

立法會
Legislative Council

LC Paper No. CB(1) 952/01-02
(These minutes have been seen
by the Administration)

Ref : CB1/PL/PLW/1

Legislative Council
Panel on Planning, Lands and Works

Minutes of Meeting held on
Friday, 7 December 2001 at 8:30 am
in Conference Room A of the Legislative Council Building

- Members present** : Dr Hon TANG Siu-tong, JP (Chairman)
Ir Dr Hon Raymond HO Chung-tai, JP
Hon WONG Yung-kan
Hon TAM Yiu-chung, GBS, JP
Hon Abraham SHEK Lai-him, JP
Hon Albert CHAN Wai-yip
Hon IP Kwok-him, JP
- Non-Panel Members attending** : Hon Cyd HO Sau-lan
Hon CHAN Yuen-han, JP
Hon SIN Chung-kai
Hon CHOY So-yuk
- Members absent** : Hon LAU Ping-cheung (Deputy Chairman)
Hon James TO Kun-sun
Hon LAU Wong-fat, GBS, JP
Hon Timothy FOK Tsun-ting, SBS, JP
Hon WONG Sing-chi
- Public officers attending** : Item IV

Mr Daniel CHENG
Principal Assistant Secretary/Planning
Planning and Lands Bureau

Mrs June LI
Assistant Director/Metro
Planning Department

Mr HUI Wai-keung
Chief Town Planner/Metro Group
Planning Department

Item V

Mr Daniel CHENG
Principal Assistant Secretary/Planning
Planning and Lands Bureau

Mr YEUNG Hung-hay
Chief Engineer/Hong Kong(1)
Territory Development Department

Mr Bosco CHAN
Senior Engineer (5)
Territory Development Department

Miss Helen SO
Senior Town Planner/Hong Kong
Planning Department

Mr C W KWAN
Chief Traffic Engineer
Transport Department

Clerk in attendance : Ms Anita SIT
Chief Assistant Secretary (1)6

Staff in attendance : Mrs Queenie YU
Senior Assistant Secretary (1)6

I Confirmation of minutes of meeting and matters arising
(LC Paper No. CB(1) 465/01-02)

The minutes of the meeting held on 2 November 2001 were confirmed.

2. Referring to paragraph 10 of the minutes, Mr Abraham SHEK Lai-him enquired when the Administration would provide the information on Comprehensive Development Areas (CDA). The Chairman replied that the

information was being prepared by the Administration. The Panel would keep in view of the progress.

II Information papers issued since last meeting

3. Members noted the following information papers issued since the last meeting -

- (a) Information paper on remaining engineering infrastructure works for Pak Shek Kok Development (LC Paper No. CB(1) 170/01-02); and
- (b) Information paper on three proposed drainage tunnels (LC Paper No. CB(1) 413/01-02).

III Date of next meeting and items for discussion

- (LC Paper No. CB(1) 440/01-02(02) - List of outstanding items for discussion (issued on 30 November 2001)
- (LC Paper No. CB(1) 440/01-02(03) - List of follow up actions (issued on 30 November 2001))

4. Members agreed that the following items would be discussed at the next regular Panel meeting scheduled for 4 January 2002 -

- (a) Proposed drainage tunnel schemes in Tsuen Wan and Kwai Chung, West Kowloon and Northern Hong Kong Island for flood protection;
- (b) Study on South East New Territories Development Strategy Review; and
- (c) Work plans of the Urban Renewal Authority (URA).

Regarding item (a) above, the Chairman consulted members on the proposed list of professional bodies and universities to be invited to give views on the proposed drainage improvement projects (The list was issued vide LC paper No. CB(1) 413/01-02(02) dated 27 November 2001). Members did not make any comment on the list.

(Post-meeting note: Item (a) and "Focus Study on Aberdeen Harbour" (item deferred from this meeting) were subsequently scheduled for discussion on 4 January 2002. Items (b) and (c) were scheduled for discussion at the special meeting on 22 January 2002.)

5. The Chairman informed members that Mr Albert CHAN had written to him requesting the Panel to discuss and follow-up the dispute between the URA and the

Cheung Kong (Holdings) Ltd over the land premium of a former Land Development Corporation project. He had instructed the Panel Clerk to write to the Administration for further information, and would consider appropriate follow-up action after receiving the Administration's reply.

(Post-meeting note: Hon Albert CHAN's letter and the Administration's response on the matter referred to in paragraph 5 above were circulated to members vide LC Paper No. CB(1) 579/01-02 on 12 December 2001.)

Clerk

6. Referring to the circular on "Follow-up to the briefing on Summary Results of 2001 Population Census" issued by the Assistant Secretary General 1 on 30 November 2001 (LC Paper No. CB (1) 457/01-02), the Chairman invited members' view on the need for the Census & Statistics Department (C&SD) to brief the Panel on the Census data relating to policy areas under the purview of the Panel. Mr IP Kwok-him considered that the data collected from the Census would have important implications on the future planning of land use and other town planning matters. Members agreed that a joint Panel meeting would be arranged for the C&SD to brief this Panel, the Housing Panel and the Transport Panel on the relevant data collected from the 2001 Population Census, subject to the agreement of the latter two Panels.

IV Urban Design Guidelines for Hong Kong

(LC Paper No. CB(1) 146/01-02(03)-- Paper provided by the Administration and issued on 26 October 2001)

7. The Chairman said that discussion of the agenda item was deferred from the Panel meeting on 2 November 2001 due to insufficient time.

8. With visual-aid equipment, the Assistant Director (Metro) of Planning Department (AD/PD) briefed members on the summary of the results of the first-round public consultation on the proposed urban design guidelines, the recommended broad advisory guidelines which had been accepted by the public in the first-round consultation exercise, and the proposed approaches to achieve preservation of views to ridgelines and a well-designed waterfront around Victoria Harbour as detailed in the Administration's paper and the Consultation Digest attached to the paper.

9. The Principal Assistant Secretary (Planning) of Planning and Lands Bureau (PAS/PLB) said that the Administration was in the course of collecting views from the public including professional bodies on the proposed approaches to achieve preservation of views to ridgelines and a well-designed waterfront around the Victoria Harbour. The Administration had no established views yet.

General views

10. Members generally supported the Administration's initiative to establish urban design guidelines for Hong Kong to preserve and improve the urban scene at both the macro and micro levels. There was general consensus among members on the need to preserve views to the ridgelines and peaks around the Victoria Harbour and to designate waterfront areas along Victoria Harbour for special design consideration. Nevertheless, members also commented that introduction of the urban design guidelines was overdue; some important ridgelines and peaks such as the Lion Rock had been breached by recent developments and committed developments would pose serious constraints to the implementation of the design guidelines.

Recent developments not compatible with the proposed urban design guidelines

11. While concurring with the need to lay down urban design guidelines to enhance the quality of our built environment, Ir Dr Raymond HO Chung-tai criticized the Administration for approving the construction of a few high-rise new buildings at Waterloo Road, which he considered were incompatible with the surrounding areas. AD/PD advised that at present there was no building height restriction in the relevant outline zoning plans (OZPs) for areas to the south of the Prince Edward Road and Boundary Street. The present study on urban design guidelines was to consult the public, among other things, whether building height limits should be imposed for all or some selected urban areas. To ensure compatibility of new developments with its surrounding areas, Ir Dr HO considered it important for the Administration to consult the local community on new developments.

12. Mr Abraham SHEK commented that while the Administration planned to introduce urban design guidelines to preserve views to ridgelines, it had on the other hand put up land for sale for very high-rise developments which would probably breach the ridgelines. He urged the Administration to ensure effective coordination among bureaux and departments for implementing consistent policy in line with the proposed urban design guidelines. Taking note of Mr SHEK's comments, PAS/PLB also pointed out that high rise nodes might be encouraged at selected strategic locations to create landmarks or focal points.

13. Miss CHOY So-yuk shared Mr SHEK's view and cited a case where a site at Tai Hang Road was zoned for a high-rise residential development against a mountain backdrop. Residents in the vicinity had raised objection to the land-use zoning. AD/PD said that the views of the objectors were being considered by the Town Planning Board (TPB).

Preservation of views to ridgelines and peaks

14. Mr IP Kwok-him was of the view that the Administration should take the lead in preserving the views to ridgelines and peaks by applying the proposed

design guidelines in future land-use planning and in public works projects. PAS/PLB agreed that it was appropriate to start off preservation of views to ridgelines and peaks with government lands. In this regard, a coherent gradation in building height profile with taller buildings inland and lower ones on the waterfront had been adopted in planning the outline scheme for new development areas such as the South East Kowloon Development. In response to Mr Abraham SHEK's enquiry, PAS/PLB confirmed that the site of the former Kai Tak airport was an integral part of the South East Kowloon Development and there was no controversy over the proposed building height gradation approach for the development.

15. Miss CHAN Yuen-han opined that the seven vantage points proposed by the Administration for views to ridgelines and peaks were not adequate. She opined that the vantage points should not be only confined to the peak or mid-level areas, and suggested that the Tamar Basin should be included as an additional vantage point as it provided an important view corridor to ridgelines from the waterfront. Mr Albert CHAN considered that view corridors to ridgelines should be preserved as far as practicable and should not be confined to the proposed seven vantage points. Mr IP Kwok-him considered it equally important to preserve the view corridor from the waterfront to the Peak.

16. PAS/PLB advised that the seven vantage points had been chosen on the basis of the preservation of views to ridgelines around Victoria Harbour and at The Peak. Besides, they were popular spots among local residents and overseas visitors. The panoramic view from the Peak to the Victoria Harbour was world famous and was a valuable asset of Hong Kong. Therefore, it was generally agreed that views from the Peak should be preserved. He assured members that the Administration would consider Members' views and other views received during the consultation exercise in deciding the number and location of vantage points to ridgelines.

17. In reply to Mr WONG Yung-kan's enquiry on how the height limit for developments within the view corridors would be set, AD/PD advised that depending on the future decision on the selected vantage points to ridgelines, the lowest point of any overlapping view corridors from the selected vantage points would be used as the reference height limit for new developments within the view corridors.

Avoiding the "Wall" effect and providing "breezeways"

18. Mr TAM Yiu-chung expressed concern that imposing building height limits might result in a uniform height profile as developers would be inclined to construct buildings up to the maximum height limit. Citing examples of wall-like private residential developments in Tung Chung and Hung Hom, Mr Albert CHAN urged the Administration not to further approve high-rise developments along the waterfront which would produce a "wall" effect and thus obstruct both the view corridors and the breezeways from the waterfront into the inner areas.

19. PAS/PLB appreciated members' concerns about the "wall" effect and said that there was general consensus among the views received at the first-round consultation that view corridors and breezeways from the waterfront to the inner areas should be maintained as far as practicable. In this connection, a building height gradation approach was proposed. He remarked that allowing the construction of skyscrapers in lieu of compact high-rise buildings at selected strategic locations would help maintain view corridors and breezeways. Moreover, diversity in building height and form would be encouraged to create a lively urban scene. Mr Albert CHAN shared the view that there was a need to balance the visual impact of skyscrapers at the macro level and the benefits of skyscrapers at the micro level, since given the same plot ratio, the construction of skyscrapers in lieu of normal high-rise buildings would bring about more open space for the vicinity.

20. While expressing support for adopting a varied building height profile to avoid the "wall" effect, Miss CHOY So-yuk criticized the Administration for the proposed construction of a tall office building for the Independent Commission Against Corruption (ICAC) near the Provident Centre in North Point. She pointed out that the proposed office building would block the view corridors and the breezeways for the developed areas in the vicinity and might also constrain the provision of a pedestrian linkage to the waterfront areas. PAS/PLB advised that at the relevant case conference, the Administration had agreed to explore alternative sites for the ICAC office building. Miss CHOY said that the case revealed the lack of coordination within the Administration on urban design policies.

21. While supporting the notion of providing breezeways, Ir Dr Raymond HO considered that there should be guidelines to regulate the development of university campuses to ensure that there was adequate provision of open space within the campuses compatible with the academic and cultural environment. Where additional facilities were required, additional lands elsewhere should be identified for further development rather than simply adding new buildings in the existing campuses. PAS/PLB said that he would convey Dr HO's concern to the relevant bureau for consideration.

Admin

Proposed approach to achieve a well-designed waterfront

22. Mr IP Kwok-him expressed his view that the waterfront of the Victoria Harbour should be designated for the enjoyment of the public and the Administration should have a clear policy directive to ensure that this objective was not sacrificed for other development purposes. PAS/PLB advised that a well-designed waterfront for the enjoyment of the public was an initiative highlighted in the 1999 Policy Address. Hence, the provision of a waterfront promenade had been included in a number of ongoing and planned reclamation projects such as the West Kowloon Reclamation, South East Kowloon Development, Central Reclamation Phase III and the Wanchai Development Phase II. There were also plans to link up the existing and planned waterfront promenades from the west to the east on the Hong Kong Island, and those along Tsim Sha Tsui and Hung Hom. PAS/PLB

assured members that the Administration was determined to create a well-designed waterfront with a variety of facilities including open-area cafés, areas for outdoor performance and souvenir stalls. Reference to overseas experience would be drawn where appropriate.

23. Highlighting the aggravated situation of strong waves within the Victoria Harbour with increasing reclamation, Mr WONG Yung-kan urged the Administration to address the problem in planning for new reclamation works. PAS/PLB assured members that appropriate measures would be taken to mitigate the wave forces of the harbour in the ongoing and planned reclamation projects.

Regulatory approach

24. Miss CHAN Yuen-han enquired how the Administration would ensure that the objectives of the proposed urban design guidelines would be achieved. She was concerned that the guidelines would not be followed by private developers or even government departments since they were not statutory. PAS/PLB advised that having regard to the views collected during the consultation exercise, the Administration would prepare a set of urban design guidelines to provide a broad framework for urban design assessment. As regards the regulatory approach, PAS/PLB advised that this was one of the aspect under public consultation. One option was to specify building height limits within the view corridors in the relevant OZPs. He pointed out that the majority views received during the first-round consultation, including those from professional bodies and developers, were in support of a more flexible approach rather than stipulating building height limits through a new legislation. He assured members that the Administration would take the lead in implementing the future urban design guidelines in public works projects and in urban renewal projects.

25. Mr IP Kwok-him was of the view that clear design guidelines should be formulated for private developments but such guidelines should preserve the development right of private land owners as far as possible. PAS/PLB advised that if height limits were to be applied to private developments, care would be taken to avoid any loss of development plot ratio on private land. He remarked that large sites would have more potential to give rise to tall buildings if designed with very low site coverage, but the number of large private sites was limited in urban areas.

26. Mr IP Kwok-him said that developers might buy land in the surrounding areas to form a large site so that tall buildings could be built. AD/PD said that in practice, there had been few large sites in urban areas acquired by private developers since the enactment of the Land Compulsory Sale for Redevelopment Ordinance (Cap. 545) in 1999. Possible large sites would likely be those targeted for urban renewal projects. In normal circumstance, these sites would be designated as Comprehensive Development Areas (CDAs) which would be subject to special development requirements specified by TPB. Responding to members, PAS/PLB said that while there was no established standard regarding the size of CDAs, sites ranging from 0.5 to 2 hectares had been zoned as CDAs in the past.

AD/PD advised that the zoning of CDAs depended on a number of factors including the location of the site and the impact of the development on its surrounding areas.

The role of Town Planning Board

27. Mr Abraham SHEK considered that TPB had been given too much power in the town planning process. He opined that the town planning process should be more open and recognized professional bodies in the construction sector should be given more opportunities to provide input in the planning process. Miss CHAN Yuen-han shared the concern about the openness of the town planning process. PAS/PLB agreed that there should be flexibility in Government's control over the future developments in the urban area. However, there were divided views on the role of TPB in this regard. PAS/PLB said that the Administration would give due regard to Mr Abraham SHEK's view and those of the public in formulating a proposal on the regulatory approach to be adopted.

Variety and local characteristics

28. Mr Albert CHAN urged the Administration to take account of the unique local characteristics in development and redevelopment projects, and to avoid uniform and uninteresting development forms. PAS/PLB advised that the Administration had been encouraging diverse and creative designs in public works such as schools and open spaces, and where appropriate the designs would take account of the local characteristics. He added that the subject of how to bring about improvement to the living and working environment in the Metro Area was being studied in Stage II Study on Review of Metroplan.

29. Citing successful streetscape features in the Western region of the Mainland, Ir Dr Raymond HO considered that wider streets with attractive designs should be provided for pedestrians. Given that Hong Kong was an international city, barrier-free pedestrian environment for the disabled should also be provided. PAS/PLB advised that the Commissioner for Tourism was exploring new ideas to improve the quality of street environment in urban areas, and specifically, consideration was being given to designate more "Pedestrian Priority Areas".

30. Mr Albert CHAN and Ir Dr Raymond HO urged the Administration to use diverse patterns and colors for pedestrian pavement surfaces to improve the streetscape in different areas. Referring to the progress of re-paving pavements with environmental-friendly tiles, Miss CHAN Yuen-han said that according to workers in the construction industry, the project had been put on hold by the Administration for some unknown reasons. She urged the Administration to resume and expedite the works. PAS/PLB responded that the Highways Department (HyD) was responsible for the pavement works. He undertook to convey members' views and concerns to HyD.

Admin

31. Ir Dr HO also considered that roadside tree-planting should also be encouraged to improve the quality of the street environment. He criticized that the

slow progress of greening the urban areas was partly attributed to the red-tapes of the Administration in processing such greening plans. PAS/PLB said that the Environment and Food Bureau (EFB) was co-ordinating a review on the greening policy with a view to streamlining the prevailing procedures and identifying more areas for tree-planting in urban areas. He further said that to his knowledge, the Architectural Services Department had been encouraging application of environmental-friendly designs for new buildings. The Administration would provide as far as possible more landscaped green areas and amenity strips when undertaking infrastructure and amenity related projects. A mechanism was also in place to encourage private developers to provide greening areas.

Admin 32. Mr WONG Yung-kan observed that the choice of trees for planting in public works projects was confined to a few tree types. He also opined that the Administration should take the opportunity to plant more trees in various infrastructure and redevelopment projects. PAS/PLB undertook to convey Mr WONG's concerns to EFB for consideration.

Landscaping for stilted structures

33. Mr TAM Yiu-chung referred to the slope-wall facing Queen's Road Central adjacent to the car park entrance of the Cheung Kong Centre and asked what measures would be taken by the Administration to address the negative visual impact. Mr WONG Yung-kan considered that the Administration should explore various feasible ways for landscaping and/or beautifying stilted structures. PAS/PLB advised that efforts were being made by the Administration for slope-landscaping and new guidelines to works departments had been issued in this regard. The Geotechnical Engineering Office was also exploring various measures to beautify stilted structures.

V Wanchai Development Phase II, Engineering Works

(LC Paper No. CB(1)440/01-02 (04) -- Paper provided by the Administration and issued on 3 December 2001)

34. The Chairman said that according to the Administration, the project would be considered by the Public Works Subcommittee at its meeting on 19 December 2001.

35. With visual-aid equipment, the Chief Engineer/ Hong Kong (1) of Territory Development Department (CE/TDD) briefed members on the background, scope, justification and environmental implications of the project as detailed in the Administration's paper. CE/TDD highlighted the following improvements made to the proposal in response to the views raised by Panel members at the meeting on 24 February 2000 -

- (a) on the basis of Trunk Road Option A endorsed by the Panel in February 2000, the total reclamation area for the comprehensive scheme had been reduced from 23.6 hectares to 22.4 hectares;
- (b) the reclamation would eliminate the embayments of stagnant water in the vicinity of the Causeway Bay Typhoon Shelter, thereby improving the water quality of the harbour along the waterfront of Wanchai;
- (c) two additional pedestrian walkways for access to the waterfront promenade would be provided; and
- (d) the proposal to construct an island park on the reclamation had been withdrawn.

Waterfront promenade

36. Responding to Ir Dr Raymond HO, PAS/PLB confirmed that the proposed waterfront promenade in Wanchai would be linked to Piers 1 to 8 in Central. A total of nine footbridges/walkways would be provided for pedestrian access to the waterfront promenade in the proposed project. PAS/PLB further assured members that the Administration accorded great importance to providing well-designed waterfront promenades with a wide variety of leisure and recreational facilities. Ir Dr HO suggested that apart from cafés, shops and open space for performance, decorative features such as sculptures and water fountains should also be considered.

Admin

37. Mr Albert CHAN considered that the existing and planned waterfront promenades along the harbour on the Hong Kong Island should all be linked up in the long run. He requested the Administration to provide information on the plans and time schedule for linking these waterfront promenades. PAS/PLB agreed to provide the information.

Construction of a government helipad

38. Ir Dr Raymond HO expressed concern that the proposed government helipad located to the north of the Hong Kong Convention and Exhibition Centre (HKCEC) might generate noise nuisance to visitors of the HKCEC, pose safety problem and produce adverse impact on the water current in the vicinity. In response, PAS/PLB said that as the location of the proposed helipad was quite far away from residential areas, and that noise mitigation measures including landscaping and a low-rise barrier would be in place, the noise nuisance generated by the operation of the helipad to visitors and nearby residents would be minimal.

39. Ir Dr HO and Mr IP Kwok-him were concerned that the helipad might adversely affect HKCEC as a tourist attraction. In reply to their enquiry about the

Admin

usage of the helipad, PAS/PLB advised that the helipad was intended for emergency and security uses and to facilitate the use of helicopters by very important guests/officials to attend major functions/events held in the vicinity. It was estimated that the helipad would be used only two to three times a day. In view of low anticipated usage and possible adverse impact on the environment, Ir Dr HO questioned whether the proposed helipad was justified. After deliberation, the Administration agreed to provide information on the need for the proposed helipad and the availability of alternative sites for a helipad serving the same purpose.

40. Mr WONG Yung-kan expressed concern that debris would accumulate in the sea areas around the helipad. CE/TDD advised that the proposed helipad would not require reclamation as it would be built by converting the existing pier, and no debris problem at this location had been observed so far.

Concerns of local district councils

41. Mr IP Kwok-him sought clarification on whether and how the concerns of Wanchai District Council (WCDC) had been addressed by the Administration. PAS/PLB said that the revised proposal would provide additional open space and amenity areas and the land zoned for high-rise commercial buildings had been reduced. During the recent consultation, WCDC supported the proposed reclamation and roadworks. They suggested that the sports and recreation facilities affected by the proposed development be reprovisioned within the CDA site to the north of Great Eagle Centre and Harbour Centre. The Administration was considering their proposal.

Extent of reclamation

42. Mr IP Kwok-him enquired whether the current peninsular-like feature of the HKCEC could be retained by reducing the extent of reclamation on the two sides of the HKCEC. CE/TDD explained that it was necessary to reclaim land on both sides of the HKCEC Extension to accommodate the tunnel section of the proposed Central Wanchai Bypass and North Hong Kong Island Line and the provision of a waterfront promenade. The current design of the coastline of the proposed reclamation was to ensure proper water movement and hence water quality of the area. To maximize the development potential of the reclamation, underground exhibition and carparking facilities were planned to be constructed underneath the future public open space adjacent to the existing HKCEC Extension.

43. Miss CHOY So-yuk asked whether the future underground extension of HKCEC would be financed by the Government or the existing operator of the HKCEC. PAS/PLB said that the underground extension for the HKCEC had been included for preliminary planning purposes. Detailed planning had yet to be worked out. Miss CHOY questioned whether it was justified to plan for such facilities at the present stage if there was no indication from private enterprise(s) to finance the development. She was of the view that it would not be in the interest of the public if the Government was to finance the extension facilities while private

enterprises would take over the operation on a profit-making basis. The Administration should have alternative land use plans lest the HKCEC underground extension plan was subsequently found not viable. Taking note of Miss CHOY's views, PAS/PLB said that the land currently earmarked for underground exhibition facilities would also be used for provision of additional carparking facilities.

Traffic impact

44. Addressing Miss CHOY So-yuk's concern about the traffic impact on the Wanchai district arising from the proposed project, PAS/PLB said that the bottleneck of traffics at the Gloucester Road would be relieved by the Central-Wanchai Bypass which together with the Island Eastern Corridor Link would form a strategic trunk road for eastbound and westbound traffic on the Hong Kong Island. As regards the anticipated traffic problem arising from the proposed additional exhibition facilities, PAS/PLB said that special areas would be designated for loading and unloading activities, which were the major cause of traffic congestion in the vicinity of the HKCEC.

Tin Hau Temple

45. In reply to Miss CHOY So-yuk's enquiry about the Tin Hau Temple at the eastern end of the proposed reclamation, CE/TDD advised that the proposed Tin Hau Temple was for reprovisioning of an existing temple boat at the Causeway Bay Typhoon Shelter. Mr WONG Yuk-kan said that to his knowledge, the temple in the typhoon shelter was not a Tin Hau Temple as such. Ms Cyd HO Sau-lan also objected to the proposed Tin Hau Temple. She was of the view that constructing an artificial temple at this location was incompatible with the surrounding environment, and suggested that the space should be used for creative activities highlighting local features. PAS/PLB assured members that members' views would be considered during the detailed design of the project.

46. Mr WONG Yung-kan was concerned that the T-shaped breakwater where the proposed Tin Hau Temple was located, would be susceptible to debris accumulation and aggravate wave force in the area. CE/TDD advised that the current reclamation design adjacent to the existing breakwater within the Typhoon Shelter would help eliminate the embayments of stagnant water and debris in the vicinity. PAS/PLB confirmed that the Administration would use appropriate design to mitigate the wave force.

Proposed leisure and entertainment complex

47. Referring to the proposed leisure and entertainment complex located at the north-east of the Victoria Park, Miss CHOY So-yuk expressed concern about the ease of pedestrian access to the complex. PAS/PLB said that the provision of pedestrian access to the complex was a subject to be examined in the detailed design of the project.

Marine Basin

48. In reply to Mr WONG Yung-kan's enquiry about the proposed bridge enclosing the marine basin located at the west of the existing HKCEC Extension, CE/TDD advised that reclamation works would not be carried out to straighten the alignment of the basin because such works would affect the existing MTRC's Tsuen Wan Line underneath the basin. The present shape of the basin, which was about one hectare in size, was designed to achieve the best protection for water quality in the vicinity. The proposed basin was designed to cater for water sports and exhibition activities at the waterfront areas. The proposed bridge, which would be openable, was required to connect the promenade at Tamar to the promenade at HKCEC Extension.

Ferry Pier

49. Mr Albert CHAN opined that the planning and design of the ferry pier in the project should also cater for ferry services for tourists. PAS/PLB advised that this would be considered during detailed design of the project.

(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide LC Paper No. CB(1) 781/01-02 on 10 January 2002)

VI Focus Study on Aberdeen Harbour

(LC Paper No. CB(1) 440/01-02(05) - Paper provided by the Administration and issued on 30 November 2001)

50. In view of insufficient time, members agreed that discussion of this agenda item should be deferred to the next regular meeting on 4 January 2002.

VII Any other business

51. Members noted that the proposed overseas duty visit of the Panel would be discussed at the later date.

(Post-meeting note: An informal meeting to discuss the proposed overseas duty visit of the Panel was held on 19 December 2001)

52. There being no other business, the meeting ended at 10:45 am.

Legislative Council Secretariat

29 January 2002