

**立法會**  
**Legislative Council**

LC Paper No. CB(1)1824/08-09  
(These minutes have been seen  
by the Administration)

Ref : CB1/PS/2/08/1

**Panel on Development**

**Subcommittee on Harbourfront Planning**

**Minutes of third meeting held on  
Monday, 6 April 2009, at 4:30 pm  
in the Chamber of the Legislative Council Building**

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

**Public officers attending** : **Agenda item II**

Mrs Carrie LAM CHENG Yuet-ngor, JP  
Secretary for Development

Mrs Ava NG TSE Suk-ying, JP  
Permanent Secretary for Development  
(Planning and Lands) (Acting)

Ms Alice CHEUNG Yan-wai  
Principal Assistant Secretary for Development  
(Harbour)

Mr Adam LAI Yu-wah  
Assistant Director/Planning and Services (Acting)  
Marine Department

**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)871/08-09 -- Minutes of meeting on  
8 January 2009)

The minutes of the meeting held on 8 January 2009 were confirmed.

**II Meeting with the Administration**

(LC Paper No. CB(1)1178/08-09(01) -- Administration's paper on  
harbourfront planning,  
enhancement and  
management

LC Paper No. CB(1)849/08-09(01) -- Administration's paper on

the Round-the-harbour tour  
on 21 February 2009)

2. Members noted the submissions from Our Bus Terminal and Designing Hong Kong Limited tabled at the meeting.

*(Post-meeting note: Soft copies of the above submissions (LC Paper Nos. CB(1)1259/08-09(01) and (02)) were issued by email to members on 7 April 2009.)*

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

### **III The way forward**

4. In order to identify the major issues that required further deliberation and, if necessary, consultation with relevant parties, the Subcommittee agreed to --

- (a) obtain extracts from the minutes of meetings of relevant District Councils at which harbourfront planning was discussed;
- (b) request the Research and Library Services Division of the Legislative Council Secretariat to collate information about the harbour or harbourfront authorities of New York, Vancouver, Sydney and Singapore; and
- (c) request the Administration to provide the report of its research on overseas harbour authorities completed in 2003.

### **IV Any other business**

#### Date of next meeting

5. The Subcommittee agreed that the date of the next meeting would be decided later.

6. There being no other business, the meeting ended at 6:20 pm.

Council Business Division 1  
Legislative Council Secretariat  
5 June 2009

**Panel on Development**

**Subcommittee on Harbourfront Planning**

**Proceedings of the third meeting  
on Monday, 6 April 2009, at 4:30 pm  
in the Chamber of the Legislative Council Building**

<b>Time marker</b>	<b>Speaker</b>	<b>Subject(s)</b>	<b>Action required</b>
000000 – 000240	Chairman	Confirmation of minutes (LC Paper No. CB(1)871/08-09)	
000241 – 001322	Chairman Administration	Opening remarks  The Administration's briefing on its paper (LC Paper No. CB(1)1178/08-09(01))	
001323 – 001600	Chairman Ms Starry LEE Administration	Ms LEE's suggestion that adopting the public-private-partnership approach would facilitate creating a continuous promenade in Hung Hom and her view that harbourfront enhancement for certain parts of To Kwa Wan should be expedited  The Administration's response that enhancement of the To Kwa Wan harbourfront areas would commence after completion of some public works projects in the district and part of the enhancement works would commence first	
001601 – 001731	Ms Starry LEE Administration	Ms LEE's view that the relevant District Council had some suggestions for enhancement of the To Kwa Wan harbourfront areas and found that a number of departments were involved  The Administration response that it would further discuss with the District Council, and the Development Bureau would coordinate with the departments concerned	

Time marker	Speaker	Subject(s)	Action required
001732 – 002608	Chairman Mr Alan LEONG Administration	<p>Mr LEONG's enquiry on why the Administration considered harbour authorities in overseas places unsuitable for Hong Kong</p> <p>Mr LEONG's views that --</p> <ul style="list-style-type: none"><li>(a) Hong Kong should have a harbour authority to manage harbourfront areas, lease the land lots therein and even manage port activities; and</li><li>(b) there would be too many roads along the harbourfront of the Kai Tak Development</li></ul> <p>The Chairman's view that more space should be reserved along the Kai Tak harbourfront for public enjoyment</p> <p>The Administration's response that --</p> <ul style="list-style-type: none"><li>(a) establishment of a harbour authority was a very complicated issue and even if an authority was to be established, its work should focus on harbourfront management and be separated from management of the harbour/port or granting of land leases;</li><li>(b) the management mode to be adopted for managing harbourfront areas was the focal issue;</li><li>(c) the Kai Tak Development had undergone extensive public consultation and pedestrian and vehicular traffic would be separated as far as possible; and</li></ul>	

Time marker	Speaker	Subject(s)	Action required
		<p>(d) in addition to the 5-metre wide footpath next to the proposed road along the former Kai Tak runway, there would be a wide traffic-free landscaped deck above the road with adjoining residential and commercial developments and ancillary leisure facilities such as catering outlets for public enjoyment, and the design was the outcome of extensive public engagement during the Kai Tak Review Study</p>	
002609 – 003326	<p>Chairman Mr KAM Nai-wai Administration</p>	<p>Mr KAM's views that --</p> <p>(a) instead of conducting too many studies, the Administration should have the determination to enhance harbourfront areas expeditiously; and</p> <p>(b) he was inclined to the idea of establishing a harbour authority to manage the harbourfront areas as well as the harbour</p> <p>Mr KAM's enquiry on the situation of the Western Wholesale Food Market</p> <p>The Administration's response that --</p> <p>(a) it had the determination to enhance harbourfront areas and short-term, medium-term and long-term harbourfront enhancement works would be carried out, and studies were required in this regard;</p> <p>(b) the Western Wholesale Food Market was a historical issue and relocation might not be easy because the livelihood of workers concerned would be affected; and</p>	

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		<p>(c) the Administration would explore the feasibility of implementing short-term and medium-term enhancement works there</p>	
003327 – 004400	<p>Chairman Mr Albert CHAN Administration</p>	<p>Mr CHAN's views that --</p> <p>(a) the Administration should set an overall theme and draw up a master design for harbourfront enhancement;</p> <p>(b) facilities in harbourfront areas should cater for the needs of individual local districts and unnecessary items such as fountains should be avoided; and</p> <p>(c) there should be a dedicated panel comprising enthusiastic individuals for planning harbourfront areas and the panel should be able to raise objection to incompatible land uses and designs</p> <p>The Administration's response that --</p> <p>(a) the Harbour Planning Guidelines for Victoria Harbour and its Harbour-front Areas provided an overall framework for harbourfornt enhancement;</p> <p>(b) it was desirable for the harbourfront areas in different districts to have their own themes and characteristics, and the views from the respective districts should be heeded; and</p> <p>(c) the Administration was exploring the idea of setting up a panel to advise on urban design matters</p>	

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004401 –005424	Chairman Ms Cyd HO Administration	<p>Ms HO's views that --</p> <ul style="list-style-type: none"> <li>(a) the Administration should explore the feasibility of relocating or setting back Government facilities and initiate discussion with developers to allow public access through their private developments so as to create a continuous pedestrian link along the harbourfront as far as possible; and</li> <li>(b) footbridges and subways would be conducive to providing easy access from the hinterland to the harbourfront areas</li> </ul> <p>The Administration's response that --</p> <ul style="list-style-type: none"> <li>(a) there were practical difficulties in relocating some Government facilities but it would do so as far as possible;</li> <li>(b) if relocating or setting back existing Government facilities was not possible, the Administration would improve the visual appearance of the facilities to match the harbourfront setting;</li> <li>(c) it would continue to improve the facilities in harbourfront areas and enhance coordination among various departments so as to facilitate pedestrian access between the hinterland and the harbourfront areas; and</li> <li>(d) with clear indication and support from Members, the Administration would discuss with the relevant land owners</li> </ul>	



Time marker	Speaker	Subject(s)	Action required
		<p>regarding the provision of public passage through their privately-owned harbourfront lands</p>	
005425 – 010427	<p>Chairman Mr IP Kwok-him Administration</p>	<p>Mr IP's views that --</p> <ul style="list-style-type: none"> <li>(a) it was a reality that extensive harbourfront enhancement at certain locations might be impossible but the feasibility of providing public passage at those locations should be explored to achieve connectivity of the harbourfront;</li> <li>(b) different harbourfront areas could have their own characteristics so as to provide diversity and the involvement of District Councils was important in this regard;</li> <li>(c) more enhancement efforts should be given to prime harbourfront areas such as the Tamar site;</li> <li>(d) studies were needed for harbourfront enhancement but there should be good coordination; and</li> <li>(e) the Administration should explore new ideas to carry out enhancement at the Western Wholesale Food Market and facilitate public access thereto</li> </ul> <p>The Administration's response that --</p> <ul style="list-style-type: none"> <li>(a) it had conducted site visits to the Western Wholesale Food Market and found out that renovation and addition of safety facilities such as fences along the piers would be required if public access was</li> </ul>	

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		<p>allowed;</p> <p>(b) no suggestion of alternative uses was received for the idle piers at the Western Wholesale Food Market;</p> <p>(c) as the Western Wholesale Food Market had long operation hours, opening up the area to the public outside its operation hours would not bring much benefit;</p> <p>(d) the Administration was exploring the feasibility of opening up a section of the passageway at the Western Wholesale Food Market for public access; and</p> <p>(e) the Administration welcomed views from the Central and Western District Council and civic groups on how to carry out enhancement at the Western Wholesale Food Market</p>	
010428 – 011233	Chairman Ms Emily LAU Administration	<p>Ms LAU's views that --</p> <p>(a) if a harbour authority was set up, harbourfront enhancement would be better and faster, and the multi-functional model adopted in Sydney and San Francisco appeared to be quite suitable for the Hong Kong situation; and</p> <p>(b) public aspirations on harbourfront enhancement should be a supporting force for the Administration to take forward desired changes; and</p> <p>(c) there should be better coordination among Government departments concerned</p>	

Time marker	Speaker	Subject(s)	Action required
		<p>The Administration's response that --</p> <ul style="list-style-type: none"> <li>(a) Victoria Harbour was a busy working harbour and harbourfront matters and port activities had all along been handled separately;</li> <li>(b) Government might not be good at management of harbourfront areas and management by private organizations could be considered by drawing reference from the management mode of the Avenue of Stars;</li> <li>(c) availability of resources rather than coordination among Government departments was the major issue in harbourfront enhancement; and</li> <li>(d) the Development Bureau would draw up an action plan on harbourfront enhancement</li> </ul>	
011234 – 012119	Chairman Dr Priscilla LEUNG Administration	<p>Dr LEUNG's views that --</p> <ul style="list-style-type: none"> <li>(a) the Administration should draw reference from other places in using footbridges or boardwalks to create a continuous pedestrian link along the harbourfront; and</li> <li>(b) the Administration should discuss with the developers or owners concerned to facilitate public passage through their private developments</li> </ul> <p>Dr LEUNG's declaration of interest that she had a property near the Tsuen Wan West Station and her view that the Administration should tackle the odour problem in the harbourfront area there</p>	

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		<p>as well as in other harbourfront areas like Tai Kok Tsui and To Kwa Wan</p> <p>The Administration's response that --</p> <ul style="list-style-type: none"> <li>(a) it would not preclude constructing boardwalks under the Island Eastern Corridor provided that it would not be in breach of the Protection of the Harbour Ordinance;</li> <li>(b) it would initiate discussion with the developers or land owners concerned to explore ways of facilitating public passage through their lands if Members expressed support for such discussion; and</li> <li>(c) it would look into the odour problem in harbourfront areas</li> </ul> <p>Dr LEUNG's expression of support for the Administration's initiation of discussion with the developers and owners concerned to create a win-win situation in harbourfront enhancement</p>	
012120 – 012430	Chairman Mrs Sophie LEUNG	<p>Mrs LEUNG's views that --</p> <ul style="list-style-type: none"> <li>(a) the Administration was on the right direction in harbourfront enhancement but it should not set prescriptive plans at present on how to develop harbourfront areas because overseas experience showed that such development would evolve over a long period of time; and</li> <li>(b) the Harbour Planning Guidelines for Victoria Harbour and its Harbour-front Areas were commendable and should be augmented</li> </ul>	

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012431 - 012935	Chairman Mr Albert CHAN Administration	<p>Mr CHAN's views that --</p> <ul style="list-style-type: none"> <li>(a) the Administration should have a timetable for the overall planning for harbourfront enhancement;</li> <li>(b) greening at harbourfront areas should not block the sea view; and</li> <li>(c) the Administration should consider enhancing the existing seawalls by adding wave dissipation features and including such features in the design of new seawalls</li> </ul> <p>The Chairman's view that the Administration could consider including such features in designing the seawalls in major areas such as Kai Tak, Central and West Kowloon</p> <p>The Administration's response that --</p> <ul style="list-style-type: none"> <li>(a) the seawalls in Central Reclamation Phase III and Wan Chai Development Phase II had wave dissipation features and the Administration would adopt a similar design for new seawalls; and</li> <li>(b) it would consider Mr CHAN's view on greening of harbourfront areas</li> </ul>	
012936 – 013140	Chairman Ms Cyd HO	<p>Ms HO's view that the Administration should actively discuss with the developers concerned in an open and transparent manner to create a win-win situation</p> <p>The Chairman's views that cooperation between the Administration and</p>	

Time marker	Speaker	Subject(s)	Action required
		<p>developers concerned was needed and developers might also gain business opportunities by allowing public passage through their developments</p> <p>[End of discussion of Agenda item II. Representatives of the Administration left the meeting at this juncture.]</p>	
013141 – 013449	Chairman Mr Albert CHAN	<p>The Chairman's solicitation of members' views on the following --</p> <ul style="list-style-type: none"> <li>(a) whether it was necessary to hold a meeting to receive public views;</li> <li>(b) whether it was necessary to conduct in-depth research on specific topics, such as overseas experience in and mechanisms for planning and managing harbourfront areas;</li> <li>(c) whether it was necessary to conduct an overseas duty visit; and</li> <li>(d) when the Subcommittee would complete its work and submit its report to the Panel on Development</li> </ul> <p>Mr CHAN's views that --</p> <ul style="list-style-type: none"> <li>(a) the planning for major harbourfront areas had already reached an advanced stage; and</li> <li>(b) it might be difficult for the Subcommittee to handle the public views received because there was little room to change the planning for those areas at the present stage</li> </ul>	
013450 – 013640	Chairman Ms Cyd HO	Ms HO's suggestion that the Subcommittee could hold a meeting to	

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	Mr Albert CHAN	<p>receive views from relevant District Councils in the first instance</p> <p>Mr CHAN's view that if a meeting was held to receive public views, the organizations to be invited should not be limited to District Councils</p> <p>Ms HO's view that the Subcommittee could hold several meetings to receive public views</p>	
013641 – 013736	Chairman Ms Emily LAU Mr Albert CHAN	<p>Ms LAU's view that if deputations were to be invited, there should be a paper to provide a basis for the consultation</p> <p>The Chairman's view that the Administration's paper for the present meeting could serve the purpose</p> <p>Mr CHAN's view that the Administration had already conducted a lot of consultation, with three to four rounds for some District Councils</p>	
013737 – 013915	Chairman Mr IP Kwok-him	<p>Mr IP's views that --</p> <p>(a) District Councils had already given their views;</p> <p>(b) if it was necessary to further consult District Councils, there should be specific topics for discussion; and</p> <p>(c) he had reservations on conducting further public consultation because it might bring up controversies which could not be resolved</p>	
013916 – 014025	Chairman Ms Cyd HO	Ms HO's suggestion that the Subcommittee could consult District Councils on how to enhance public accessibility between harbourfront areas	

Time marker	Speaker	Subject(s)	Action required
		which remained segregated	
014026 – 014113	Chairman Ms Emily LAU	Ms LAU's view that the Subcommittee could hear views from District Councils, as some of their proposals that had been rejected by the Administration might be worth pursuing	
014114 – 014356	Chairman Mr Albert CHAN	Mr CHAN's view that the Subcommittee had to identify specific topics first if it decided to conduct public consultation; and his suggestion that the Subcommittee could obtain extracts from the minutes of meetings of relevant District Councils at which harbourfront planning was discussed	
014357 – 014658	Chairman Mrs Sophie LEUNG Mr Albert CHAN Ms Emily LAU	<p>The Chairman's view that information on harbour or harbourfront authorities in other places should be obtained</p> <p>Mrs LEUNG's views that harbourfront management and harbour management were separate issues, and completing harbourfront enhancement works was more important at this stage because harbourfront management would naturally be in place upon completion of the works</p> <p>Mr CHAN's suggestion that the Research and Library Services Division of the Legislative Council Secretariat should conduct a simple research on the harbour or harbourfront authorities of New York, Vancouver, Sydney and Singapore</p> <p>Ms LAU's suggestion that the Subcommittee should request the Administration to provide the report of its research on overseas harbour authorities</p>	



<b>Time marker</b>	<b>Speaker</b>	<b>Subject(s)</b>	<b>Action required</b>
014659 – 014731	Chairman Clerk	Date of the next meeting to be decided later	

Council Business Division 1  
Legislative Council Secretariat  
5 June 2009