

**立法會**  
**Legislative Council**

LC Paper No. CB(1)871/08-09  
(These minutes have been seen  
by the Administration)

Ref : CB1/PS/2/08/1

**Panel on Development**

**Subcommittee on Harbourfront Planning**

**Minutes of second meeting held on  
Thursday, 8 January 2009, at 9:00 am  
in Conference Room A of the Legislative Council Building**

- Members present** : Prof Hon Patrick LAU Sau-shing, SBS, JP (Chairman)  
Hon Tanya CHAN (Deputy Chairman)  
Ir Dr Hon Raymond HO Chung-tai, SBS, S.B.St.J., JP  
Hon James TO Kun-sun  
Hon Mrs Sophie LEUNG LAU Yau-fun, GBS, JP  
Hon Timothy FOK Tsun-ting, GBS, JP  
Hon Abraham SHEK Lai-him, SBS, JP  
Hon Albert CHAN Wai-yip  
Hon LEE Wing-tat  
Hon Alan LEONG Kah-kit, SC  
Hon CHEUNG Hok-ming, SBS, JP  
Hon KAM Nai-wai, MH  
Hon IP Kwok-him, GBS, JP  
Hon Mrs Regina IP LAU Suk-ye, GBS, JP
- Members absent** : Hon Emily LAU Wai-hing, JP  
Hon Cyd HO Sau-lan  
Dr Hon Priscilla LEUNG Mei-fun
- Public officers attending** : **Agenda item II**  
Mrs Carrie LAM CHENG Yuet-ngor, JP  
Secretary for Development

Mr Raymond YOUNG Lap-moon, JP  
Permanent Secretary for Development (Planning & Lands)

Miss Amy YUEN Wai-yin  
Principal Assistant Secretary (Planning & Lands) 2  
Development Bureau

Mrs Ava NG TSE Suk-ying, JP  
Director of Planning

**Clerk in attendance** : Ms Anita SIT  
Chief Council Secretary (1)4

**Staff in attendance** : Mr WONG Siu-yee  
Senior Council Secretary (1)7

Ms Christina SHIU  
Legislative Assistant (1)7

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**I Confirmation of minutes**  
(LC Paper No. CB(1)491/08-09 -- Minutes of meeting on  
5 December 2008)

The minutes of the meeting held on 5 December 2008 were confirmed.

**II Overview of current harbourfront land uses and planned enhancement measures**

Meeting with the Administration

(LC Paper No. CB(1)515/08-09(01) -- Administration's paper on overview of current harbourfront land uses and planned enhancement measures

LC Paper No. CB(1)515/08-09(02) -- Paper on planning for harbourfront areas prepared by the Legislative Council Secretariat)

2. The Subcommittee deliberated (Index of proceedings attached at **Annex**).

3. The Administration was requested to provide the following information for the next meeting --

- (a) a timetable for harbourfront enhancement works for sites on Government land as well as sites on private land;
- (b) existing harbourfront planning principles and guidelines; and
- (c) information on existing and possible marine activities in the Victoria Harbour that would complement harbourfront enhancement.

*(Post-meeting note: Softcopy of PowerPoint presentation materials (LC Paper No. CB(1)550/08-09(01)) was issued to members by email on 8 January 2009.)*

### **III Any other business**

#### Round-the-harbour tour

4. The Subcommittee agreed that a round-the-harbour tour would be conducted on 21 February from 9:00 am to around 12:00 noon. Non-Subcommittee Members and the press would be invited to join the tour.

#### Date of next meeting

5. The Subcommittee agreed that the next meeting would be held after the round-the-harbour tour.

6. There being no other business, the meeting ended at 10:35 am.

**Panel on Development**

**Subcommittee on Harbourfront Planning**

**Proceedings of the second meeting  
on Thursday, 8 January 2009, at 9:00 am  
in Conference Room A of the Legislative Council Building**

<b>Time marker</b>	<b>Speaker</b>	<b>Subject(s)</b>	<b>Action required</b>
000000 –000212	Chairman	Opening remarks  Confirmation of minutes	
000213 –002149	Administration	Briefing on overview of current harbourfront land uses and planned enhancement measures  Proposed round-the-harbour tour on 21 February 2009 from 9:00 am to around 12:00 noon, and the undertaking to provide a proposed itinerary after the meeting	
002150 – 003014	Mr Albert CHAN Administration Chairman	Mr CHAN's views that --  (a) there should be harbourfront planning principles so as to create a coherent theme in harbourfront enhancement;  (b) target users of harbourfront areas should be identified and the needs and rights of minority users should be respected;  (c) greening in harbourfront areas should not block the sea view;  (d) design of facilities, such as cycle tracks and pedestrian paths, should ensure compatibility with one another  Administration's response that --	

Time marker	Speaker	Subject(s)	Action required
		<p>(a) harbourfront planning principles had been formulated and promulgated by the Harbour-front Enhancement Committee (HEC);</p> <p>(b) District Councils would be consulted on individual projects in aspects such as facilities, needs of various users, including minority users; and using a top-down planning approach to set an overall theme would not be appropriate;</p> <p>(c) the specific design and facilities of a harbourfront area would depend on the characteristics of the site concerned, and sometimes, this involved sensitive and complicated factors; and</p> <p>(d) different designs for different harbourfront areas would bring in diversity</p> <p>Chairman's view that both bottom-up and top-down approaches should be adopted</p>	
003015 – 003639	Mr LEE Wing-tat Administration	<p>Mr LEE's suggestion of providing incentives to private land owners concerned for releasing their land to facilitate harbourfront enhancement, such as improving the connectivity between neighbouring areas</p> <p>Administration's response that while it could consider Mr LEE's suggestion, how to ensure that the process was open, fair and just was a primary concern; and the suggestion might not be applicable to harbourfront areas with existing residential developments</p>	
003640 – 004429	Mr IP Kwok-him Administration	Mr IP's views that --	

Time marker	Speaker	Subject(s)	Action required
		<p>(a) the concept of returning the harbour to the people was important;</p> <p>(b) while some basic principles for harbourfront planning were needed, the views of individual District Councils should be duly considered;</p> <p>(c) when consulted on harbourfront planning, District Councils should be provided with different options for consideration;</p> <p>(d) harbourfront enhancement should be based on majority views; and</p> <p>(e) the Administration should further explain why enhancement of certain areas would have to take years to materialize</p> <p>Administration's response that --</p> <p>(a) the Administration was aware of the public's aspiration for a vibrant harbourfront, and how the harbourfront was managed was crucial to achieving vibrancy; different modes of harbourfront management could be considered, and the subject was being examined by a task group of the HEC;</p> <p>(b) the Administration would conduct district-based studies to gauge public aspirations, especially those of District Councils and the local communities; and</p> <p>(c) the Administration had not made a decision on whether the role of Victoria Harbour as a working</p>	

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		<p>harbour should cease, and therefore it was difficult to specify when certain areas would be available for enhancement works</p>	
004430 – 005027	Mr James TO Administration	<p>Mr TO's views that -</p> <ul style="list-style-type: none"> <li>(a) the Administration should have a timetable for enhancement works on Government land; and</li> <li>(b) for privately owned sites, especially those sites strategically located in terms of connectivity, the Administration should negotiate with the land owners concerned on changing the land uses and invoke the land resumption mechanism</li> </ul> <p>The Administration's response that there were existing mechanisms for the Government to rezone and resume land, but the Government would normally exercise those authorities only for large scale development projects or necessary infrastructure projects; and for harbourfront enhancement purposes, the Administration was inclined to consider adopting a public-private-partnership approach instead</p>	
005028 – 005523	Mrs Sophie LEUNG Chairman	<p>Mrs LEUNG's views that --</p> <ul style="list-style-type: none"> <li>(a) harbourfront enhancement would bring a new face to Hong Kong;</li> <li>(b) the Administration should step up public engagement activities because when the values of society changed, private land owners would be more willing to facilitate harbourfront enhancement so as to respond to public aspirations;</li> </ul>	

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		<p>(c) harbourfront enhancement could be attained gradually by implementing some preliminary works first and more comprehensive enhancement works could be carried out later; and</p> <p>(d) the Administration should provide incentives to professionals so that they would contribute to harbourfront enhancement by providing and promoting new ideas</p>	
005524 – 010044	Miss Tanya CHAN Administration	<p>Miss CHAN's views that the objective of protecting and preserving the Victoria Harbour and enhancing it for public enjoyment should be implemented through planning and land administration mechanisms, and there should be good interface/connectivity between the harbourfront and inland areas</p> <p>The Administration's response that --</p> <p>(a) harbourfront planning guidelines were available and waterfront promenades would be included when planning harbourfront areas on Government land;</p> <p>(b) planning briefs with appropriate conditions were required for areas such as Comprehensive Development Areas;</p> <p>(c) area-based studies for harbourfront enhancement, such as the one for the Hung Hom harbourfront, were in progress and plans to remove the pumping station and beautify the external wall of the swimming pool had been suggested in the Hung Hom study for public engagement; and residents' suggestions such as</p>	

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		<p>introducing set-back for harbourfront developments would be considered for inclusion in the planning briefs</p>	
010045 – 010714	Mr KAM Nai-wai Administration Chairman	<p>Mr KAM's views that --</p> <ul style="list-style-type: none"> <li>(a) the Administration should have a clear objective of preserving Victoria Harbour for public enjoyment, and work out a timetable for actions;</li> <li>(b) while relocation of some existing uses at the harbourfront might not be feasible in the near future, the Administration should consider opening up the relevant facilities for public access; and</li> <li>(c) accessibility to certain harbourfront areas, such as Sun Yat Sen Memorial Park, should be enhanced</li> </ul> <p>The Chairman's concurrence that accessibility to Sun Yat Sen Memorial Park should be enhanced</p> <p>The Administration's response that --</p> <ul style="list-style-type: none"> <li>(a) it would provide for the next meeting a timetable for harbourfront enhancement works for sites on Government land; and for sites on private land, a timetable would also be provided as far as possible; and</li> <li>(b) the Development Bureau would take the lead and coordinate with other government departments to achieve effective implementation of harbourfront enhancement works and improve the</li> </ul>	

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		accessibility of harbourfront areas to the public	
010715 – 011332	Mr LEE Wing-tat Administration Chairman	<p>Mr LEE's enquiry on the coordination role of the Development Bureau and the Administration's explanation</p> <p>Mr LEE's views that --</p> <p>(a) achieving vibrancy for harbourfront areas required concerted efforts of various government departments because apart from enhancement works, there should be a variety of activities such as street performance and food stalls at the harbourfront; and</p> <p>(b) some harbourfront areas, such as the West Kowloon Waterfront Promenade, were difficult to access and the Administration should tackle the problem from the users' perspective to improve their accessibility so that citizens at large in addition to local residents could also enjoy those facilities</p>	
011333 – 011816	Mr IP Kwok-him	<p>Mr IP's views that --</p> <p>(a) the design of harbourfront areas should facilitate public access and should be user-friendly;</p> <p>(b) public-private-partnership was a feasible approach, as land owners/developers could boost their public image through their contribution to harbourfront enhancement;</p> <p>(c) he had reservations on whether it was desirable to displace economic activities at harbourfront areas for</p>	

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		<p>the sake of harbourfront enhancement; and</p> <p>(d) it would be more preferable to introduce modifications to the operating mode of the economic activities such that the retention of the activities could be compatible with the provision of continuous promenades</p>	
011817 – 012203	Mrs Regina IP Administration	<p>Mrs IP's enquiry on the Administration's plan on the provision of heliports</p> <p>The Administration's response that --</p> <p>(a) a suggestion to expand the heliport planned near Golden Bauhinia Square was rejected by the Town Planning Board because this would intrude into open space;</p> <p>(b) a cross-boundary heliport had been planned to be developed at the tip of the former runway of the Kai Tak Development; and</p> <p>(c) one of the heliports at Shun Tak Centre would be expanded</p>	
012204 – 012932	Mr Albert CHAN Administration Chairman Mr IP Kwok-him Mrs Regina IP	<p>Mr CHAN's views that --</p> <p>(a) a timetable was needed for harbourfront enhancement works in various areas, such as the Tsuen Wan harbourfront;</p> <p>(b) an overall theme should be formulated after conducting bottom-up consultation;</p> <p>(c) planning principles should not be over-ruled and minority interests should not be negated by the</p>	

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		<p>dissenting views of District Councils or individual persons; and</p> <p>(d) the Administration could consider providing hydroplane service between Hong Kong and other cities in the Pearl River Delta</p> <p>The Administration's response that --</p> <p>(a) a timetable for harbourfront enhancement works in various areas would be provided as far as possible;</p> <p>(b) the planning for the harbourfront in Tsuen Wan would have to dovetail with the planning for the proposed cycle track from Tsuen Wan to Tuen Mun and it would proceed to the detailed design stage in due course;</p> <p>(c) views of District Councils and local residents should be respected and it was not unreasonable to make decisions based on majority views;</p> <p>(d) the feasibility of water taxi service could be explored although the strong waves in the Victoria Harbour might pose a constraint; and</p> <p>(e) harbourfront planning principles were set out in paragraph 21 of the Administration's paper and further details would be provided for the next meeting</p> <p>Mr IP's view that water taxi service might not be suitable for the Victoria Harbour because of the strong waves but hydroplane service could be</p>	

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		<p>explored</p> <p>Mrs IP's view that the Victoria Harbour might not have sufficient space to accommodate hydroplane service</p>	
012933 – 013305	Mrs Sophie LEUNG Administration	<p>Mrs LEUNG's views that --</p> <p>(a) the Administration could draw reference from Seattle in relation to hydroplane service;</p> <p>(b) District Councils could consider organizing annual briefings to inform the public of facilities available in their districts;</p> <p>(c) harbourfront enhancement works could not be implemented in a hasty manner; and</p> <p>(d) the Administration could consider providing gathering venues in the new Central harbourfront for foreign domestic workers</p> <p>The Administration's response that the detailed design of the new Central harbourfront would be considered following the Urban Design Study for the New Central Harbourfront</p>	
013306 – 013533	Chairman Administration Mr Albert CHAN	<p>Chairman's views that --</p> <p>(a) facilities such as piers could be used for various activities to attract people to the harbourfront; and</p> <p>(b) the feasibility of introducing new marine activities such as hydroplane and water taxi services to complement harbourfront activities could be explored, and information on existing and possible marine activities in the</p>	

<b>Time marker</b>	<b>Speaker</b>	<b>Subject(s)</b>	<b>Action required</b>
		<p>Harbour should be provided</p> <p>The Administration's response that revitalization of public facilities with low utilization rate at the harbourfront could be explored</p> <p>Mr CHAN's view that in the long run the Administration could consider setting up hydroplane stations in Central and West Kowloon</p>	
013534 – 013622	Chairman Mr LEE Wing-tat Mrs Sophie LEUNG	Date and time of the round-the-harbour tour  Timing of the next meeting	