

11th Meeting of Harbourfront Commission
held at 3:00 pm on 15 October 2012 at the Conference Room
on 15/F, North Point Government Offices, 333 Java Road, Hong Kong

Minutes of Meeting

Present

Mr Nicholas Brooke	Chair
Mr Paul Chan	Vice-Chair
Mrs Margaret Brooke	Representing Business Environment Council
Prof Becky Loo	Representing Chartered Institute of Logistics and Transport in Hong Kong
Mr Lam Kin-lai	Representing the Conservancy Association
Mr Andy Leung	Representing Hong Kong Institute of Architects
Mr Tam Po-yiu	Representing Hong Kong Institute of Planners
Dr Peter Cookson Smith	Representing Hong Kong Institute of Urban Design
Mr Shuki Leung	Representing Real Estate Developers Association of Hong Kong
Mr Paul Zimmerman	Representing Society for Protection of the Harbour
Mr Benjamin Cha	
Mr Chan Hok-fung	
Ms Dilys Chau	
Ms Lily Chow	
Mr Eric Fok	
Mr Vincent Ng	
Ms Ann So	
Mr Vincent Fung	Assistant Commissioner 2, Tourism Commission
Mr Albert Lee	Assistant Commissioner/Urban, Transport Department (TD)
Mr C K Hon	Director of Civil Engineering and Development
Mrs Betty Fung	Director of Leisure and Cultural Services
Mr Fung Kwok-ming	Assistant Director/Planning and Services, Marine Department
Mr Jimmy Leung	Director of Planning
Mrs Winnie Kang	Secretary

In Attendance

Mr Thomas Chan	Deputy Secretary (Planning and Lands) 1,
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	Development Bureau (DEVB)
Miss Fannie Kong	Press Secretary to Secretary for Development
Mr Chris Fung	Assistant Secretary (Harbour) 1, DEVB
Mr Larry Chu	Assistant Secretary (Harbour) 1 (Designate), DEVB
Mr Frederick Yu	Assistant Secretary (Harbour) Special Duties, DEVB
Miss Venus Tsoi	Assistant Secretary (Harbour) 2, DEVB
Mr Peter Mok	Project Manager (Harbour), DEVB
Ms Amy Cheung	Chief Town Planner/Studies and Research, Planning Department

Absent with Apologies

Prof Carlos Lo	Representing Friends of the Earth
Mr Leslie Chen	Representing Hong Kong Institute of Landscape Architects
Dr Paul Ho	Representing Hong Kong Institute of Surveyors
Ir Peter Wong	Representing Hong Kong Institution of Engineers
Mr Clement Kwok	

For Agenda Item 7

Mr Hans Joachim Isler	Commodore, Royal Hong Kong Yacht Club (RHKYC)
Mr Ambrose Lo	Former Commodore, RHKYC
Mr Roger Eastham	Marine Services Manager, RHKYC
Ms Myree Mueller	PR and Communications Manager, RHKYC
Mr Mark Bovaird	General Manager, RHKYC
Mr Stephen Bradley	Member, Strategic Planning Committee, RHKYC

Action

Welcoming Message

The Chair welcomed all and the new Vice-Chair, Mr Paul Chan, Secretary for Development, to the 11th meeting of the Harbourfront Commission (the Commission). He introduced Mr Thomas Chan, Deputy Secretary (Planning and Lands) 1 of DEVB, who had taken over the post from Ms Gracie Foo with effect from 6 September 2012. He also informed Members that Mrs Ingrid Yeung had taken up the post of Commissioner for Transport with effect from 8 October 2012, and Mr Albert Lee,

Assistant Commissioner/Urban of TD attended this meeting on her behalf.

Item 1 Confirmation of Minutes of the 10th Meeting

1.1 **The Chair** said that the Secretariat circulated the draft minutes of the 10th meeting to Members on 29 June 2012. After incorporating the proposed amendments received, the revised draft minutes were circulated to Members on 19 July 2012. The revised draft minutes were confirmed at the meeting.

Item 2 Matters Arising

A. *Update on the New Central Harbourfront (Paragraph 2.3 of the minutes of the 10th meeting)*

2.1 **The Chair** informed Members that Harbour Unit had briefed the Central and Western District Council and the Commission's Task Force on Harbourfront Developments on Hong Kong Island (Hong Kong Task Force) on the temporary uses of the new Central harbourfront sites on 12 and 31 July 2012 respectively, and Harbour Unit would report progress to the Hong Kong Task Force on a regular basis.

2.2 **Mr Paul Zimmerman** said that his concerns such as the location for placing the anchor of the Hong Kong Maritime Museum and more flexible uses of the sites should be dealt with urgently. **The Chair** responded that these issues could be addressed at the next Hong Kong Task Force meeting scheduled for end October 2012.

the Secretariat

(Post-meeting note: Harbour Unit updated the Hong Kong Task Force on the temporary uses of new Central harbourfront sites at its meeting on 30 October 2012.)

B. Site Visit to the City Gallery (Paragraph 2.18 of the minutes of the 10th meeting)

2.3 **The Chair** remarked that Members found the visit to the City Gallery held on 4 July 2012 interesting.

C. SeaEdge Symposium for Waterfront Development Leaders at Auckland (Paragraph 2.20 of the minutes of the 10th meeting)

2.4 **The Chair** said that the link of Symposium's website was sent to Members on 9 October 2012.

(Note: At the Chair's suggestion, the Meeting agreed to advance the discussion of agenda item 7 on "Proposal from Royal Hong Kong Yacht Club (RHKYC) on Activating the Wan Chai Waterfront".)

Item 7 Proposal from RHKYC on Activating the Wan Chai Waterfront (Paper No. HC/16/2012)

7.1 Before discussion, **the Chair, Messrs Paul Zimmerman** and **Fung Kwok-ming** declared that they were members of RHKYC. **Mr Eric Fok** declared that he owned a yacht club in the Mainland. The Chair considered that the discussion would be an exchange of ideas on activating the Wan Chai waterfront, Members would not have a direct conflict of interest in the matter.

7.2 **The Chair** welcomed the presentation team from RHKYC. **Mr Hans Joachim Isler**, Commodore, **Mr Ambrose Lo**, Former Commodore and **Mr Roger Eastham**, Marine Services Manager of RHKYC presented the paper with the aid of a PowerPoint.

7.3 **Dr Peter Cookson Smith** said that a maritime museum and associated basin with sheltered water should be an integral

part of the Central-Wan Chai waterfront. Relocation of the Hong Kong Maritime Museum to Central Pier No. 8 should be an interim solution and a proper maritime museum was needed to accentuate the historical association of Hong Kong's maritime operations. While the proposal of accommodating recreational and sporting facilities, including a new marina, in Kowloon East was being explored, he supported RHKYC's proposal which was in line with the Commission's objectives.

7.4 **Prof Becky Loo** remarked that the proposed events could cause significant increase in marine traffic in the area. She asked whether the proposal had looked into issues such as strengthening regulation from marine safety perspective, enhancing public accessibility to the harbourfront and whether the Wan Chai waterfront would be the best location for the proposed events given there was another proposal of building a water sports centre in Kai Tak.

7.5 **Mr Paul Zimmerman** asked whether the Civil Engineering and Development Department (CEDD) was able to vary the existing works contracts of WDII to incorporate the proposed landing steps and arrange additional power supply and sewage provision in the area. He also queried whether the Government would be the project proponent to build the additional breakwater. He invited RHKYC's comments on the Government's plan to build an Emergency Vehicular Access (EVA) in the area which in his opinion would adversely affect people from enjoying the waterfront.

7.6 **Mr Lam Kin-lai** expressed his concern that the proposed events would generate additional road traffic which might aggravate the already congested traffic condition in the area which was close to the Cross Harbour Tunnel (CHT). He also asked how the general public could enjoy the facilities when there was no major water sport event.

7.7 **Mr Shuki Leung** remarked that he supported RHKYC's proposal in principle and considered it an interesting and appealing concept that could energise the Wan Chai waterfront.

He asked how the implementation time table of the proposal could tie in with the existing works in the area. He added that apart from the required land and water areas, other factor such as environmental protection, water quality, social and economic benefits and tourism potential in relation to the proposal should also be further assessed.

7.8 **Mr Andy Leung** opined that there was a need for the Government to conduct a comprehensive study for the area before the completion of the planned works. The study, especially on the area to the east of CHT, should be coordinated with the works schedule of Central–Wan Chai Bypass (CWB) and Shatin to Central Link (SCL) projects. The Government should also work with stakeholders with a view to enhancing the pedestrian connectivity between the hinterland and the Wan Chai waterfront.

7.9 **Ms Dilys Chau** said that Members should consider whether the Wan Chai waterfront which was a prime location of the city should be allocated for the uses as set out in RHKYC's proposal. She further enquired how the general public other than participants of the water sports could take part in the proposed events.

7.10 **Mr Roger Eastham** responded that bringing in more recreational events to the harbourfront was crucial in enhancing the vibrancy and attractiveness of Victoria Harbour and it was in line with the vision of the Government as well as the Town Planning Board. The proposed events would also encourage public access to the harbourfront. He stressed that RHKYC took marine safety very seriously. He said that marine traffic might be restricted for a short period of time during events but the number of boats involved in the proposed events were not massive. The current marine traffic in the area between the Hong Kong Convention and Exhibition Centre and Kellett Island was not very busy and the ferry service running in a north-south direction in this area would not be significantly affected. In addition, the area proposed for events would not impede the principal fairways in the harbour. In response to Mr

Zimmerman's remark on the government's plan of building an EVA in the area, he suggested government departments to reassess the need for the proposed EVA as it would overlap with the area under RHKYC's proposal.

7.11 **Mr Ambrose Lo** added that Wan Chai was still the best location for water sports events even though there was a proposal of building water sports centre in Kai Tak. He was of the view that the Kai Tak area might be suitable for water sports in shallow water while Wan Chai would be more suitable for large-scale water sports events.

7.12 **Mr Hans Joachim Isler** supplemented that a suitable location with appropriate water-land interface facilities was essential to attract world class water sports events. Despite that the proposed events would only be hosted from time to time and the facilities may not be used on a regular basis, the proposal's economic and recreational benefits for the public would be significant.

7.13 **Mr C K Hon** clarified that WDII and CWB were large-scale infrastructure projects involving various government departments. In gist, Highways Department was carrying out works at area to the east of the Wan Chai basin and CEDD was carrying out works at area to its west. Upon completion of the CWB works, the temporary reclamation at the Wan Chai basin for building the CWB would be removed and the basin would be reinstated. While this area was planned for a water recreational park precinct under the "Harbour-front Enhancement Review – Wan Chai, Causeway Bay and the Adjoining Areas", as the works related to CWB and SCL projects would only be completed by 2017 and 2020 respectively, there was still time to conduct a comprehensive study for the area.

7.14 **Mr Fung Kwok-ming** said that while the proposed area for events was away from main shipping routes, the additional marine traffic generated by the proposed events might still affect the area. The implications should be assessed in the

comprehensive study to be conducted. He added that the proposed floating pontoon had to be licensed by the Marine Department.

7.15 **Mr Jimmy Leung** said that as the comprehensive study to be conducted for the area would cover planning, engineering, financing and implementation aspects, it would be ideal if the implementation agent(s) for the facilities proposed by RHKYC could be identified beforehand.

7.16 **Mr Paul Zimmerman** further commented that there would be room to save cost by not reinstating the seabed to its original depth and incorporating landing steps in the existing works contracts. He suggested the Commission's Task Force on Water-land Interface to look into the issue of landing steps. He was of the view that the opportunity of developing the area into a water park precinct was missed since a wave attenuator was not incorporated in CWB project.

7.17 On the proposed breakwater, **Mr Zimmerman** asked whether the Government would be the project proponent to establish the overriding public need for the reclamation works as required under the Protection of the Harbour Ordinance (PHO). He also enquired the time table of the comprehensive study on the Wan Chai waterfront. He suggested RHKYC to clarify if the Club had any financial interest in the proposal and whether the proposed events would be opened for public instead of being restricted to RHKYC members.

7.18 **The Chair** said that at the last meeting, Members agreed that a comprehensive study for the Wan Chai waterfront should be conducted. He appreciated that RHKYC volunteered to share their thoughts with Members at the meeting. This might form part of the study and the Commission would welcome other proposals as well.

7.19 **Mrs Margaret Brooke** considered that it would be difficult to consider specific proposals if there was no strategic,

holistic and integrated plan setting out priorities for the area. She considered that RHKYC was sharing their conceptual ideas of activating the Wan Chai waterfront rather than making a specific proposal. While there were proposals to build marinas in other parts of the harbour, including Kowloon East, RHKYC's proposal could be considered from the perspective of public enjoyment and enhancement of the accessibility from the hinterland to the Wan Chai waterfront.

7.20 **Ms Dilys Chau** supplemented that while the proposal provided a good conceptual idea to activate the Wan Chai waterfront, the area could also be used for staging other types of water sports events apart from yachting. It would be useful if RHKYC could expand the scope of the project with a view to developing the area into a vibrant water activity hub on the Hong Kong Island.

7.21 **Dr Peter Cookson Smith** reiterated the need for a maritime museum and related water basin. Quoting the example of a four-storey underground car park at the Darling Harbour in Australia, he considered that the connectivity from the hinterland to the Wan Chai waterfront could be improved with determination.

7.22 In response, **Mr Hans Joachim Isler** said that RHKYC was not a profit-making organisation and the proposal simply offered some ideas which could promote water sports as well as other leisure and recreational activities at the harbourfront. With ample experience in organising water sports events, RHKYC believed that the proposal was practical and could encourage other groups to contribute ideas to develop the area. He agreed that other related issues such as marine traffic should be covered under the comprehensive study of the area. He added that there were examples that some other major cities in the world had made good use of the proposed facilities for events which benefitted the general public.

7.23 **Mr Roger Eastham** added that the opportunity would

be missed if the current civil engineering works contracts did not include some infrastructures such as dredging which could provide the area with scope for more possible uses. He clarified that the area was not suggested to be exclusively used for water sports events, and it would be ideal to explore other compatible uses which could add vibrancy and attractiveness to the harbourfront and would be easily accessible by the general public.

7.24 **Mr C K Hon** responded that the funding for carrying out the civil engineering works had been approved exclusively for the WDII and CWB projects. Planning for the permanent harbourfront enhancement initiatives in the area had not been conducted yet and there was still time for all stakeholders to contribute ideas. However, CEDD could look into the possibility of incorporating minor works which would not require additional funding and delay the progress of WDII project when more concrete proposals were available.

7.25 **Mrs Winnie Kang** said that RHKYC's proposal was circulated to relevant government departments prior to the meeting and the Government appreciated RHKYC's efforts in presenting the proposal on activating the Wan Chai Waterfront. The proposal provided a good basis for initial discussion but it involved a number of issues such as core infrastructure, zoning and traffic related matters, etc. The proposed additional breakwater had to be studied carefully having regard to PHO. RHKYC was encouraged to refine its proposal having regard to Members' comments so that the Government could take into account when finalising the planning for the Wan Chai waterfront.

7.26 In concluding the discussion, **the Chair** thanked RHKYC for presenting the proposal which would be helpful for the study to be embarked on the Wan Chai waterfront. He suggested RHKYC to refine its proposal having regard to Members' comments.

Item 3 Progress Report from Task Force on Harbourfront Developments on Hong Kong Island (Paper No. HC/12/2012)

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

3.2 **Mr Paul Zimmerman** remarked that the progress report should reflect Members' discussion on the temporary uses of the new Central harbourfront sites which had been substantially deliberated under "Matters Arising" of the 10th meeting of the Hong Kong Task Force.

Item 4 Progress Report from Task Force on Kai Tak Harbourfront Development (Paper No. HC/13/2012)

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

4.2 As regards the recent media reports on government's review of the development density and the proposed multi-purpose sports complex under Kai Tak Development (KTD), **Mr Vincent Ng** invited the Government to comment on such reports.

4.3 **Mr Thomas Chan** said that while there was some on-going discussion on certain planning aspects of KTD, the Administration had no proposal on the table for any changes at this stage. The Commission would be consulted should there be any major changes to the planning of KTD.

4.4 **Mr Tam Po-yiu** remarked that developments in the hinterland of KTD might not fall under the ambit of the Kai Tak Task Force. In response, **Mr Vincent Ng** said that the former Harbour-front Enhancement Committed was involved in the early planning of KTD and the entire project should fall within the terms of reference of the Kai Tak Task Force.

4.5 **Mr Paul Zimmerman** commented that Chair of the Kai Tak Task Force should be involved in such review, and suggested that the Government should consult the Commission early when putting forward proposals such as increasing the development density for the area or deleting the proposed multi-purpose sports complex from the plan. **Mr Lam Kin-lai** echoed Mr Zimmerman's view and said that the Commission should be consulted on any major changes within KTD.

4.6 **Mr Andy Leung** said that while it could be sensitive to disclose any proposal at an open meeting, the Government might still engage the Commission on a non-committal basis.

4.7 **Dr Peter Cookson Smith** remarked that the vision of KTD was to energise the entire area of Kowloon East partly through new developments and partly through urban renewal with appropriate connectivity to the harbourfront. A strategic review of the land uses within KTD was necessary.

Item 5 Progress Report from Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing (Paper No. HC/14/2012)

5.1 **Prof Becky Loo** presented and Members noted the progress report.

Item 6 Progress Report from Task Force on Water-land Interface (Paper No. HC/15/2012)

6.1 As Mr Leung Kong-yui, Chair of the Task Force on Water-land Interface, was unable to attend the meeting, **the Chair** presented the progress report on his behalf and sought Members' support for the Administration to build more landing facilities in the harbourfront areas.

6.2 **Mr Paul Zimmerman** asked that if the Commission should write to the Chief Secretary for Administration to clarify which department should be responsible for landing facilities in Hong Kong. **The Chair** responded that since a number of government departments were involved, he would bring up the matter with the Vice-Chair.

Item 8 Any Other Business

Harbour Day 2012

8.1 **Mr Paul Zimmerman** invited Members to attend the Harbour Day 2012 on 4 November 2012 which would be co-organised by the Society for Protection of the Harbour and the Harbour Business Forum. The Chief Secretary for Administration would be the Guest of Honour for the event this year. He thanked CEDD for opening most part of the advance promenade at the new Central harbourfront to the public before the event.

Events Calendar in Victoria Harbour

8.2 Prof Becky Loo commended the Secretariat for updating the events calendar in Victoria Harbour in the Commission's website which was very helpful for the general public to know the activities at the harbourfront.

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

**Secretariat
Harbourfront Commission
January 2013**