

**33<sup>rd</sup> Meeting of Harbourfront Commission**  
**held at 3:00 pm on 18 October 2018 at the Conference Room**  
**15/F, North Point Government Offices, 333 Java Road, Hong Kong**

**Minutes of Meeting**

**Present**

Mr Vincent NG	Chair
Mr Michael WONG	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
Mrs Karen BARRETTO	Representing Friends of the Earth
Mr Anthony CHEUNG	Representing Hong Kong Institute of Architects
Mr Evans IU	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
Mr Winston CHU	Representing Society for Protection of the Harbour
Mr Ken SO	Representing The Conservancy Association
Mr CHAN Ka-kui	
Mr Walter CHAN	
Ms Kelly CHAN	
Ir Janice LAI	
Ms Vivian LEE	
Mr NGAN Man-yu	
Ms Bernadette LINN	Permanent Secretary for Development (Planning and Lands), Development Bureau (DEVB)
Mr Edward LEUNG	Senior Manager (Tourism) 21, Tourism Commission (TC)
Mr Michael LAW	Assistant Commissioner/Urban, Transport Department (TD)
Mr Ricky LAU	Director of Civil Engineering and Development (CEDD)
Mr Benjamin HUNG	Chief Leisure Manager/ Hong Kong West, Leisure and Cultural Services (LCSD)
Mr Adrian CHAN	General Manager/Planning, Development & Port Security, 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, Development Bureau
Mr Allen FUNG	Political Assistant to Secretary for Development
Miss Teresa SAIR	Press Secretary to Secretary for Development
Miss Ruth LEE	Senior Estate Surveyor/Special Duties1 (Estate Management Section), Lands Department (LandsD)
Mr Michael CHIU	Chief Executive Officer (Planning)1, LCSD
Mr Henry LAI	Assistant Secretary (Harbour) 1, DEVB
Ms Jenny WONG	Assistant Secretary (Harbour) Secretary (Harbour) Special Duties, DEVB
Mr Ian CHENG	Assistant Secretary (Harbour) 2, DEVB

**Absent with Apologies**

Mr Terence LEE	Representing Real Estate Developers Association of Hong Kong
Mr Hans Joachim ISLER	
Mr Karl KWOK	
Ms Christina LEE	
Mr Alan LO	
Hon Tony TSE	

**Agenda Item 3**

Mr NG Tak-wah	Senior Town Planner / HK 2, Planning Department
Mr Derek YUE	Senior District Engineer / HES, Highways Department
Ms Daisy WONG	District Lands Officer/ Hong Kong East, Lands Department
Mr Kim TSUI	Senior Building Surveyor/ Hong Kong East 1, Buildings Department
Mr WONG Sai-chung	Chairman, Concord Group
Ms Amy YU	General Manager, Concord Group
Mr George CHAN	Project Manager, Concord Group
Mr Simon LEUNG	Managing Director, MLA
Mr Edward CHEUNG	Director, MLA
Ms Cindy TSANG	Director, Townland Consultants Limited
Mr Vincent LAU	Town Planner, Townland Consultants Limited
Mr Chapman LAM	Director, MVA
Ms Kathy WAN	Senior Traffic Engineer, MVA
Mr Arthur CHIU	Senior Environmental Consultant, SMEC

#### **Agenda Item 4**

Mrs Margaret BROOKE	Very Hong Kong
Mr Christopher LAW	Very Hong Kong

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#### **Welcoming Message**

**The Chair** welcomed all to the meeting. He introduced Mr Ricky LAU who had assumed the post of Director of Civil Engineering and Development to Members.

He informed the meeting that Mr Edward LEUNG, Senior Manager of Tourism Commission, attended on behalf of Mr Joe WONG; Mr Michael LAW, Assistant Commissioner of the Transport Department (TD), attended on behalf of Ms Mable CHAN; Mr Benjamin HUNG, Chief Leisure Manager of the Leisure and Cultural Services Department (LCSD), attended on behalf of Ms Michelle LI; and Mr Adrian CHAN, General Manager of the Marine Department (MD), attended on behalf of Ms Maisie CHENG.

He also informed Members that Dr Jeffrey HUNG was the new alternate representative of Friends of the Earth.

#### **Item 1 Confirmation of Minutes of the 31<sup>st</sup> and 32<sup>nd</sup> meetings**

- 1.1 **The Chair** said that the Secretariat circulated the draft minutes of the 31<sup>st</sup> and 32<sup>nd</sup> meetings to Members on 16 October 2018. There being no proposed amendment, the minutes were confirmed at the meeting.

#### **Item 2 Matters Arising**

##### 2018 Policy Address

- 2.1 **The Chair** gave the following remarks in relation to the Chief Executive's 2018 Policy Address -

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- (a) he was happy to see that harbourfront enhancement was featured in the newly-released Policy Address. It signified the acknowledgement of the Government and the Chief Executive on the importance of harbourfront development, as well as their recognition of the work of the Harbourfront Commission (HC);
- (b) many projects that were mentioned in the Policy Address had been discussed by the HC. Examples of which were one of the advanced promenades in Wan Chai North and the enhancement works in Tsuen Wan waterfront which were funded by the \$500 million dedicated funding, as well as the proposed boardwalk underneath the Island Eastern Corridor. HC cared about and looked forward to the implementation of all these projects, and he was heartened to see them making significant progress in the coming years;
- (c) the Development Bureau (DEVB) had successfully secured additional manpower resources for the Harbour Office (HO) to execute harbourfront enhancement initiatives; and
- (d) after more than a year's discussion, the six projects under the \$500 million dedicated funding had been taken forward progressively. Task Force Chairs and himself were all eager to find ways to bring even more vibrancy to the harbour in our next stage of work, and he welcomed Members' views at any time.

**Item 3 Revised Proposal by Private Developer on Enhanced Harbourfront Development at Hoi Yu Street, Quarry Bay**

- 3.1 **The Chair** welcomed representatives from DEVB, Buildings Department, Highways Department, Lands Department and Planning Department, as well as those of the lot owner.
- 3.2 **Mr Raymond LEE** declared that he was the Chairman of the Metro Planning Committee (MPC) of the Town Planning

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Board (TPB). As the proposal to be discussed might likely be put forward to the MPC, he would refrain from giving comments. **Mr Ivan HO** and **Ir Janice LAI** declared that they had business dealings with the Consultants of the proponent but were not involved in the proposed project. **The Chair** decided that Mr LEE, Mr HO and Ir LAI could remain in the meeting.

**Briefing by HO**

3.3 Upon Chair's invitation, **Miss Rosalind CHEUNG** refreshed Members with the following background information -

- (a) the two private lots at Hoi Yu Street in Quarry Bay were originally permitted for industrial and/or godown purposes. The building plans for a 25-storey (about 85mPD) industrial building (IB) development were approved in September 2001. Following discussions with DEVB and relevant government departments, the lot owner had put forth an alternative proposal of having a non-industrial mixed development with leisure, tourism and commercial elements on the site. The development would be subject to TPB's planning approval and necessary land administration procedures;
- (b) the lot owner had consulted the Harbourfront Commission (HC) on their proposal at its last meeting in July 2018. Instead of an IB development with a building height of 85mPD, the lot owner proposed building 5 blocks of 8 to 11 storeys. Relaxation of building height restriction from 35mPD to 42mPD was proposed; and
- (c) while Members were supportive of replacing the original IB development with an alternative proposal which was more compatible with the harbourfront environment by way of land exchange, they were concerned about the proposed relaxation of building height restriction; the lack of variation in building height; connectivity to the

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hinterland; visual and physical permeability; as well as the design and management of the adjacent promenade.

- 3.4 **Mr Winston CHU** asked whether the granting of an additional 6 055 m<sup>2</sup> of Government land was in line with the Harbour Planning Principles & Guidelines (HPP&Gs) and if the proposed development would have any impact on the proposed boardwalk underneath the Island Eastern Corridor (IEC).
- 3.5 **Miss Rosalind CHEUNG** responded that despite the granting of the additional government land, the proposal would retain the 10-metre wide harbourfront promenade which would be opened for public enjoyment at all times. In addition, the proposed uses were compatible with the planning intent of the subject site which was zoned as “Other Specified Uses (1)” annotated “Cultural and/or Commercial, Leisure and Tourism Related Uses” (OU(1)).
- 3.6 **Ms Bernadette LINN** supplemented that the development proposal was subject to TPB’s planning approval and necessary land administration procedures. The lot owner had consulted the HC and the Eastern District Council and would submit an application to TPB in due course.
- 3.7 In response to the enquiry from **Mr LEUNG Kong-yui**, **Ms Bernadette LINN** said that the statutory building height restriction had been specified in the relevant Outline Zoning Plan (OZP). According to the plan, the lot owner could apply to the TPB for a minor relaxation from the statutory restriction.
- 3.8 **Mr Winston CHU** stressed the importance for HC to ensure compliance with the HPP&Gs by all harbourfront development proposals. **The Chair** said that the HC had all along adopted the HPP&Gs when considering proposals on harbourfront areas.

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- 3.9 With the aid of a PowerPoint, **Mr Simon LEUNG** and **Mr Chapman LAM** briefed Members on the revised design of the proposed development.
- 3.10 **Mr WONG Sai-chung** said that as a private developer who had taken into account public interest, he had agreed not to take forward the development of the permitted IB on their original site in exchange for development of the OU(1) site at Hoi Yu Street. He would like to enlist the support from HC for their revised proposal which was in compliance with the planning intention.

**Discussion**

*Planning Intention*

- 3.11 **Mr Francis LAM, Mr Ivan HO, Mr Anthony CHEUNG, Mr CHAN Ka-kui and Mrs Karen BARRETTO** supported the proposal of enabling a harbourfront development that would be compatible with the planning intent of the OU(1) zone by way of land exchange.
- 3.12 **Mr Winston CHU** opined that the lot owner had to justify how the proposed land exchange and the design proposal could protect public interest and be in line with the HPP&Gs.

*Design*

- 3.13 **Mr LEUNG Kong-yui, Ms Kelly CHAN and Mr CHAN Ka-kui** appreciated the efforts made by the proponent on addressing Members' comments raised at the last meeting and revising the design correspondingly.
- 3.14 **Mr Evans IU and Mr Anthony CHEUNG** doubted if the

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proposed landscaped podium deck facing the IEC would be welcomed by the public given the likely noise nuisance and poor air quality. **Mr Anthony CHEUNG** suggested that the landscaped podium should face the harbour and adopt a stepped-height design for it.

- 3.15 **Mr Evans IU** suggested a more dynamic disposition for the 5 buildings. **Mr Simon LEUNG** replied that the public open space at the podium would be bisected if more varied building disposition was adopted. This would bring adverse visual impact on the overall design.
- 3.16 **Dr Eunice MAK** echoed Mr IU's view and opined that the proposed revised design did not fully comply with the HPP&Gs. She would like to see the design of the individual building and the interface between the development and the public open space.
- 3.17 **Mr Ivan HO** said that the proponent had improved the development design in their revised proposal. However, he considered that more information on the detailed design on electrical, mechanical and fire service facilities etc. would be needed. He worried that the final design might vary a lot from the current proposal. Moreover, he noted the lack of visual permeability arising from the footbridges linking the buildings. **Mr Simon LEUNG** agreed to further study the footbridge design.
- 3.18 **Mr Victor CHEUNG** enquired if the proponent had introduced any environmentally-friendly features in the revised design. In response, **Mr Simon LEUNG** said that a seawater cooling system would be introduced to enhance energy efficiency and reduce gas emission.

*Planned Elevated Pedestrian Walkway*

- 3.19 **Sr Francis LAM, Mr Anthony CHEUNG, Mr LEUNG Kong-yui, Mr Winston CHU, Mr Ivan HO, Mr Walter CHAN**



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and **Mr Ken SO** requested details on the alignment, design, accessibility, ownership and management for the planned elevated pedestrian walkway. Noting that it might not be feasible to construct an elevated walkway over the IEC, **Sr Francis LAM** and **Mr Winston CHU** suggested that a walkway underneath the IEC might be a better option. **Mrs Karen BARRETTO** echoed their views.

- 3.20 **Mr Simon LEUNG** said that the planned elevated pedestrian walkway would provide north-south connection across IEC linking Hoi Yu Street and Hoi Tai Street. They would engage relevant departments such as Highways Department, Transport Department and Leisure and Cultural Services Department in carrying out the construction works.
- 3.21 **Ms Bernadette LINN** added that an elevated pedestrian walkway connecting the hinterland and the OU(1) zone had been included in the OZP with unspecified construction agent and timetable. The Government would welcome any proposals from the proponent to construct it. While ownership and management issues could be sorted out at a later stage, the Government would require the elevated walkway to be open to the public at all times.

*Variation in Building Height*

- 3.22 **Mr Anthony CHEUNG, Mr LEUNG Kong-yui, Mr Walter CHAN** and **Mr Ivan HO** opined that they welcomed the varied building heights in the revised proposal but did not find the justifications for relaxing the building height restriction convincing.
- 3.23 **Mr Simon LEUNG** responded that it would be difficult to produce a genuine building height variation within a ceiling as low as 35mPD. **Mr WONG Sai-chung** added that the development project would not be economically viable if the statutory height restriction was to be stuck to.

- 3.24 **Ms Kelly CHAN** enquired about the Government's stance on relaxing the height restriction of 35mPD. **Ms Bernadette LINN** responded that as the approving authority rested with TPB, the proponent should justify the relaxation to the satisfaction of TPB.

*Accessibility*

- 3.25 **Mr Anthony CHEUNG** enquired and **Mr Simon LEUNG** replied that the proposed landscaped podium deck would be accessible by the public round the clock.

*The Promenade and its Management*

- 3.26 **Mr Ivan HO** asked whether the proponent would be responsible for designing, building and managing the promenade at the subject site. He would like to see the detailed design of it. **Mr Simon LEUNG** said that the proponent would design and construct the 10-metre wide public waterfront promenade. **Ms Bernadette LINN** supplemented that the promenade currently provided in the area was owned and managed by the Government and would remain so after the completion of works by the proponent.

*Way Forward*

- 3.27 **The Chair** concluded that Members generally supported the in-situ land exchange proposal and welcomed the design revisions made by the developer. That said, unless the proponent could justify the need for relaxing the building height restriction especially from the public interest perspective, Members tended to support a varied building height based on the 35mPD restriction. The proponent should also provide a good design that could integrate the proposed development with the promenade. He invited the proponent to consult Members on the design of the promenade and the planned elevated pedestrian walkway in future. Members should also be consulted again if there

were major refinements to the current development proposal.

**Item 4 Presentation by Very Hong Kong on CollaborateHK**

- 4.1 **The Chair** welcomed representatives from Very Hong Kong Foundation and the Lands Department to the meeting.
- 4.2 **Mrs Margaret BROOKE** and **Mr Christopher LAW** briefed Members on the findings of the “CollaborateHK Study”, which looked into possible policy framework to encourage more bottom-up and community-led projects over the territory, including the harbourfront area, with the aid of a PowerPoint.

Discussion

- 4.3 **Ms Bernadette LINN** said that the Government appreciated the work done by Very Hong Kong on the CollaborateHK study. The Lands Department had promulgated a list of vacant Government sites or premises available for applications by non-governmental organisations (NGOs) to support community, institutional or other non-profit-making initiatives, subject to approval by relevant Government departments. To facilitate the taking forward of worthy projects by NGOs and making better use of these vacant sites, the Financial Secretary had, in his 2018-19 Budget, announced to set aside \$1 billion to subsidise the costs of basic works of eligible projects. The Government could work hand in hand with Very Hong Kong to support beneficial uses of vacant Government sites by NGOs.
- 4.4 **Ms Kelly CHAN** enquired if there were any harbourfront sites covered in the study and believed that opportunities should be explored for developing those sites. **Mr Ivan HO** echoed her views.
- 4.5 **Mr Ken SO** remarked that from his own experience of

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applying short term uses of land, even with Government support, a number of technical issues had to be solved. He agreed that the study would help NGOs to put forward beneficial uses on vacant Government sites.

- 4.6 **Mrs Margaret BROOKE** responded that there were about 10 harbourfront sites identified in the study. Given the small sizes of these sites, with some of them off the waterfront, Very Hong Kong would further look into their best possible uses.
- 4.7 **Mr Christopher LAW** thanked Members' support to the study and looked forward to future cooperation with HC.
- 4.8 **The Chair** said that the study was in line with the Stakeholder Engagement principle of the HPP&Gs, and concluded that Members were supportive of the "CollaborateHK" study.

**Item 5 Progress Reports from Task Forces**  
(Paper No. HC/12/2018) (Paper No. HC/13/2018)  
(Paper No. HC/14/2018) (Paper No. HC/15/2018)

- 5.1 **The Chair** remarked that the four progress reports had been circulated to Members for perusal prior to the meeting. Members did not have anything to raise

**Item 6 Any Other Business**

- 6.1 There being no other business, the meeting ended at 5:40 pm.

**Secretariat**  
**Harbourfront Commission**  
**January 2019**