

10th Meeting of Harbourfront Commission
held at 2:30 pm on 4 June 2012 at the Conference Room
on Upper Ground Floor, Hong Kong Heritage Discovery Centre,
Kowloon Park, Haiphong Road, Tsim Sha Tsui, Kowloon, Hong Kong

Minutes of Meeting

Present

Mr Nicholas Brooke	Chair
Mrs Carrie Lam	Vice-Chair
Mrs Margaret Brooke	Representing Business Environment Council
Prof Becky Loo	Representing Chartered Institute of Logistics and Transport in Hong Kong
Mr Ken So	Representing the Conservancy Association
Prof Carlos Lo	Representing Friends of the Earth
Mr Franklin Yu	Representing Hong Kong Institute of Architects
Mr Leslie Chen	Representing Hong Kong Institute of Landscape Architects
Mr Tam Po-yiu	Representing Hong Kong Institute of Planners
Dr Paul Ho	Representing Hong Kong Institute of Surveyors
Dr Peter Cookson Smith	Representing Hong Kong Institute of Urban Design
Mr Louis Loong	Representing Real Estate Developers Association of Hong Kong
Ir Peter Wong	Representing Hong Kong Institution of Engineers
Mr Paul Zimmerman	Representing Society for Protection of the Harbour
Ms Dilys Chau	
Ms Lily Chow	
Mr Eric Fok	
Mr Vincent Ng	
Mr Philip Yung	Commissioner for Tourism
Ms Carolina Yip	Acting Commissioner for Transport
Mr C K Hon	Director of Civil Engineering and Development
Mr Bobby Cheng	Deputy Director of Leisure and Cultural Services (Leisure Services)
Mr Francis Liu	Director of Marine
Mr Jimmy Leung	Director of Planning
Mrs Winnie Kang	Secretary

In Attendance

Ms Gracie Foo	Acting Permanent Secretary for Development (Planning and Lands)
Mr Chris Fung	Assistant Secretary (Harbour) 1, Development Bureau (DEVB)
Mr Frederick Yu	Assistant Secretary (Harbour) (Special Duties), DEVB
Mr Ronald Leung	Assistant Secretary (Harbour) 2, DEVB
Mr Leung Kong-yui	Chair, Task Force on Water-land Interface

Absent with Apologies

Mr Benjamin Cha
Mr Chan Hok-fung
Mr Clement Kwok
Ms Ann So

Action

Welcoming Message

The Chair welcomed all to the 10th meeting of the Harbourfront Commission (the Commission). He advised Members that Mr Joseph Lai had been transferred to the Transport and Housing Bureau as Permanent Secretary for Transport & Housing (Transport) with effect from 28 May 2012. Ms Carolina Yip, Acting Commissioner for Transport attended this meeting. He thanked Mr Lai for his contribution to the Commission's work and welcomed Ms Yip.

Item 1 Confirmation of Minutes of the 9th Meeting

1.1 **The Chair** said that the Secretariat circulated the draft minutes of the 9th meeting to Members on 22 May 2012. After incorporating the proposed amendments received, the revised draft minutes were circulated to Members on 29 May 2012. The revised draft minutes were confirmed at the meeting.

Item 2 Matters Arising

A. Update on the New Central Harbourfront (Paragraph 3.2 of the minutes of the 9th meeting)

2.1 **Mrs Winnie Kang** made a presentation on the progress of the advance promenade and the proposed temporary use of the sites in the new Central harbourfront. Regarding the advance promenade, she advised Members that the extension of the Green Carpet and the footpath linking Tamar Park with the Central Piers had already been opened. The promenade would be handed over to the Leisure and Cultural Services Department (LCSD) for management after completion of the remaining works in July 2012. Subject to the weather conditions in the coming few weeks, the advance promenade was expected to be opened to the public in July or August 2012. There would also be a waterfront kiosk to be operated by a non-governmental organisation (NGO) within the advance promenade.

2.2 On the proposed temporary use of the harbourfront sites, **Mrs Kang** said that having regard to the development programme of the sites under different scenarios, it was expected that the construction works for the development of those sites would not commence within three years. In this connection, Sites 4 and 7, works of which would be completed in around the third quarter of 2012, should be put into good interim use to enhance vibrancy of the harbourfront pending permanent development. For the individual areas within the sites (**Annex**), she advised Members that –

- (a) Area A would be a temporary entertainment site with an observation wheel and ancillary facilities. A short-term tenancy (STT) with the specified use would be invited through open tender. To ensure that applications would not be only competing on monetary terms but also on achieving the key objective of enhancing the harbourfront, a two-envelope approach would be adopted;

- (b) Areas D and E would be a temporary event site to bring vibrancy and diversity of activities to the harbourfront. Another STT would be invited through open tender, also under the two-envelope approach, for hosting and management of events. As it would take time to prepare for the above STT, some one-off events would be arranged before commencement of the STT in the first quarter of 2013, e.g. “Symphony under the Stars” had been lined up in November 2012. Some other temporary uses from September to October 2012 could also be explored. After “Symphony under the Stars” was held in November 2012, Civil Engineering and Development Department (CEDD) would carry out some enhancement works by deployment of existing resources to upgrade the ground condition and equip Areas D and E with basic infrastructure to facilitate future event uses. The enhancement works would be completed by the first quarter of 2013 to tie in with the STT arrangements;
- (c) Areas F and G would be a temporary passive open space and pet garden respectively and managed by LCSD. The Government would deploy existing resources for the proposed development so that it could be opened for public enjoyment as early as possible. Against such a tight budget, the design would be relatively basic with limited facilities. It was anticipated that the works would be completed in the third or fourth quarter of 2013; and
- (d) other areas such as Areas B, C, H and I would remain works sites of CEDD and Highways Department for other infrastructure developments such as Wan Chai Development Phase II (WDII) and Central-Wan Chai Bypass (CWB).

2.3 Mrs Kang said that Harbour Unit and the relevant Harbour Unit and departments would report progress to the Task Force on relevant

Harbourfront Developments on Hong Kong Island (HK Task Force) on a regular basis, and brief the Central and Western District Council (C&W DC) on the temporary use of the sites in new Central harbourfront.

departments

2.4 **Mrs Carrie Lam** said that the Central harbourfront sites would be completed soon. To avoid leaving the sites idle or being fenced off in the usual way as other unallocated government land, she had discussed with the relevant departments on how to put the sites to good use, albeit temporary or even ad hoc uses, for public enjoyment. Permanent development could not commence at this stage as previous discussions and deliberations suggested that it might not be commercially viable to develop Sites 4 and 7 by way of public-private collaboration due to the limited gross floor area. While the establishment of a statutory harbourfront authority to push ahead harbourfront projects was being explored, it would take some time to set up the proposed authority and there would be about 3 to 4 years before the proposed authority could develop the sites on its own or in partnership with others.

2.5 Regarding Areas D and E, **Mrs Lam** said that she had met with some of the leading event organisers in Hong Kong and they had expressed a keen interest to be the event organisers of the sites, even on a short-term basis. That said, she had made it very clear that the STT had to go through an open competitive process. A two-envelope approach would be adopted for assessing not only the monetary terms, but also the content of the bids, e.g. how many days of the year the bidders would set aside for public/community events and how the public could get access to the site when there was no fee-paying event etc. For the period after the site works were completed and before an event organiser was engaged, temporary uses of the site would be encouraged. The first user would be the Hong Kong Philharmonic Orchestra, hosting its outdoor symphonic concert “Symphony under the Stars”. She also sought Members’ assistance to inform other interested organisations about the availability of the said sites for hosting events.

2.6 **Mrs Lam** further said that LCSD had agreed to take over Areas F and G as temporary passive open space and pet garden respectively and some resources would be deployed to make these Areas useable by members of the public. By and large, apart from those areas which would have to be used as works site for the CWB and WDII projects, all other sites would be made available for public enjoyment, albeit on temporary basis. As regards Area A, the C&W DC and HK Task Force had been consulted before and had no objection to having an observation wheel at that location. She also advised Members that the Hong Kong Maritime Museum to be housed in Central Pier No. 8 would be opened in the first half of 2013 and the new City Gallery adjacent to the City Hall would be opened in July/August 2012. More people could be attracted to those destinations if Areas D and E could offer food & beverages (F&B) and alfresco dining facilities.

2.7 In response to the Chair's question on whether some other forms of attraction, apart from an observation wheel, could be specified for Area A, **Ms Gracie Foo** said that the observation wheel proposal was indeed supported by the C&W DC and HK Task Force and hence the proposed STT arrangement.

2.8 **Mr Paul Zimmerman** opined that all the sites should be kept open to the public as far as possible without perimeter fencing to delineate the different areas. For the hard surface space between the southern side of Lung Wo Road and the City Hall, he suggested that it be used for temporary weekend markets. He opined that members of the public would be glad if Areas D, E, F and G were big and green open space and he also considered that an event organiser approach was a good idea.

2.9 In response, **Mrs Lam** said that an event organiser under a 3-year STT approach could relieve the Government from dealing with individual STT applications over time. Concerning the hard surface area between Lung Wo Road and the City Hall, she said that the Architectural Services Department had put up a

proposal to turn it into a piazza and DEVB would seek funding to take forward the project. She agreed that the area had very good potential especially when students were taken to visit the City Gallery.

2.10 **Mr C K Hon** said that due to budget constraints and high cost of turfing, Areas D and E would be covered by a combination of hydro-seeding, concrete surfacing and grass-crete panels and the design would be worked out in due course.

2.11 **Mr Franklin Yu** considered that if Areas D and E were to be used for events, there might be a need for north-south connection for pedestrians. **Mrs Lam** replied that there were at-grade pedestrian crossings at Lung Wo Road and there would be a footbridge in future by the side of the City Gallery across Lung Wo Road to land at Area D (the future Site 4 development).

2.12 **Mr Eric Fok** remarked that the proposal was a positive step forward. He also asked whether an association or NGO wishing to hold a tournament in Areas D and E should approach the Lands Department before the award of the STT for event management; what type of facilities would be available in the Areas before the coming in of an event organiser; and whether the future event organiser would have discretion to choose the type of activities to be held inside the Areas.

2.13 **Mrs Lam** replied that the future event organiser would have to make certain investment to make the site suitable for holding events. To ensure that the STT on a 3-year term would be commercially viable, the event organiser would be given the free hand to arrange its own events within the period. However, if major events to be held in the site were anticipated, it could be possible to specify in the tender that the event organiser should facilitate the holding of the events for a specified period. **Mr C K Hon** supplemented that some basic facilities would be made available in the site for holding events, e.g. power supply. The design had yet to be worked out but CEDD would do as much as possible.

2.14 **Mr Tam Po-yiu** opined that Area A might not be the best location for an observation wheel and could consider having other types of entertainment facilities. He also suggested that part of the space between Lung Wo Road and the City Hall be used for display of public art.

2.15 **Dr Peter Cookson Smith** supported the proposal of engaging an event organiser. He opined that reference could be made from the experience of the Shanghai Expo and temporary uses of the West Kowloon Cultural District (WKCD) sites.

2.16 In concluding, **the Chair** said that Members supported the proposal on temporary use of the sites in the new Central harbourfront, and invited Members to write to the Secretariat if they had any further ideas.

(Post-meeting note: The Secretariat received Mr Paul Zimmerman's comments on the proposed temporary use of the sites in the new Central harbourfront on 13 June 2012, which had been circulated to Members on 29 June 2012.)

B. Site Visits to Fenwick Pier and the City Gallery
(Paragraph 3.3 of the minutes of the 9th meeting)

2.17 **The Chair** informed the meeting that Members of the HK Task Force visited Fenwick Pier on 27 April 2012 and discussed the proposal by Servicemen's Guides Association (SGA) to refurbish its building at the Pier at the 9th HK Task Force meeting held on 10 May 2012. Task Force Members in general supported SGA's proposal.

2.18 **The Chair** advised Members that the proposed visit to the new City Gallery had been tentatively scheduled for late June/early July 2012. The Secretariat would issue invitation to Members after the meeting.

the Secretariat

(Post-meeting note: The visit to the City Gallery was scheduled

for 4 July 2012.)

C. *Supplementary Notes on the Size of Harbourfront Venues/Facilities Managed by LCSD (paragraph 7.9 of the minutes of the 9th meeting)*

2.19 **The Chair** said that a supplementary note on the size of harbourfront venues/facilities provided by LCSD was circulated to Members on 22 May 2012.

D. *SeaEdge Symposium for Waterfront Development Leaders at Auckland (Paragraph 9.1 of the minutes of the 9th meeting)*

2.20 **The Chair** informed Members that Mrs Carrie Lam led a delegation to Auckland to attend the SeaEdge Symposium for Waterfront Development Leaders from 28 to 29 March 2012. **Mrs Winnie Kang** made a brief report of the visit. She informed Members that the Symposium was organised by the Auckland Council and Waterfront Auckland, and attended by senior officials and executives from 10 waterfront cities to exchange ideas and share experience on waterfront development. Mrs Kang advised that the organisers were finalising a website which would contain information of the Symposium including summary of discussion and the cities' dossiers and presentations, and the Secretariat would inform Members when the website was ready. She also shared with Members the visit to Wynyard Quarter, the waterfront multi-purpose event venue "the Cloud" and Westhaven Marina.

the Secretariat

2.21 Sharing her observations at the Symposium, **Mrs Carrie Lam** said that Auckland had made remarkable achievements in its waterfront development since her last official visit to Auckland in 2010. Their waterfront enhancement projects had been driven and accelerated by the major event of Rugby World Cup in 2011. She opined that Hong Kong might consider hosting this Symposium in future.

E. Other Matters

2.22 **The Chair** said that Members of the Water-land Interface Task Force paid a visit to the Royal Hong Kong Yacht Club (RHKYC) on 11 May 2012. During the visit, the Club had expressed interest to be involved in the planning and design of the Wan Chai waterfront area.

2.23 **Mrs Lam** said that her attention had been drawn to the RHKYC's preliminary proposal. Noting that the WDII site would be ready by 2017 when the CWB project was completed, she agreed that the Commission might start the planning process so that a development plan would be ready by the time the infrastructure was completed. She suggested that RHKYC could be invited to make a presentation on its proposal at the next Commission meeting, so that Members could discuss on whether an integrated study should be commissioned on the whole area by the Planning Department, in the same way as its "Urban Design Study for the New Central Harbourfront" and "Hong Kong Island East Harbour-front Study" with comprehensive public participation.

2.24 **Dr Peter Cookson Smith** agreed that a planning study should be commissioned on the area. He remarked that as RHKYC had stated that they were willing to manage mooring sites in other parts of the harbour, more adventurous effort could be put in the harbour in terms of mooring.

2.25 **Mr Paul Zimmerman** supported the commissioning of a study on Wan Chai waterfront (including the Basin area) so that suitable variations could be put in the ongoing WDII works timely, where necessary. Regarding the supplementary note provided by LCSD as mentioned in paragraph 2.19, Mr Zimmerman said that he had identified 56 cultural and leisure venues, including beaches, managed by LCSD, and opined that all these venues should not be ignored in terms of harbourfront enhancement opportunity. On SGA's proposal to refurbish its building at Fenwick Pier, he doubted whether the proposal could

enhance Hong Kong's ability to receive foreign navies by having a site in the hinterland upon completion of WDII works.

2.26 In response to Mr Zimmerman's comment, **Mrs Lam** said that Fenwick Pier was located on a site zoned "Open Space". In fact, DEVB had been helping SGA to search for a suitable site in the past few years but came to the conclusion that there was no better alternative. Indeed, moving the Pier out of Wan Chai might not be welcomed by shop owners in Wan Chai. She said that the Consulate General of the United States being the main user of the facility, had been involved and so far they were content with the arrangements. In any event, the visiting navies had to come in by water taxi and the question was just whether to have landing steps or pontoons. She opined that it was not advisable to reopen the difficult discussion; and that the present question was to facilitate the rezoning to accommodate Fenwick Pier on a permanent basis and improve its public accessibility when foreign navies were not coming in.

Item 3 Progress Report from Task Force on Harbourfront Developments on Hong Kong Island (Paper No. HC/07/2012)

3.1 **The Chair**, in his capacity as the Chair of the HK Task Force, presented the progress report.

3.2 Concerning the proposed composite hotel, residential and public open space development in the "Comprehensive Development Area" at 12 Oil Street, **Mr Paul Zimmerman** noted the project proponent's good effort on the site at ground level but Task Force Members were also concerned about the design of the adjacent areas and the interface issue. Regarding SGA's proposal to refurbish its building at Fenwick Pier, he hoped that the Government could consider enhancing the landing facilities.

3.3 On pedestrian connectivity at Central and Wan Chai

harbourfront, **Dr Peter Cookson Smith** said that it was an important issue which required careful review in future. He opined that there was inadequate at-grade pedestrian connection for the entire area, and expressed concern on the proposal to build elevated walkways on two sides of the Hong Kong Academy for Performing Arts.

Item 4 Progress Report from Task Force on Kai Tak Harbourfront Development (Paper No. HC/08/2012)

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

4.2 **Mr Paul Zimmerman** said that he had joined the public engagement workshop for the proposed Environmentally Friendly Linkage System (EFLS) held on 2 June 2012. He opined that the proposed EFLS would have adverse impacts on the uses of the Kwun Tong Typhoon Shelter, piers in the vicinity, and area at street level (e.g. loss of sunlight and pavement space) etc, and it might also have PHO implications. Moreover, he considered that the transport benefits of the EFLS might have been overstated.

4.3 In response, **Mr C K Hon** said that it was just the beginning of the public engagement exercise for the proposed EFLS and there were strong supportive views together with negative opinions at the moment. After completion of the on-going first stage of the exercise, CEDD would analyse all the views collected and brief the relevant stakeholders including the Task Force on Kai Tak Harbourfront Development (Kai Tak Task Force) on the result of the exercise in early 2013.

4.4 **Mr Vincent Ng** responded that the Kai Tak Task Force would pick up Members' comments and look into them in an integrated manner.

Item 5 Progress Report from Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing (Paper No. HC/09/2012)

5.1 **Prof Becky Loo** took Members through the progress report.

5.2 **Mr Paul Zimmerman** raised that WKCDA had experienced difficulties in handling the matters related to PHO in its development, and suggested that the Commission could share its experience with WKCDA.

Item 6 Progress Report from Task Force on Water-land Interface (Paper No. HC/10/2012)

6.1 **Mr Leung Kong-yui** presented and Members noted the progress report.

Item 7 Any Other Business

Press Release on the Commission's Support for the Proposed Establishment of a Harbourfront Authority in Hong Kong

7.1 **The Chair** said that he and Mrs Lam had drafted a press release on the Commission's support for the proposed establishment of a harbourfront authority in Hong Kong to keep momentum on the issue and for Members' reference if approached by the media. He invited Members' comments on the draft, which was tabled at the meeting. **The Meeting** agreed to issue the press release after incorporating the proposed amendments suggested by Members.

7.2 There being no other business, the meeting was adjourned at 5:00 pm.

**Secretariat
Harbourfront Commission
October 2012**

