Committee on WDII Review on Trunk Road Alignments & Harbour-Front Enhancement) (specifically at paragraphs 4.2.4, 4.3.2, 4.5.3, 4.6.11 and 4.6.12) and Annex O (Minimum Reclamation Report) (specifically paragraph 2.1.7 and footnote 4). Both the CCM Report and Report on Trunk Road Alignments & Harbour-Front Enhancement are available on the internet for public access since May 2007 and April 2006 respectively.

6. We are advised by our legal advisor that it is not appropriate for us to disclose further information on the temporary reclamation works since it is now a subject of the judicial review proceedings lodged by the Society for Protection of the Harbour. We hope the information set out above could help members further understand the issue.