

31st Meeting of Harbourfront Commission
held at 10:30 am on 25 June 2018 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
Mr Evans IU	Representing Hong Kong Institute of Landscape Architects
Sr Francis LAM	Representing Hong Kong Institute of Surveyors
Mr Ivan HO	Representing Hong Kong Institute of Urban Design
Ir Raymond CHAN Kin-sek	Representing Hong Kong Institution of Engineers
Mr Paul ZIMMERMAN	Representing Society for Protection of the Harbour
Mr CHAN Ka-kui	
Ms Kelly CHAN	
Mr Hans Joachim ISLER	
Mr Karl KWOK	
Mr Alan LO	
Mr Vincent NG	
Hon 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 Peter WONG	Assistant Commissioner/Urban, Transport Department (TD)
Mr LAM Sai-hung	Director of Civil Engineering and Development Department (CEDD)
Mrs Doris FOK	Assistant Director (Leisure Services) 1, Leisure and Cultural Services Department (LCSD)
Mr Tony CHAN	Assistant Director/Planning & Services, Marine Department (MD)
Mr Raymond LEE	Director of Planning

Miss Rosalind CHEUNG

Secretary

In Attendance

Mr LIU Chun-san

Under Secretary for Development

Ms Doris HO

Deputy Secretary (Planning and Lands) 1, DEVB

Miss Teresa SAIR

Press Secretary to Secretary for Development

Mr LEUNG Kong-yui

Chair, Task Force on Water-land Interface

Mr Henry LAI

Assistant Secretary (Harbour) 1, DEVB

Ms Jenny WONG

Assistant Secretary (Harbour) Special Duties,
DEVB

Mr Ian CHENG

Assistant Secretary (Harbour) 2, DEVB

Absent with Apologies

Dr Eunice MAK

Representing Hong Kong Institute of Planners

Ms Elsa MAN

Representing Real Estate Developers Association
of Hong Kong

Dr NG Cho-nam

Representing The Conservancy Association

Mr Walter CHAN

Ms Vivian LEE

Mr NGAN Man-yu

Agenda Item 3

Mr LAU Shing-cheong

Chief Engineer/Land Drainage, Drainage
Services Department (DSD)

Agenda Item 4

Miss Rosalind CHEUNG

Principal Assistant Secretary (Harbour), DEVB

Mr Ian CHENG

Assistant Secretary (Harbour) 2, DEVB

Agenda Item 5

Miss Rosalind CHEUNG

Principal Assistant Secretary (Harbour), DEVB

Ms Jenny WONG

Assistant Secretary (Harbour) Special Duties,
DEVB

Welcoming Message

The Chair welcomed all to the meeting. He informed Members that Mr Simpson LO, Assistant Commissioner for Tourism, attended on behalf of Mr Joe WONG; Mr Peter WONG, Assistant Commissioner of the Transport Department (TD) attended on behalf of Ms Mable CHAN; Mrs Doris FOK, Assistant Director of the Leisure and Cultural Services Department (LCSD), attended on behalf of Ms Michelle LI; and Mr Tony CHAN, Assistant Director of the Marine Department (MD), attended on behalf of Ms Maisie CHENG.

Item 1 Confirmation of Minutes of the 30th Meeting

- 1.1 **The Chair** said that the Secretariat circulated the draft minutes of the 30th meeting to Members on 15 June 2018. The revised draft minutes were tabled for Members' information. There being no proposed amendment, the minutes were confirmed at the meeting.

Item 2 Matters Arising

An overview of the public open space along the harbourfront

- 2.1 **Mr Paul ZIMMERMAN** said he had requested several times an overview of harbourfront land to be used for developing public open space, the existing land status of such land and the implementation plans, but has yet to receive it.
- 2.2 **Ms Bernadette LINN** responded that the Government could provide factual information on the current status of such harbourfront land in due course.

Item 3 Blue-Green/Spongy City Concept: Adapting to Climate Change (Paper No. HC/04/2018)

Briefing by the Drainage Services Department

- 3.1 **Mr LAU Shing-cheong** from the Drainage Services Department (DSD) briefed Members on the concept with the

aid of a PowerPoint.

Discussion

Blue-Green Infrastructure

- 3.2 **Mr Ivan HO** said the progress had been slow despite the fact that the Blue-Green concept had been introduced for years. He further asked if the Happy Valley Underground Stormwater Storage Tank could be open to public for enjoyment during dry seasons and further suggested that Green Channels (i.e. river channels with more greening and vegetation or planting) should be put in place in Hong Kong as far as practicable.
- 3.3 **Ir Raymond CHAN Kin-sek** asked if it was possible to use collected floodwater to flush toilets through connecting flood tanks to the seawater supply system. He also asked whether there were figures on the total hard paved area in Hong Kong and any long-term plan to reduce such area, which was impermeable to water and not conducive to the promotion of the Blue-Green concept.
- 3.4 **Mr Paul ZIMMERMAN** asked how the Blue-Green infrastructure projects tied in with other water quality improvement schemes in the nearshore of the Victoria Harbour. He further asked whether DSD would consider using harbourfront areas for storage tanks of grey water, with a view to enhancing its utilisation after treatment.
- 3.5 **Mr LAU Shing-cheong** responded that the stormwater collected at the future development of Anderson Road Quarry Site could be considered for other uses after proper treatment, such as irrigation or toilet flushing.

Policy Support from the Government

- 3.6 **Mr Tony TSE** and **Mr Ivan HO** urged the Government to review the Blue-Green concept holistically and encourage other bureaux or departments to incorporate the concept into their future projects.

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- 3.7 **Mr Tony TSE** added that the maintenance cost of Blue-Green infrastructure was high and suggested the Government incentivising the private sector to adopt such infrastructure by way of financial subsidy.
- 3.8 **Mrs Karen BARRETTO** asked if DSD would peruse all new building projects, both public and private, to ensure the incorporation of Blue-Green elements.
- 3.9 **Mr LAU Shing-cheong** responded that the Blue-Green concept was advocated in the 2017 Policy Address and the Government had been encouraging other bureaux and departments to adopt the concept.

Coastal Flooding

- 3.10 **Ir Raymond CHAN Kin-sek** asked if there were any systematic plans to enhance defence works against coastal flooding, which had been getting more common due to the rise of sea level.
- 3.11 **Mr Paul ZIMMERMAN** queried if more pumps would be required to intercept and pump out the floodwater arisen from the rise of sea level.
- 3.12 Drawing reference to the fatal flooding in Macau last year, **Prof Becky LOO** opined that the Government should step up its flood mitigation measures, which was piecemeal and obsolete at the moment. She further enquired if the remaining six flooding black spots were located along the Victoria Harbourfront.
- 3.13 **Mr LAU Shing-cheong** responded that DSD and the Port Works Division of the Civil Engineering and Development Department (CEDD) would engage further studies to review the impact of coastal flooding. He said that the remaining six flooding black spots were not located along the harbourfront areas.

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Land Co-use Concept

- 3.14 **Sr Francis LAM** enquired if the land co-use concept could be applied in the drainage facilities in the harbourfront areas.
- 3.15 **Mr Paul ZIMMERMAN** said that the project team of DSD could draw reference from the integrated design of coastal defense dikes and carpark in the Netherlands. Speaking of the Tung Chung River project, he reminded the project team to consider an integrated design that would cater for both social and ecological needs.
- 3.16 **Mr LAU Shing-cheong** shared an example of land co-use in Kwun Tong Sewage Pumping Station, where a landscape deck would be constructed atop and be open for public enjoyment.

Environmental and Hygiene Concerns

- 3.17 **Mrs Karen BARRETTO** queried if desilting facilities had been properly designed in the drainage system so that rubbish could be intercepted before being discharged into the Harbour.
- 3.18 **Mr Freddie HAI** said that malaria had become an increasing threat and advised the project team to work closely with the Food and Environmental Hygiene Department (FEHD) and the Environmental Protection Department (EPD) on the preventive measures when implementing drainage projects.

Way Forward

- 3.19 **The Chair** concluded that Members would want to see a more integrated use of land and better policy support from the Government down the road. The project team was also advised to take Members' comments on board and provide a detailed written response after the meeting.

[Post-meeting notes: The written response from DSD was circulated for Members' information on 2 August 2018]

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Item 4 Consultancy Study on Enhancing Visitors' Experience and Connectivity from the Hinterland to and within Harbourfront Areas (Paper No. HC/05/2018)

- 4.1 **Prof Becky LOO** stated that she was interested in taking part in the study as a consultant. **The Chair** decided that since she was not involved in the subject study yet, she could remain in the meeting.

Briefing by the Harbour Unit (HU)

- 4.2 **Miss Rosalind CHEUNG** briefed Members on the study with the aid of a PowerPoint.

Discussion

Study Scope

- 4.3 **Mr Vincent NG** supported the study. Instead of focusing only on the two study areas, he suggested first researching into overseas exemplars of waterfront, so as to shed light on the best treatment for local promenades with different dimensions. **Mr Ivan HO** concurred, adding that research and implementation should dovetail in parallel, and that the consultant should engage the local neighbourhood in taking forward the study.
- 4.4 Whilst supporting the idea of having quick-fixes at the harbourfront for early public enjoyment, **Ms Kelly CHAN** was concerned whether part of this study would overlap with the other study on suitable model(s) for managing and maintaining the harbourfront.
- 4.5 **Mrs Margaret BROOKE** emphasised the reference value of general planning principles or guidelines to be identified through the two study areas, and expected that the consultant would be able to distil commonalities between the two areas which could be applied territory-wide.
- 4.6 **Ir Raymond CHAN Kin-sek** asked if water-land interfacing of promenades would be included in the proposed study.

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- 4.7 **Mr LEUNG Kong-yui** suggested the consultant focusing on identifying routes that visitors frequently travel to the study areas.
- 4.8 **Mr Alan LO** considered it too restrictive if the two study areas are themed as proposed.

Site Selection

- 4.9 **Ms Kelly CHAN** noted the different target users of the two study areas and suggested the Government set out clearly in the consultancy brief the expected character of the two areas.
- 4.10 For the Tai Kok Tsui waterfront, **Mr Paul ZIMMERMAN** said that the connectivity issue arisen from the West Kowloon Highway could hardly be solved without constructing new connections. **Mr Ivan HO** agreed and said that residents of surrounding private developments would prefer visiting the well-equipped clubhouses, rather than the public waterfront.
- 4.11 For the Tsim Sha Tsui waterfront, **Mr Ivan HO** considered it a more tourist-centred piece of waterfront. **Sr Francis LAM** considered that the connectivity between Tsim Sha Tsui and Hung Hom should be improved.
- 4.12 **Mr Paul ZIMMERMAN** counter-proposed covering Tsing Yi promenade in the study, which have been much visited and with diversified uses.

Duration of Study

- 4.13 In response to suggestion by **the Chair** and **Mr Ivan HO** to shorten the duration of the study, **Ms Bernadette LINN** said that the Government would keep the study duration within two years.

Selection of Consultant

- 4.14 **Mr Freddie HAI** opined that in the course of consultant selection, the Government should give higher weighting for

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the technical proposal, such as innovation and past experience, rather than the fee proposal.

Way Forward

- 4.15 **Miss Rosalind CHEUNG** said that the Government would further take Members' comments into account and report the updates in the next meeting.
- 4.16 **Ms Bernadette LINN** said that while the focus of the subject study would be on developed waterfront areas, the Government would keep an open mind on Members' suggestions and was prepared to review the study locations.
- 4.17 **The Chair** asked the Secretariat to fine-tune the study scope and consultant selection criteria. Some general planning principles should be identified from the proposed study areas for application to other harbourfront areas.

Item 5 Consultancy Study on Suitable Model(s) for Managing and Maintaining the Harbourfront (Paper No. HC/06/2018)

Briefing by the Harbour Unit (HU)

- 5.1 Upon Chair's invitation, **Miss Rosalind CHEUNG** took Members through the proposed study with the aid of a PowerPoint.

Discussion

Proposed Management and maintenance (M&M) guidelines

- 5.2 **The Chair** was concerned about the legal basis of the proposed M&M guidelines.
- 5.3 **Ir Raymond CHAN** pointed that most harbourfront open space was managed by LCSD under the Pleasure Grounds Regulation (PGR). The Government should examine if restrictions imposed by the PGR could be relaxed to allow a

greater variety of activities at the harbourfront.

Objective of the study

- 5.4 **Mr Vincent NG** informed the meeting that a “Task Group on Management Model for the Harbourfront” was set up under the then Harbour-front Enhancement Committee about ten years ago to study both local and overseas M&M models for managing public space. Overseas visits to Liverpool, London, Singapore, Sydney, San Francisco and Vancouver had been conducted for Task Group Members to learn more about the experience of international cities in developing and managing harbourfront areas. The HC subsequently advocated the establishment of a Harbourfront Authority (HFA) having regard to the overseas experience. While the Government considered it premature to establish the HFA, he enquired how the current proposed study would come up with a completely new M&M model that could fully meet the aspiration of members or the public.
- 5.5 **Prof Becky LOO** concurred. Noting that the study would take another two years to complete, she was worried that there might be further delay in implementing harbourfront enhancement initiatives. She urged the Government to implement quick-win projects adhering to the existing Harbour Planning Principles and Guidelines as soon as possible in parallel.
- 5.6 While looking forward to the establishment of an HFA in the future, **Mr LEUNG Kong-yui** believed that the current proposed study should aim at identifying a suitable M&M model to enhance the vibrancy of the harbourfront under the existing hierarchy and resources.
- 5.7 **Mrs Margaret BROOKE** was concerned about the entity to oversee the implementation of the tailor-made M&M model to be recommended by the proposed consultancy study.

Repositioning the Task Force on Water-land Interface (TFWL)

- 5.8 **Mr Paul ZIMMERMAN** commented that if harbourfront planning and development were continued to be overseen by the Harbour Unit (HU) instead of the HFA, the HU should engage professional panels for implementing harbourfront enhancement initiatives on one hand, and a Task Force under the HC should be tasked to advise the Government on general implementation, design and management matters on the other, thereby providing guidance to the three existing geographical Task Forces under HC on considering harbourfront projects. He considered that as the role of the TFWL might be diminished following the adding of “adjacent waters” to the Terms of Reference of all geographical Task Forces recently, the TFWL should have the capacity for taking up the new task as mentioned above. In other words, the proposed consultancy study on the M&M models was not required.

Responses by the Secretariat

- 5.9 **Miss Rosalind CHEUNG** responded that the plan was to assign the consultant of the proposed study to take stock of different kinds of existing M&M arrangement in harbourfront areas in Hong Kong and overseas. Apart from the traditional LCSD model, the stock-taking exercise should also cover those under the lead of different agencies, such as other government bureaux or departments, statutory organisations, non-profit organizations and private sector, etc., with a view to identifying the strengths and weaknesses of different existing models. The consultant would then recommend suitable approaches, such as whether there should be a single set of guidelines applicable for all, or that different guidelines should be allowed for different harbourfront areas, or even a hybrid of both.

Way forward

- 5.10 **Ms Bernadette LINN** said that the proposed study was one of the six projects to be financed under the \$500 million

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dedicated funding endorsed by the HC at its meeting on 8 May 2017, which was supposed to be focusing on M&M in the absence of an HFA. The Government would consider Members' latest comments and was prepared to review the scope, or even the need of the study if Members have second thoughts.

- 5.11 **The Chair** asked the Secretariat to review the scope for the proposed study and suggest the way forward of the Task Force on Water-land Interface in due course.

[Post-meeting notes: At the 32nd Commission meeting on 27 July 2018, the Development Bureau briefed Members on a revised proposal to make in-house efforts in drawing up suitable management guidelines for use in harbourfront areas as well as the proposal to expand the Task Force on Water-land Interface to cover matters on implementation, design and management relating to the harbourfront.]

Item 6 Progress Report from Task Force on Harbourfront Developments on Hong Kong Island (Paper No. HC/07/2018)

Item 7 Progress Report from Task Force on Kai Tak Harbourfront Development (Paper No. HC/08/2018)

Item 8 Progress Report from Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing (Paper No. HC/09/2018)

- 6.1 **The Chair** informed the Commission that the three progress reports had been circulated to Members for perusal before the meeting.

Conceptual Design Scheme for Promenade at Runway Precinct and Promenade adjoining Road D3 (Metro Park Section)

- 6.2 **Mr Paul ZIMMERMAN** asked for follow-up on the 31st Task Force on Kai Tak Harbourfront Development (KTTF) meeting, during which he had requested for data on the loading capacity of the underpass of Road D3, so that the KTTF could have a better understanding on whether superstructures for

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water sports development could be built there.

- 6.3 **Miss Rosalind CHEUNG** responded that the comments raised at the last KTTF meeting had been relayed to the relevant departments for follow-up. She added that the proposal would be further discussed at the coming KTTF meeting.

Item 9 Any Other Business

- 9.1 There being no other business, the meeting ended at 12:45 pm.

**Secretariat
Harbourfront Commission
October 2018**