

HEC Sub-committee on Harbour Plan Review

Minutes of Thirtieth Meeting

Date : 4 November 2009
Time : 2:30 p.m.
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
Dr Andrew Thomson	Representing Business Environment Council
Dr Sujata Govada	Representing Citizen Envisioning @ Harbour
Mr Lam Kin-lai	Representing Conservancy Association
Mr Kim Chan	Representing Hong Kong Institute of Planners
Mr Mason Hung	Representing Hong Kong Tourism Board
Mr Nicholas Brooke	
Mr Patrick Lau	
Mr Tony Chan	Assistant Secretary (Harbour) 1 (Acting), Development Bureau (DEVB)
Mr Peter Mok	Senior Engineer/Kowloon 2, Civil Engineering and Development Department (CEDD)
Mrs Ann Ho	Chief Executive Officer (2) 1, Home Affairs Department
Mr Jeff Lam	Assistant Director (Headquarters), Lands Department (LandsD)
Mr Raymond WM Wong	Assistant Director /Territorial, Planning Department (PlanD)
Mr Chan Wai Chung	Chief Engineer/Transport Planning (Acting), Transport Department (TD)
Ms Lily Yam (Secretary)	Senior Town Planner/Studies & Research 3, PlanD

Absent with Apologies

Mrs Mei Ng	Representing Friends of the Earth
Mr Yu Kam-hung	Representing Hong Kong Institute of Surveyors
Dr Chan Fuk-cheung	Representing Hong Kong Institution of Engineers
Mr Dennis Li	Representing Society for Protection of the Harbour Ltd.

In Attendance

Ms Jacinta Woo	Chief Town Planner/Studies & Research, PlanD
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The Chairman extended a welcome and informed the meeting that (i) Mr Lam Kin-lai had replaced Dr Alvin Kwok as the regular Member representing the Conservancy Association in the Sub-committee; (ii) Mr Chris Fung had taken over from Ms Lydia Lam as the alternate Member of DEVB in the Sub-committee; and (iii) Ms Lily Yam had taken over from Ms Sally Fong as the Sub-committee's Secretary.

Item 1 Confirmation of Minutes of the 29th Meeting

- 1.1 The draft minutes of the 29th meeting held on 22 July 2009 were circulated to Members on 17 August 2009. A revised draft, incorporating Members' comments, was circulated to the Sub-committee on 2 November 2009.
- 1.2 Further proposed amendments were received from Mr Paul Zimmerman, which were tabled at the meeting. The meeting confirmed the minutes subject to the incorporation of Mr Zimmerman's proposed amendments, except that the second "that" in paragraph 2.6 be deleted.

Item 2 Matters Arising

HEC Paper on "Proposed Quick-win and Harbour-front Enhancement Opportunities" (para. 2.7 of the minutes of the 29th meeting)

- 2.1 **The Secretary** reported that the HEC Paper on "Proposed Quick-win and Harbourfront Enhancement Opportunities" was submitted to the HEC meeting on 17 August.
- 2.2 **The Chairman** remarked that the recommendations of the

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Sub-committee had been highlighted in the 2009-10 Policy Address and thanked Members for their contribution to the Paper.

Views of the Sub-committee on various proposals presented at the 29th meeting (Items 3 to 8 of the minutes of the 29th meeting)

- 2.3 **The Secretary** reported that the relevant parts of the confirmed minutes of meeting would be forwarded to the concerned parties/approving authorities for reference after the meeting.

[Post-meeting note: The relevant parts of the confirmed minutes of meeting were forwarded to the concerned parties/approving authorities on 9 November 2009.]

- 2.4 In response to Mr Nicholas Brooke's question, **the Chairman** said that for urgent cases, the existing practice was to convey the Sub-committee's views, which had been cleared by the Chairman himself, to the relevant parties/approving authorities before confirmation of the relevant minutes at the subsequent meeting.

Inventory on Known (Planned and Proposed) Projects at Harbourfront

- 2.5 Apart from highlighting the cases which would be presented at this meeting, **the Secretary** drew Members' attention to the following:

- (a) Site No. SW9 - construction of the waterfront park in conjunction with the Sheung Wan Stormwater Pumping Station (SWSPS) by the Drainage Services Department (DSD) had been completed and would be handed over to the Leisure and Cultural Services Department (LCSD) for open to the public in early November; and
- (b) Site No. YT8 - a new s.16 planning application No. A/K15/90 for a proposed residential and commercial development near Sam Ka Tsuen Typhoon Shelter had been received by the Town Planning Board (TPB).

- 2.6 **Dr Andrew Thomson** remarked that given the long involvement of the Sub-committee in the SWSPS and the adjoining waterfront park development, opportunity should be taken to acknowledge the Sub-committee's efforts and

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achievements. **The Chairman** supplemented that the project could showcase how an incompatible facility could contribute to harbour-front enhancement through diligent and integrated design. A site visit could be arranged for Members.

- 2.7 **Mr Raymond Wong** said that the Secretariat would check with the relevant departments whether any publicity activities would be arranged for the commissioning of SWSPS or opening of the waterfront park through which the Sub-committee's contribution could be recognised. **Secretariat**

[Post-meeting note: whilst there would not be any publicity activities for the commissioning of SWSPS or opening of the park, DSD had arranged a site visit for the Sub-committee on 6 January 2010.]

Item 3 S16 Application for Residential Development at 14-30 King Wah Road (I.L.7106 s.B, s.C, R.P. and Portion of Extension to R.P. of I.L.7106) in CDA(1) Zone, North Point - TPB Application No. A/H8/398 (Paper No. 17/2009)

- 3.1 The following representatives of the Project Team were invited to the meeting:

Mr Augustine Wong) Glory United Development Ltd.
Mr S.K. Leung) (a subsidiary of Henderson Land
Ms Alison Ip) Development Company Ltd.)
Mr Patrick Lee)
Mr Kevin Ng)

Mr Phill Black) Pro Plan Asia Ltd.
Ms Veronica Luk)

Dr Westwood Hong) Westwood Hong & Associates Ltd.

Dr Rumin Yin) Ove Arup & Partners Hong Kong Ltd.

Ms Phoebe To) Dennis Lau & Ng Chun Man Architects
& Engineers (Hong Kong) Ltd.

Mr Damon Wong) CKM Asia Ltd.

Mr Chris Foot) ADI Ltd.

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3.2 **Mr Kim Chan** declared an interest in this item as he had current business dealings with the Project Team. The meeting agreed that Mr Chan could continue to stay in the meeting but should refrain from participating in the discussion of this item.

3.3 After a powerpoint presentation by the Project Team, Members raised the following comments/questions:

- (a) when compared with the previous development proposals for the site, there was improvement in the current scheme, which had complied with the requirements stipulated in the planning brief for the site and addressed the previous comments of the Sub-committee;
- (b) whether the developer would consider implementing the planned waterfront open space to the immediate north of the site in an integrated manner with the proposed development by way of “public-private partnership” (PPP) arrangement;
- (c) whether there were any green or design features which would result in non-accountable/exempted gross floor area (GFA);
- (d) apart from landscape treatment, what other uses were proposed to enhance the interface of the future development with the surroundings; and
- (e) given the busy traffic in the area (especially near the junction of Oil Street and Electric Road) during peak hours, the traffic impact of the proposed development should be assessed and monitored.

3.4 In response, **the Project Team** made the following points:

- (a) whilst generally supporting the “PPP” approach, the Project Team considered that suitable mechanisms and incentives should be in place to facilitate private sector participation. The planned waterfront open space to the north of the subject site was of a considerable scale. Issues like financial arrangements, scope for private involvement in the design, etc. would need to be sorted out. Besides, as part of the land in question would be

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temporarily occupied by the Government to facilitate the construction of the Island Eastern Corridor (IEC) Link by the Highways Department (HyD), provision of the waterfront open space might not be expedited;

- (b) the proposed development had to comply with the development parameters as stipulated in the planning brief for the site. While the level of the first residential floor was raised to avoid its view being blocked by the proposed noise enclosure over IEC, no sky garden was proposed and some car parks would be put underground so as not to exceed the maximum building height restriction under the planning brief. Hence, even if there were non-accountable GFA, the building bulk would remain more or less the same;
- (c) no retail use was proposed in the development. The overall greening ratio was 20% with 15% on the ground floor. The non-building areas in the northern-western and south-western parts of the site would be characterised by soft and green landscape. Vertical greening for the podium edge facing King Wah Road could be further explored at the building plan submission stage; and
- (d) the traffic flow generated by the proposed development would be less than that by the temporary car park currently operating at the site. The traffic impact assessment included in the planning application had demonstrated that the proposed development would not generate significant impact on both vehicular and pedestrian traffic in the area. TD had no objection to the assessment.

3.5 **The Chairman** summarised that Members had no strong view against the proposed development and generally considered that, when comparing with the previous development proposals for the site, there was improvement in the current residential scheme on such aspects as visual permeability and building height, which had complied with the requirements stipulated in the planning brief recently endorsed by TPB.

3.6 In relation to the proposed development, the meeting agreed to convey the following views to the relevant bureau/department for follow up:

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| (a) | DEVB should consider exploring with the developer on the possibility of adopting a “PPP” approach to develop the public open space to the immediate north of the subject site; and | DEVB |
| (b) | construction of the proposed noise enclosure over IEC should be expedited to alleviate the traffic noise problem. HEC should be briefed on its design. | HyD |

Item 4 PWP No. 9327WF - Laying of Western Cross Harbour Main and Associated Land Mains from West Kowloon to Sai Ying Pun - Landscape Works for the Affected Portion of the West Kowloon Waterfront Promenade during the Construction Stage (Paper No. 18/2009)

4.1 The following representatives of the Project Team were invited to the meeting and gave a powerpoint presentation:

Ms Wong Yuet-wa) Water Supplies Department (WSD)

Mr Kelvin K.Y. Ho) Mott MacDonald Hong Kong Ltd.

Mr Leung Tsz-kin)

4.2 Members raised the following comments/questions:

- (a) information on the size of the works area, duration of land occupation by WSD and photomontages showing the works area before, during and after completion of the project should be provided for reference;
- (b) whether the hoardings could be replaced by tree planting;
- (c) whether the works area could be relocated to Sai Ying Pun;
- (d) efforts should be made to minimise the site area, say, by reducing the quantity of water pipes stored at the site and carrying out workshop activities off-site;
- (e) whether temporary reclamation was required for the marine works area;

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- (f) the site boundary should be adjusted to minimise the length of the seawall affected. A strip of land abutting the New Yau Ma Tei Typhoon Shelter should be kept for public use; and
- (g) the enhancement measures should be of creative design. The following comments/suggestions should be considered:
 - (i) partial setback of hoardings with provision of benches;
 - (ii) more trees should be planted and they should be retained for public enjoyment after completion of the project;
 - (iii) the aesthetic design of the hoardings should be revised to avoid projecting a fake harbour view;
 - (iv) the chain-link boundary fence should be removed to enable free movement of the public to the adjacent open lawn area;
 - (v) the proposed cycle track, with a width of 2.5m, was too narrow. A more interesting alignment should be considered; and
 - (vi) the design should echo the theme of a future cultural district. The existing design of the West Kowloon Waterfront Promenade with decorative lanterns could be considered.

4.3 The Project Team responded as follows:

- (a) taking into account the comments of the Sub-committee, the land occupied by WSD (excluding the marine works area) had been reduced by 10% to about 10,000m². The occupation period of the works area had been reduced from 45 months to about 39 months from September 2009 until end 2012, which included a 12-month maintenance period. The affected section of the cycle track and footpath of the promenade would be reinstated and re-opened for public enjoyment as soon as possible after completion of the main laying works by end 2011;

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- (b) the works area in Sai Ying Pun was too small for accommodating the storage and workshop activities for further processing of the water pipes before laying. Off-site processing of the pipes was impossible because the finished products with concrete protection coating were too heavy for delivery to the subject works site. To minimise the size of the works area at the West Kowloon Waterfront Promenade, arrangements had been made to deliver the water pipes to the site in batches;
- (c) the marine works area would be on a floating platform, temporary reclamation would not be required;
- (d) while minor adjustment of site boundary could be further explored taking into account the physical conditions on site, setting back of the works area from the typhoon shelter might not be possible as main laying works would be carried out there;
- (e) the temporary land allocation was subject to a set of conditions. The chain-link fence was required by LandsD for delineation of the temporary land holding of WSD; and
- (f) the proposed enhancement measures including the hoarding design were accepted by LCSD. WSD would discuss with relevant departments on the suggestions put forth by Members, including whether LCSD would agree to take care of any trees to be planted and retained after WSD's vacation of the site.

4.4 **The Chairman** said that the Sub-committee was in support of the water main project in general, but the objective of harbour-front enhancement would be undermined if each project department only focused efforts under its own jurisdiction without any coordination. He concluded the Sub-committee's views on the subject works area as follows:

- (a) the size of the works area and the length of the seawall affected should be kept to the minimum;
- (b) a quality design of the proposed mitigation/enhancement measures was necessary. There was scope for further improvement of the proposed measures; and

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DEVB

- (c) as concerted efforts from other departments including LCSD were required to ensure a quality outcome, the Sub-committee requested DEVB to coordinate in this regard.

4.5 In response, **Mr Tony Chan** said that DEVB would follow up as appropriate.

Item 5 Amendments to the Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan No. S/K15/17 (Paper No. 19/2009)

5.1 The following representatives of PlanD were invited to the meeting and gave a powerpoint presentation:

Mr Eric Yue) District Planning Office/Kowloon
Miss Helen So)

5.2 **The Chairman** drew the attention of Members to Mr Paul Zimmerman's comments in his email dated 3 November 2009, which was tabled at the meeting.

5.3 In response to a Member's question, **the Chairman** explained that while the Sub-committee would convey its views to TPB for consideration, this would not pre-empt Members from submitting their comments to TPB in their individual capacities.

5.4 Members raised the following questions/comments:

- (a) the economic benefits to be brought about to the Lei Yue Mun area by the "Lei Yue Mun Waterfront Enhancement Project" (LYMWEPP) should be explained;
- (b) the natural coastline of Lei Yue Mun was one of the few remaining in the Harbour which should be preserved. Large-scale construction should be avoided;
- (c) a holistic approach should be adopted to enable wholesale upgrading of Lei Yue Mun;
- (d) whether the proposed "Open Space" ("O") zoning would provide adequate planning control over the future development, bearing in mind the intention of the local residents to erect a Tin Hau Statue in the area; and

- (e) an existing jetty at Lei Yue Mun Village could be upgraded to accommodate 30m long vessels. With a much lesser extent of reclamation, it could be a more acceptable option than the proposed breakwater and public landing facilities (PLF).

5.5 **Mr Eric Yue** responded as follows:

- (a) for economic benefits, the proposed PLF could enhance visitors' accessibility to Lei Yue Mun by sea. Comparing with those at Sam Ka Tsuen Typhoon Shelter, the PLF now proposed were located nearer to the seafood restaurants. On completion, the new PLF were expected to attract about 11,000 visitors to Lei Yue Mun for dining per month, which was substantially higher than the current monthly patronage of 2,000 to 3,000 visitors;
- (b) in addition to the construction of new PLF, the LYMWEP also included the provision of viewing platform, lookout points and streetscape improvements to enrich visitors' experience along the entire footpath leading to Tin Hau Temple. At the Sub-committee meeting on 24 September 2008, Tourism Commission had assured that Members' comments on the project would be duly considered at the detailed design stage;
- (c) there were only a limited number of permitted uses under the "O" zoning. The Tin Hau Statue proposal initiated by the locals would require planning permission from TPB;
- (d) although the proposed reclamation (about 1,000m²) was not subject to the overriding public need test as it was outside the harbour limit, the extent of reclamation was the minimum to meet the operational requirements of the proposed PLF; and
- (e) three sites were originally identified for the proposed PLF. The currently selected site was agreed by the Kwun Tong District Council as the most suitable location. The other 2 sites (including the existing jetty at Lei Yue Mun Village), both falling within the harbour limit, were considered not suitable as they were located close to the residential squatters and seafood restaurants. Large-scale

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clearance of the squatters would be involved and it might attract local objection.

5.6 Members had the following further comments:

- (a) while a new PLF would promote tourism and reduce the reliance on land based transportation to the area, the location of the facilities should be further discussed;
- (b) the currently proposed PLF and breakwater were massive in scale. They were incongruous with the overall natural setting of Lei Yue Mun and visually intrusive to the vessels entering the harbour through the Eastern Fairway;
- (c) the enhancement project should respect the existing coastline through proper design; and
- (d) the sewerage and environmental hygiene problem of the area should be resolved.

5.7 In response, **Mr Eric Yue** explained the following points:

- (a) the purpose of the OZP amendments was to provide a planning framework to facilitate the implementation of the LYMWEP; and
- (b) Members' comments on the design of the LYMWEP could be conveyed to the Tourism Commission for follow up. Issues about environmental hygiene would also be reflected to the relevant departments.

5.8 **The Chairman** concluded the Sub-committee's discussion as follows:

- (a) Members generally considered that a holistic approach should be adopted to enhance the Lei Yue Mun waterfront as a whole and the existing natural coastline should be preserved;
- (b) there was concern on the proposed construction of large-scale PLF and a breakwater outside the harbour limit as it might involve a larger extent of reclamation as compared with the possible upgrading of an existing jetty at Lei Yue Mun Village; and

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- (c) noting that the OZP amendments were meant to provide a planning framework for the LYMWEP only, the project department should be requested to brief the Sub-committee when the detailed design of the project was available.

**Tourism
Commission**

Item 6 Any Other Business

Paper submitted by Mr Paul Zimmerman on revitalising Lei Yue Mun

- 6.1 The meeting noted the paper submitted by Mr Paul Zimmerman on 29 October 2009. **The Chairman** proposed and Members agreed that, subject to any comments from Members within two weeks, the paper could be submitted to TPB for reference.

Members

Temporary construction facilities at West Kowloon for Guangzhou - Shenzhen - Hong Kong Express Rail

- 6.2 **The Chairman** said that a letter was issued to the LegCo Secretariat on 30 October 2009 clarifying the Sub-committee's position in respect of the proposed works area of the subject project. The letter was tabled at the meeting for Members' reference.
- 6.3 There being no other business, the meeting was closed at 5:10 p.m.

**HEC Sub-committee on
Harbour Plan Review
January 2010**