

29th Meeting of Harbourfront Commission
held at 3:00 pm on 26 October 2017 at the Conference Room
on 15th Floor, North Point Government Offices, 333 Java Road, Hong Kong

Minutes of Meeting

Present

Mr Nicholas BROOKE	Chair
Mr Michael WONG	Secretary for Development, Vice Chair
Mrs Margaret BROOKE	Representing Business Environment Council
Prof Becky LOO	Representing Chartered Institute of Logistics and Transport in Hong Kong
Mrs Karen BARRETTO	Representing Friends of the Earth
Mr Freddie HAI	Representing Hong Kong Institute of Architects
Ms Connie CHEUNG	Representing Hong Kong Institute of Landscape Architects
Dr Eunice MAK	Representing Hong Kong Institute of Planners
Sr Francis LAM	Representing Hong Kong Institute of Surveyors
Mr Ivan HO	Representing Hong Kong Institute of Urban Design
Ir Victor CHEUNG	Representing Hong Kong Institution of Engineers
Ms Elsa MAN	Representing Real Estate Developers Association of Hong Kong
Mr Paul ZIMMERMAN	Representing Society for Protection of the Harbour
Mr Walter CHAN	
Ms Kelly CHAN	
Mr Hans Joachim ISLER	
Mr Alan LO	
Mr Frankie NGAN	
Mr Tony TSE	
Ms Bernadette LINN	Permanent Secretary for Development (Planning and Lands), Development Bureau (DEVB)
Mr Simpson LO	Assistant Commissioner for Tourism 2, Tourism Commission (TC)
Mr Simon LAU	Chief Traffic Engineer/ Kowloon, Transport Department (TD)
Mr LAM Sai-hung	Director of Civil Engineering and Development
Mrs Doris FOK	Assistant Director (Leisure Services)1, Leisure and Cultural Services Department (LCSD)
Mr CHEUK Fan-lun	Assistant Director/Planning & Services, Marine Department (MD)

Mr Raymond LEE	Director of Planning
Miss Christine AU	Secretary

In Attendance

Mr LIU Chun-san	Under Secretary for Development
Ms Doris HO	Deputy Secretary (Planning and Lands)1, DEVB
Mr Allen FUNG	Political Assistant to Secretary for Development, DEVB
Miss Teresa SAIR	Press Secretary to Secretary for Development
Mr LEUNG Kong-yui	Chair, Task Force on Water-land Interface
Miss Rosalind CHEUNG	Principal Assistant Secretary (Harbour) (Designate), DEVB
Mr Larry CHU	Assistant Secretary (Harbour)1, DEVB
Ms Jenny WONG	Assistant Secretary (Harbour) Special Duties, DEVB
Mr Ian CHENG	Assistant Secretary (Harbour) 2, DEVB
Mr Peter MOK	Project Manager (Harbour), DEVB

Absent with Apologies

Dr NG Cho-nam	Representing The Conservancy Association
Mr CHAN Ka-kui	
Mr Karl KWOK	
Ms Vivian LEE	
Mr Vincent NG	

Action

Welcoming Message

The Chair welcomed all to the first meeting of the Commission in its new term starting from 1 July 2017. Above all, he thanked Miss Christine AU, Secretary of the Commission who would be posted out of the Development Bureau starting from 27 October 2017, for her contribution to the work of the Commission. He also introduced new official Members including Mr Michael WONG, Secretary for Development; Ms Bernadette LINN, Permanent Secretary for Development (Planning and Lands); and Miss Rosalind CHEUNG, Principal Assistant Secretary (Harbour) (Designate), who would take over the Secretary of the Commission from Miss Christine AU.

He introduced new Members who attended the meeting for the first time, including Mr Tony TSE; Ms Connie CHEUNG,

Action

representing Hong Kong Institute of Landscape Architects; Dr Eunice MAK, representing Hong Kong Institute of Planners; Sr Francis LAM, representing Hong Kong Institute of Surveyors; Ir Victor CHEUNG, representing Hong Kong Institution of Engineers; and Ms Elsa MAN, representing Real Estate Developers Association of Hong Kong.

He informed Members that Mr Simon LAU, Chief Traffic Engineer of TD, was attending on behalf of Ms Mable CHAN; Mr Simpson LO, Assistant Commissioner for Tourism, was attending on behalf of Miss Cathy CHU; Mrs Doris FOK, Assistant Director of LCSD, was attending on behalf of Ms Michelle LI; and Mr CHEUK Fan-lun, Assistant Director of MD, was attending on behalf of Ms Maisie CHENG.

Item 1 Acknowledgement of Minutes of the 28th Meeting

- 1.1 **The Chair** said that the Secretariat circulated the draft minutes of the 28th meeting to Members of the last term on 19 October 2017. Due to changes of membership, Members of the current term were invited to acknowledge the minutes.

Item 2 Matters Arising

- 2.1 There is no matter arising for follow-up at the meeting.

Item 3 Way Forward for Harbourfront Enhancement

- 3.1 **The Chair** informed that the meeting would open to the public. He invited and **Miss Christine AU** gave Members an overview on the upcoming work plan of the proposed Harbour Office with the aid of a PowerPoint.
- 3.2 **The Chair** asked the Government to engage the Commission earlier on the scope of the studies such as the study to enhance the design of cycle track from Sheung Wan to Quarry Bay.

3.3 **Mr Tony TSE** made the following comments -

- (a) the Government should identify the implementation and management agents of these harbourfront development projects as soon as possible to facilitate early completion of the projects for public enjoyment;
- (b) he asked relevant government departments to accord priority to harbourfront development initiatives;
- (c) he enquired about the timetable for establishing the proposed Harbour Office to take over the six projects to be funded by the \$500 million dedicated funding;
- (d) since the area near the Wan Chai Ferry Pier would be available in Q2 2018, the Government should commence design of the promenade in advance; and
- (e) he enquired about the manpower plan of the proposed Harbour Office to take over the harbourfront enhancement projects in the pipeline.

3.4 **Mr Alan LO** opined that relevant government departments should come up with modern and innovative design concepts with a view to making the harbourfront more vibrant.

3.5 **Mrs Margaret BROOKE** said that suitable plans to engage public in the place-making process should be drawn up so that the harbourfront enhancement initiatives would be able to meet public aspirations and needs.

3.6 **Prof Becky LOO** made the following comments -

- (a) the harbourfront enhancement proposals should be guided by the Harbour Planning Principles and Guidelines;
- (b) sufficient weight should be attached to community involvement; and
- (c) manpower and resources of the proposed Harbour Office

should be strengthened.

- 3.7 **Mr LEUNG Kong-yui** concurred with Prof Becky LOO that the proposed Harbour Office would need sufficient manpower and resources to help taking forward relevant harbourfront enhancement projects. There should also be closer ties with relevant District Councils.
- 3.8 **Mr Ivan HO** commented that the support of the professional expertise such as architects and engineers in the proposed Harbour Office should be further strengthened. Efforts should also be made to explore possibilities to engage local architects and designers to bring in new ideas to the design of harbourfront projects. A flexible implementation and management model should be adopted.
- 3.9 **Sr Francis LAM** opined that the scale of the enhancement work for the Tsuen Wan Waterfront would have to be worked out taking into account the allocation of \$30 million.
- 3.10 **Mr Paul ZIMMERMAN** supplemented the following comments –
- (a) he reiterated the request of providing a table setting out land availability, existing uses and timing of implementation for ongoing and planned projects for all sites so as to keep track of the progress of planning, implementation and activation of the entire harbourfront;
 - (b) the proposed Harbour Office should develop an overall plan so that the actual works could commence when the land became available;
 - (c) he concurred with Mr Ivan HO that local designers and architects should be engaged to provide ideas on new design concepts;
 - (d) he supported the idea of engaging the community in harbourfront planning and development; and

Action

- (e) he agreed that manpower and resources for the proposed Harbour Office should be further strengthened in particular with professionals specialised in planning, implementation and community engagement.

3.11 Mr Michael WONG responded as follows -

- (a) the proposed Harbour Office would be set up to facilitate implementation of harbourfront development projects, while the day-to-day management of harbourfront sites would be taken up by LCSD and other government assigned agents as appropriate. The functions of the proposed Harbour Office would be modelled on the Energising Kowloon East Office;
- (b) looking forward, for some initiatives that fell outside the dedicated funding of \$500 million, the Government would consider entrusting the private sector or NGOs to take up the works and management with a view to adding flexibility and innovation to harbourfront development; and
- (c) relevant District Councils would be important stakeholders to be engaged on harbourfront enhancement initiatives. Taking into account the timing and scale of individual projects, the proposed Harbour Office would consider suitable community consultation process.

3.12 Miss Christine AU made the following responses -

- (a) the Harbour Office would first focus on implementing the six projects agreed by the Commission to be funded by the dedicated funding of \$500 million. Subject to further strengthening manpower and other resources, as well as the experience gained, the role of the Harbour Office could be suitably reviewed;
- (b) the Commission had adopted an open approach in engaging the community on harbourfront development initiatives in recent years. Proponent departments would continue to engage and seek views of the local

Action

community when taking forward harbourfront development projects; and

- (c) Members' view would be sought on the design of relevant facilities under the projects as early as practicable. For example, for the proposed advance promenade in front of the Wan Chai Ferry Pier, relevant departments would be invited to consult Members on the preliminary design shortly.

3.13 **The Chair** thanked DEVB for the presentation and Members for their comments. He further suggested that the terms of reference of the four Task Forces might be reviewed.

Item 4 Terms of Reference of the Commission

4.1 **The Chair** informed Members that in the past Task Force meetings, Mr Paul ZIMMERMAN proposed to amend the Terms of Reference (ToR) of the Commission. He asked the Secretariat to circulate the revised ToR with proposed amendments to Members for comments.

**the
Secretariat**

[Post-meeting notes: The ToR of the Commission with proposed amendments was circulated to Members for comments on 27 December 2017.]

Item 5 Progress Report from Task Force on Harbourfront Developments on Hong Kong Island (Paper No. HC/12/2017)

5.1 **The Chair**, in his capacity as the Chair of the Task Force, took Members through the progress report.

5.2 **Mr Paul ZIMMERMAN** opined that the industrial building development at Hoi Yu Street in Quarry Bay was highly undesirable. He asked the Government to take stock of any similar case along the harbourfront and proactively handle such cases.

Action

- 5.3 **Miss Christine AU** responded that the Government was not aware of any other similar cases along the harbourfront and would continue to communicate with the lot owner at Hoi Yu Street to see whether any alternative proposal that could better meet the harbourfront planning objectives could be worked out.
- 5.4 On the Hong Kong Observation Wheel, **Miss Christine AU** informed Members that the tenant aimed to complete renovation, obtain necessary licence and permits, and open the wheel to the public before the end of 2017.

Item 6 Progress Report from Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing (Paper No. HC/14/2017)

- 6.1 **Prof Becky LOO**, the Chair of the Task Force, briefed Members on the progress report.
- 6.2 **Mr Raymond LEE** reported that the planning application on the proposed temporary school at the Hung Hom waterfront had been rejected by the Town Planning Board.
- 6.3 On the Tsuen Wan waterfront, **Mr Paul ZIMMERMAN** said that there would be other sites at Hoi Kok Street that warranted a comprehensive place-making exercise to identify quick-win and long-term enhancements.
- 6.4 **Prof Becky LOO** responded that the Task Force would proceed with the proposed Tsuen Wan waterfront enhancement as a quick-win initiative in parallel with planning for the other sites mentioned.

Item 7 Progress Report from Task Force on Kai Tak Harbourfront Development (Paper No. HC/13/2017)

- 7.1 **Miss Christine AU**, presented the progress report on behalf of the Chair of the Task Force who was in absentia.

Action

7.2 **Mr Paul ZIMMERMAN** raised that a “cycle track” may refer to an exclusive path for cyclists and would be separated from pedestrian. Instead of using the term a “cycle track” network, he urged the Government to refer it as a shared use cycle route network. Making reference to public parks in London, a holistic approach should be put forward in planning the routes, parking and other ancillary facilities.

Item 8 Progress Report from Task Force on Water-land Interface (Paper No. HC/15/2017)

8.1 **Mr LEUNG Kong-yui**, the Chair of the Task Force, briefed Members on the progress report.

8.2 **Mr Hans Joachim ISLER** opined that the Marine Department (MD) should not underestimate the needs for berthing of pleasure vessels (PVs) in typhoon shelters. He emphasised that economic and leisure benefits brought by PVs were equally important.

8.3 **Mr PAUL ZIMMERMAN** raised the following comments -

- (a) He was concerned that the current administrative measure to designate areas in Kwun Tong Typhoon Shelter (KTTS) for the exclusive mooring of non-PVs would push PVs out of the typhoon shelter;
- (b) he urged MD to provide further information on the number of PVs in Hong Kong and the space available in sheltered waters for mooring. He suggested MD to further explore measures to cater for the increasing demand of PVs. He had doubts on whether allowing PVs to berth in Hei Ling Chau and Yim Tin Tsai Typhoon Shelters would be effective; and
- (c) he observed that only a few non-PVs would berth at the KTTS during normal days and that the typhoon shelter was under-utilised. Therefore, there was no need to allow exclusive mooring of non-PVs in typhoon shelters.

Action

8.4 **Mr CHEUK Fan-lun** clarified that MD noted the conflict between PVs and non-PVs in using the KTTS and would adopt all possible measures to implement the shared use concept in the KTTS. There was no plan to forbid PVs from mooring in the KTTS and only about 40 percent of the major anchorage areas (i.e. about 15 ha) in KTTS had been reserved for the mooring of non-PVs. The inner part of KTTS's anchorage area would be allowed for the mooring of PVs.

8.5 **Mr PAUL ZIMMERMAN** supplemented the following -

(a) he opined that the current arrangement of only allowing anchoring but not proper mooring of PVs in the typhoon shelters was undesirable . He requested MD to provide statistics on the number of PVs that could be accommodated in the KTTS if they could be more densely packed with proper moorings; and

(b) he reiterated that with 40 percent of the water area designated for the mooring of non-PVs and the Energizing Kowloon East Office (EKEO)'s proposal to organise more water-based recreational activities in KTTS during normal days, not much area would be left for PVs and would amount to a total ban on the mooring of PVs in KTTS.

8.6 **The Chair** asked relevant departments to follow-up on the comments received.

Item 9 Another Other Business

9.1 **The Chair** informed that the Commission had received an email from concern groups/ organisations mainly from the Central and Western District expressing opinions on the proposed short-term tenancy for operating a community garden in Kennedy Town and the future land use of the site. The email was tabled for Members' reference and representatives from the concern groups would be invited to make a presentation at the next Hong Kong Task Force meeting.

Action

[Post-meeting notes: The Protect Kennedy Town Alliance made a presentation to express opinions on the proposed short-term tenancy for operating a community garden in Kennedy Town and the future land use of the site at the 29th Hong Kong Task Force meeting on 23 January 2018.]

- 9.2 **Mr Paul ZIMMERMAN** commented that instead of setting up a new Task Force, it would be more efficient for the Task Force on Water-land Interface to be converted to oversee matters in relation to vision, activation and events to be organised at the harbourfront. This Task Force could also be responsible for reviewing short-term tenancies (STT) along the harbour.
- 9.3 **The Chair** agreed to consider the vision of the Commission and suggested discussing it holistically under the Commission as and when necessary in an ongoing manner.
- 9.4 **Mr Tony TSE** requested and **the Chair** agreed to circulate previous progress reports from Working Group on the Protection of the Harbour Ordinance (WGPHO) presented at Commission meetings in the last term for new Members' reference.

[Post-meeting notes: Previous progress reports from WGPHO were circulated to new Members for reference on 1 November 2017.]

- 9.5 There being no other business, the meeting ended at 5:05 pm.

Secretariat
Harbourfront Commission
February 2018