

17th Meeting of Harbourfront Commission
held at 3:00 pm on 19 August 2014 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	Secretary for Development, Vice-Chair
Mrs Margaret BROOKE	Representing Business Environment Council
Mr LEUNG Kong-yui	Representing Chartered Institute of Logistics and Transport in Hong Kong
Mr LAM Kin-lai	Representing Conservancy Association
Mrs Karen BARRETTO	Representing Friends of the Earth
Mr Franklin YU	Representing Hong Kong Institute of Architects
Mr Evans IU	Representing Hong Kong Institute of Landscape Architects
Dr Peter Cookson SMITH	Representing Hong Kong Institute of Planners
Dr Paul HO	Representing Hong Kong Institute of Surveyors
Mr Ivan HO	Representing Hong Kong Institute of Urban Design
Ir Peter WONG	Representing Hong Kong Institution of Engineers
Mr Louis LOONG	Representing Real Estate Developers Association of Hong Kong
Mr Paul ZIMMERMAN	Representing Society for Protection of the Harbour
Mr CHAN Hok-fung	
Mr CHAN Ka-kui	
Mr Walter CHAN	
Ms Lily CHOW	
Mr Eric FOK	
Mrs Ayesha Macpherson LAU	
Mr Brian David LI	
Mr Raj Sital MOTWANI	
Mr Vincent NG	
Mr Thomas CHAN	Permanent Secretary for Development (Planning and Lands) (Acting)
Ms Emily MO	Assistant Commissioner 2, Tourism Commission (TC)
Mr Albert LEE	Assistant Commissioner/Urban, Transport Department

	(TD)
Mr HON Chi-keung	Director of Civil Engineering and Development
Miss Olivia CHAN	Deputy Director (Leisure Services) (Acting), Leisure and Cultural Services Department (LCSD)
Mr Raymond CHUNG	Assistant Director/Planning and Services, Marine Department (MD)
Mr LING Kar-kan	Director of Planning
Miss Christine AU	Secretary

In Attendance

Mr Eric MA	Under Secretary for Development
Mr Allen FUNG	Political Assistant to Secretary for Development
Miss Fannie KONG	Press Secretary to Secretary for Development
Mr Larry CHU	Assistant Secretary (Harbour) 1, Development Bureau (DEVB)
Mr Frederick YU	Assistant Secretary (Harbour) Special Duty, DEVB
Miss Venus TSOI	Assistant Secretary (Harbour) 2, DEVB
Mr Peter MOK	Project Manager (Harbour), DEVB

For Agenda Item 7

Miss Amy YUEN	Assistant Director (Water Policy), Environmental Protection Department (EPD)
Mr Terence TSOI	Principal Environmental Protection Officer (Sewerage Infrastructure) (Acting), EPD

Action

Welcoming Message

The Chair welcomed all to the 17th meeting of the Harbourfront Commission (HC). He introduced Miss Christine AU, who had taken over the post as the Secretary of the Commission from Mrs Winnie KANG with effect from 2 July 2014. He informed Members that Ms Debby CHAN had replaced Mr Dennis LI Kit-wai as the representative of the Society for Protection of the Harbour to the Commission, and Ms Michelle LI had taken over the post of Director of Leisure and

Cultural Services from Mrs Betty FUNG with effect from 17 July 2014. He thanked Mrs KANG, Mr LI and Mrs FUNG for their contributions to the work of the Commission in the past. He further informed Members that Ms Emily MO, Assistant Commissioner 2 of TC, was attending on behalf of Mr Philip YUNG; Mr Albert LEE, Assistant Commissioner/Urban of TD, was attending on behalf of Mrs Ingrid YEUNG; Miss Olivia CHAN, Deputy Director (Leisure Services) (Acting) of LCSD, was attending on behalf of Ms Michelle LI; and Mr Raymond CHUNG, Assistant Director/Panning and Services of MD, was attending on behalf of Mr Michael WONG.

Item 1 Confirmation of Minutes of the 16th Meeting

1.1 **The Chair** said that the Secretariat had circulated the draft minutes of the 16th meeting to Members on 7 July 2014, and did not receive any comments. The draft minutes were confirmed at the meeting.

Item 2 Matters Arising

A. *The New Yau Ma Tei Police Station (Paragraph 2.2 of the minutes of the 16th meeting)*

2.1 **The Chair** reported that the Secretariat had conveyed Members' suggestion of providing a public access to the new Yau Ma Tei Police Station on the podium of Yau Ma Tei Landscape Deck. The Police responded that they had reconsidered Members' views, but the request could not be acceded to because of security reasons. Members of the public would be able to gain access to the new police station via the front entrance on the ground floor. This response was relayed to the Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing (the Kowloon Task Force) at its 16th meeting held on 26 May 2014, which Members noted.

B. Amendments to the Approved South West Kowloon Outline Zoning Plan (OZP) No. S/K20/28 (Paragraph 5.3 of the minutes of the 16th meeting)

2.2 **The Chair** said that the relevant extract from the confirmed minutes of the 15th meeting of the Kowloon Task Force held on 12 February 2014 was passed to the Town Planning Board (TPB) on 3 June 2014.

Item 3 Progress Report from Task Force on Harbourfront Developments on Hong Kong Island (Paper No. HC/11/2014)

3.1 **The Chair**, in his capacity as the Chair of the Task Force, briefed Members on the progress report.

3.2 In response to the Chair's enquiry, **Miss Christine AU** said that according to information from the tenant, the construction of the observation wheel at the new Central harbourfront had commenced. The remaining applications for statutory approvals were submitted to the relevant government departments. The tenant expected to start the operation of the wheel in mid October 2014, which was slightly behind the original schedule of late September 2014. The Harbour Unit would continue monitoring the progress. As regards the planning application concerning the Fenwick Pier, she said that the applicant had submitted further information, including revised technical assessments, architectural drawing and landscape proposal in response to comments raised by government departments, to the TPB. The gist of the further information was circulated to Members on 11 August 2014. The Planning Department was also seeking further comments from government departments on the further information.

3.3 As regards the proposed public transport interchanges (PTIs) within the topside development of the Exhibition Station in Wan Chai and the residential development at Java Road in

North Point, **Mr Paul ZIMMERMAN** opined that TD should set standards so that these two ground-level features would have interesting and distinguished designs as compared with other PTIs in Hong Kong. Secondly, he requested for a programme for the removal of the billboards at the entrance of the Cross Harbour Tunnel on Hong Kong Island immediately after ongoing works in order to provide a wider harbour view to the public. Thirdly, he enquired about the progress of the Urban Design Study for the Wan Chai North and North Point Harbourfront Areas (UDS) and fourthly, for an update on the Commission's collaboration with the tenant of the observation wheel site. He considered that the opening of the observation wheel could be a good publicity opportunity for the Phase II Public Engagement for the Proposed Establishment of HFA.

3.4 **Mr Albert LEE** responded that the project proponents of the PTIs concerned would be required to submit master layout plans together with traffic impact assessments to the TPB for approval, and TD would offer comments and comprehensive advice to the TPB having regard Members' views.

3.5 **Mr LING Kar-kan** responded that the preparation of UDS was in progress and the Task Force would be kept posted. **Miss Christine AU** added that a task group would be formed under the Task Force after the consultant of the UDS was engaged in Q4 2014 to provide an interactive platform to gauge Members' views. She also said that the Secretariat would relay Members' suggestion in respect of the opening of observation wheel to the tenant for consideration. On the billboards, **the Chair** said that the issue would be further discussed in the future.

the Secretariat

Item 4 Progress Report from Task Force on Kai Tak Harbourfront Development (Paper No. HC/12/2014)

4.1 **Mr Vincent NG**, in his capacity as the Chair of the Task Force, presented the progress report.

4.2 **The Chair** enquired whether the four shortlisted entries under the Kai Tak Fantasy – International Ideas Competition were implementable as they all involved reclamation. **Miss Christine AU** responded that the participants were given flexibility by the competition rules not to eliminate all ideas that might involve reclamation in order to encourage creativity at the competition stage. The Energising Kowloon East Office would commission necessary studies to examine the technical feasibility of the winning idea, and then formulate a suitable implementation strategy.

4.3 **Mr Ivan HO**, in his capacity as the advisor of the Competition, said that the Protection of the Harbour Ordinance (PHO) implication had been brought to the attention of the proponents of the four shortlisted ideas. The proponents were given the discretion to decide how to make necessary adjustment to their second stage submissions having regard to the PHO implication. Based on his observation, he considered that some ideas had already taken the PHO into consideration and could be implemented with minor adjustment.

4.4 **Mr Paul ZIMMERMAN** commented that the permanent use of the Kwun Tong Typhoon Shelter (KTTS) was primarily for berthing of vessels instead of floating features and activities on the land. Various organisations, including the Society for Protection of the Harbour and the Hong Kong Marine Industry Association had submitted their concerns on some of the ideas.

Item 5 Progress Report from Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing (Paper No. HC/13/2014)

5.1 As Prof Becky LOO, the Chair of the Task Force, was unable to attend this meeting, **the Chair** presented the progress report on her behalf.

5.2 In response to the Chair's enquiry, **Mr LING Kar-kan** said that the planning application concerning the proposed comprehensive residential development at the junction of Tung Yuen Street and Shung Yiu Street in Yau Tong had not been considered by the TPB.

5.3 **Mr Paul ZIMMERMAN** said that the site visit to the Tsuen Wan waterfront with Tsuen Wan District Council (TWDC) members was productive. He reiterated his suggestion of collaborating with TWDC to conduct a joint urban design study which would formulate an urban design plan and identify a wish list of harbourfront enhancement initiatives for the Tsuen Wan waterfront. He considered that the study could demonstrate how the proposed Harbourfront Authority could assist relevant districts to take forward harbourfront enhancement, and the Government should allocate resources to take forward the study soon.

Item 6 Progress Report from Task Force on Water-land Interface (Paper No. HC/14/2014)

6.1 **Mr LEUNG Kong-yui**, in his capacity as the Chair of the Task Force, presented the progress report.

6.2 **Mr CHAN Ka-kui** opined that the idea of having a new marine access along the former runway raised by the operator of the Kai Tak Cruise Terminal (KTCT) was sensible. He asked how this idea could be taken forward.

6.3 **Mr LEUNG Kong-yui** said that TD's representative explained during the site visit on 23 July 2014 that as the existing North Point – Kwun Tong ferry service was licensed, the ferry operator could submit an application to TD for including an additional calling point at KTCT, and TD would process the application accordingly. The operator of KTCT could collaborate with the ferry operator in submitting the

application.

6.4 **Ms Emily MO** responded that the KTCT operator was still in the initial stage to consider the idea of providing a pontoon at KTCT and proposing KTCT to be a new stop of the ferry service concerned. **Mr Albert LEE** supplemented that TD had not yet received any proposal so far. TD would process any of such proposal with relevant stakeholders when it was received.

6.5 In response to Mr LAM Kin-lai's enquiry, **Ms Emily MO** said that the KTCT was in year-round operation and would not close its operation during the summer typhoon season.

6.6 **Miss Christine AU** said that noting Members' interest in marine spatial planning, the Secretariat would arrange a briefing on the subject at the upcoming meeting of the Task Force scheduled for late September 2014. All Members of the Commission would be invited to join. The Secretariat would arrange another brainstorming session afterwards for Members to discuss on the planning of Victoria Harbour, and prioritise the types of water-land interface enhancement that Members would like to pursue.

the Secretariat

Item 7 Further Enhancing Coastal Water Quality of Victoria Harbour (Paper No. HC/15/2014)

7.1 **The Chair** welcomed EPD's representatives to the meeting. **Miss Amy YUEN** presented the paper with the aid of a PowerPoint.

7.2 **The Chair** enquired about the geographical coverage of the study; and whether the Legislative Council (LegCo) had indicated support to this initiative.

7.3 To expedite implementing practical measures to improve water quality in the Victoria Harbour, **Mr Paul ZIMMERMAN** suggested that the study should focus on core areas including the Causeway Bay Typhoon Shelter (CBTS) and

the KTTS; and not to exclude measures which might have implications related to the PHO but to make sure the process generated all the necessary cogent materials from the outset when developing improvement measures. He opined that the study should not affect the commissioning of biological treatment under the Harbour Area Treatment Scheme (HATS) Stage 2B. He considered that the current standards of water quality objectives (WQOs) were out-dated and should be reviewed. Organic pollutants in addition to ammoniacal nitrogen, E. coli and dissolved oxygen should be measured.

7.4 **Mr Ivan HO** opined that the Tsuen Wan waterfront should be included in the study as the water pollution there was a serious concern of the local community.

7.5 **Mr Franklin YU** queried whether the water quality at the eastern part of the harbour, which was not included as a priority area, was acceptable for cross harbour swimming.

7.6 **Miss Amy YUEN** made the following responses-

- (a) while the study would conduct a baseline survey for the entire Victoria Harbour, some priority areas would be identified for study in detail. After engaging relevant stakeholders, West Kowloon, Kowloon East, the new Central harbourfront and Wan Chai/Causeway Bay were identified as priority areas. The nine relevant District Councils (DCs) were consulted and had no particular comment on the selection of these priority areas. As it was recognised that some districts might have local concerns, EPD would continue discussions with the relevant DCs and the local community, and implement suitable measures where necessary. For the Tsuen Wan waterfront, survey of expedient connections and rectification works to the local sewerage system had been carried out. Separately, EPD had planned to construct dry water flow interceptors in the district which should help improve the water quality;
- (b) LegCo had not been consulted on the study yet but

some LegCo members had requested for improvement of water quality in Victoria Harbour, in particular in the Yau Ma Tei Typhoon Shelter, over the years. She expected that LegCo members would generally welcome this initiative albeit raising some questions about the details. The nine relevant DCs were keen to have this study commissioned as early as possible. This study would systematically and comprehensively analyse the causes of pollution, and identify effective measures to tackle the issues identified;

- (c) the areas suggested by Members such as KTTS and CBTS, would be covered as priority areas for studying in detail;
- (d) the study would seek to identify specific pollution sources, and formulate targeted solutions, with due consideration to cost effectiveness and acceptability to the community. Different locations might require different solutions and it would be too early to assess the PHO implications before the solutions were specified. EPD would evaluate the possible solutions and determine the recommended actions to be taken forward;
- (e) there had not been any confirmed implementation timetable for HATS Stage 2B. When the HATS Stage 2 works were first planned to be implemented in two phases, it was recognised that further review would be required after HATS Stage 2A to re-assess the population change, the increase in sewage flow, the issue of sewage charges, etc. The emergence of new technologies of biological treatment would allow more cost-effective, energy-efficient and land-efficient options for Stage 2B. Given the existing water quality conditions and population growth projection within the Victoria Harbour catchment, EPD considered it appropriate to keep the implementation programme of

HATS Stage 2B under review;

- (f) the review on WQOs was a technical and complicated process. While some recommendations were received from the consultant, there would be a need to accumulate more data before concluding that an update to the existing standards was necessary. If any changes to the WQOs were to be introduced, consultation with relevant stakeholders would be conducted in due course;
- (g) both the advance disinfection facilities commissioned in 2010 and the disinfection facilities to be provided under HATS Stage 2A had gone through the proper evaluation process to ensure that they would not cause any adverse environmental impact;
- (h) according to the data provided by the Agriculture, Fisheries and Conservation Department, the number of red tides in Hong Kong was declining in recent years. In 2012 and 2013, there were eighteen and eight red tide reports respectively, which was significantly lower than an average of 80 reports each year in the 1980s. Separately, the occurrence of red tides might not be directly related to water pollution. In some other areas where the water quality was better than Victoria Harbour, more red tide reports were received for different reasons such as temperature, weather, etc.; and
- (i) the Cross Harbour Swim was organised as an annual event at the eastern part of Victoria Harbour in the past few years. The organiser had taken into account various factors, such as weather, tidal factors, etc., when deciding to hold the event. The standards set for bathing beaches were subject to different considerations.

7.7 **Mr Paul ZIMMERMAN** opined that the study should

evaluate whether proposed measures would have any PHO implications from the outset with cogent materials reviewed with the public so that if there was an overriding public need for facilities which did involve reclamation they could be built soon after the study to improve water quality of the harbour was completed. He reiterated that the new water quality data should cover other pollutants which were not measured under the existing WQOs.

7.8 **The Chair** said that the Commission supported commissioning of the study. However, EPD should further explain to the community on the rationale of selecting the four priority areas. He asked EPD to keep the Commission informed of the progress of the study.

EPD

Item 8 Any Other Business

8.1 There being no other business, the meeting ended at 5:30 pm.

**Secretariat
Harbourfront Commission
November 2014**