

立法會
Legislative Council

LC Paper No. CB(1)2775/09-10
(These minutes have been seen
by the Administration)

Ref : CB1/PS/2/08/1

Panel on Development

Subcommittee on Harbourfront Planning

**Minutes of seventh meeting held on
Friday, 2 July 2010, at 11:00 am
in Conference Room B 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 LEE Wing-tat
Hon KAM Nai-wai, MH
Hon Cyd HO Sau-lan
Hon Starry LEE Wai-king, JP
Dr Hon Priscilla LEUNG Mei-fun
Hon Tanya CHAN
- Members absent** : Hon James TO Kun-sun
Hon Timothy FOK Tsun-ting, GBS, JP
Hon Abraham SHEK Lai-him, SBS, JP
Hon CHEUNG Hok-ming, GBS, JP
Hon IP Kwok-him, GBS, JP
Hon Alan LEONG Kah-kit, SC
Hon Albert CHAN Wai-yip
- Public officers attending** : **Agenda item I**
Mrs Carrie LAM CHENG Yuet-ngor, JP
Secretary for Development

Mr Thomas CHOW Tat-ming, JP
Permanent Secretary for Development (Planning and Lands)

Mr Jimmy LEUNG Cheuk-fai, JP
Director of Planning

Ms Maisie CHAN Kit-ling
Principal Assistant Secretary for Development (Harbour)

Clerk in attendance : Mr WONG Siu-yee
Chief Council Secretary (1)4

Staff in attendance : Mr Daniel SIN
Senior Council Secretary (1)5

Ms Christina SHIU
Legislative Assistant (1)7

I Harbourfront enhancement -- concluding past experience and the way forward

Meeting with the Administration

(LC Paper No. CB(1)2367/09-10(01) -- Administration's paper on harbourfront enhancement -- concluding past experience and charting the way forward)

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

2. The Administration was requested to provide the following information –

- (a) Details of materials (such as wooden boardwalks) used in temporary waterfront promenades and their maintenance issues.
- (b) Maps showing the 22 action areas along the Victoria Harbour, with information on the existing and planned land uses and ownership status, complemented with photographs.

II Proposed duty visit

3. The Chairman said that six members had indicated interest in joining the duty visit, and approval from the House Committee would be sought for the Subcommittee to conduct the duty visit to the United States and Canada, tentatively in late September 2010. Members agreed that the duty visit should be open to all Members.

III Any other business

4. There being no other business, the meeting ended at 12:30 pm.

Council Business Division 1
Legislative Council Secretariat
31 August 2010

Panel on Development

Subcommittee on Harbourfront Planning

**Proceedings of the seventh meeting
on Friday, 2 July 2010, at 11:00 am
in Conference Room B of the Legislative Council Building**

Time marker	Speaker	Subject(s)	Action required
000350 – 000455	Chairman	Opening remarks	
000456 – 001615	Chairman Administration	<p>The Administration's briefing on its paper LC Paper No. CB(1)2367/09-10(01)</p> <p>(a) The Administration highlighted its key areas of work in the long term planning and development of the harbourfront.</p> <p>(b) The Administration advised that an internal mechanism would be set up where the Chief Secretary for Administration would give steer if there were differences amongst departments and bureaux on harbourfront planning and development issues with the objective of resolving them early.</p> <p>(c) The Administration added that the Harbourfront Commission (HC) would succeed the Harbour-front Enhancement Committee (HEC) in advising the Administration on harbourfront planning, design, management and other related matters.</p>	
001616 – 002315	Chairman Ir Dr Raymond HO Administration	<p>(a) Ir Dr HO appreciated the work of HEC and the establishment of HC. He looked forward to a continuous waterfront promenade extending from Central to Wan Chai.</p> <p>(b) The Administration advised that the connectivity of the Central and Wan Chai harbourfront would be further improved after the completion of the relevant</p>	

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		<p>reclamation works. Meanwhile, "quick win" harbourfront enhancement projects would be implemented where feasible.</p> <p>(c) Ir Dr Ho said that members with legal expertise should be appointed to HC as harbourfront development often involved private land ownership issues. The Administration advised that the Department of Justice could provide support on legal matters.</p> <p>(d) Ir Dr Ho said that the Development Opportunities Office should play a more active role to follow through development proposals, as he observed that some proposals fell through in the end despite initial support from the Land Development Advisory Committee.</p> <p>(e) The Administration advised that the Development Opportunities Office would follow up on projects to facilitate their implementation.</p>	
002316 – 003550	Chairman Ms Cyd HO Administration	<p>(a) Ms HO said that more members from community groups should be appointed to HC.</p> <p>(b) The Administration responded that for appointment to HC, the community groups should preferably be properly organized.</p> <p>(c) Ms HO said that community groups had their network, and would be able to communicate among themselves and consolidate views on government's proposals. Engaging community groups could help reduce confrontation.</p> <p>(d) Ms HO said that more varieties of cultural or artistic performance should be encouraged in public open space along the harbourfront. To this end, outdated legislation that restricted such activities</p>	

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		<p>should be reviewed. In particular, certain areas along the harbourfront should not be managed by the private sector, as this might stifle creative activities through excessive management and control.</p> <p>(e) The Administration advised that private sector's participation in the management of certain harbourfront areas was needed to inject more vitality. Management issues could be tackled through lease conditions.</p> <p>(f) In response to the Chairman, the Administration explained that eight individual members with relevant experience were selected from a wide cross-section of the community, including two with District Council background.</p>	
003551 – 004555	Chairman Mr LEE Wing-tat Administration	<p>(a) Mr LEE was concerned that in a public-private-partnership (PPP) mode of harbourfront development and management, the private sector partner's power over public access or the type of permissible activities might be too wide.</p> <p>(b) The Administration advised that the Task Group on Management Model for the Harbourfront of HEC had identified five different PPP modes, and which approach should be applied in a particular project would have to be determined on a case by case basis. Pilot projects of short tenure would be launched, and the conditions of use would be publicized to allow wider community monitoring.</p> <p>(c) Mr LEE said that private companies participated in PPP harbourfront projects probably because such projects would help promote their business ventures nearby. He asked if these companies should bear the set up costs.</p> <p>(d) The Administration explained that certain initial costs might have to be publicly</p>	

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		<p>funded to enable a PPP project to kick-start, especially where the partner was a non-governmental organization, a special purpose company or a trust. Commercial viability was an issue in attracting private company to participate in a PPP project, and the Administration's assessment was that the number of harbourfront sites with high commercial potential was becoming less.</p>	
004556 – 005620	Chairman Dr Priscilla LEUNG Administration	<p>(a) Dr LEUNG said that members from local art or cultural groups should be invited to be members of HC. Instead of relying on support from the Department of Justice, HC members with legal background were preferred so that HC could form independent views on certain legal issues.</p> <p>(b) The Administration advised that members with legal expertise or from local art or cultural groups might be co-opted into subcommittees of HC.</p> <p>(c) In response to Dr LEUNG's enquiry about the background of individual HC members, the Administration advised that members had multiple expertise with professional and community work background.</p> <p>(d) The Chairman asked if an independent statutory body would be set up to oversee harbourfront planning and development. The Administration advised that it would keep an open mind on this as a long term option. The immediate task should be to release harbourfront sites currently used by Government departments to enhance accessibility to the harbourfront.</p>	
005621 – 010005	Chairman Miss Tanya CHAN Administration	<p>(a) In response to Miss CHAN, the Administration advised that the Harbour Planning Principles and Guidelines</p>	

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		<p>developed by HEC were widely promulgated and still effective.</p> <p>(b) Miss CHAN asked whether recyclable materials would be used in temporary waterfront promenades to reduce waste.</p> <p>(c) The Administration explained that simple design would be adopted and reusable materials would be used where feasible.</p> <p>(d) The Administration would provide details of materials (such as wooden boardwalks) used in temporary waterfront promenades and their maintenance issues for members' reference.</p>	<p>Administration to take action as required in paragraph 2 of the minutes</p>
<p>010006 – 010840</p>	<p>Chairman Mr KAM Nai-wai Administration</p>	<p>(a) Mr KAM considered that the application of PPP in harbourfront development should be thoroughly discussed.</p> <p>(b) The Administration advised that the matter could be discussed when such PPP projects emerged in future.</p> <p>(c) In response to Mr KAM's concern about the medium to long term harbourfront improvement measures, the Administration advised that HC would conduct public engagement exercise in conjunction with District Councils, and District Councils could also initiate discussion for early planning with HC.</p> <p>(d) In this connection, the Chairman asked the Administration to provide maps showing the 22 action areas along the Victoria Harbour, with information on the existing and planned land uses and ownership status, complemented with photographs.</p> <p>(e) Mr KAM considered that the existing uses of Government facilities in harbourfront areas could co-exist with other uses that benefited the public. For example, part of the Western Wholesale Food Market could be made available for public use.</p>	<p>Administration to take action as required in paragraph 2 of the minutes</p>

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		<p>(f) The Administration said that it was exploring a similar approach in collaboration with the private sector. Public safety was, however, a major consideration.</p>	
010841 – 011620	Chairman Mrs Sophie LEUNG Administration	<p>(a) Mrs LEUNG said that building the brand of Hong Kong's unique harbourfront was an important aspect of HC's work. HC should raise public awareness of the development of Hong Kong's harbourfront as a public asset and public open space.</p> <p>(b) The Administration responded that publicity and public education activities such as the Harbour Signage Scheme cum Harbourfront Logo Design Competition were being carried out to raise public interest on the matter.</p> <p>(c) Mrs LEUNG said that the PPP mode of harbourfront development would provide an opportunity for private enterprises to demonstrate their corporate social responsibilities. The Administration should be given more room to develop a suitable PPP model without excessive restrictions.</p> <p>(d) As regards the mixed use of the Western Wholesale Food Market, Mrs LEUNG suggested that a bazaar could be organized once every month for sale of organic food products to encourage patronage.</p> <p>(e) The Administration agreed to explore the suggestion and added that local District Council's support and involvement would be necessary to ensure success.</p>	
011621 – 012610	Chairman Ms Starry LEE Administration	<p>(a) Ms LEE considered that harbourfront enhancement projects should be expedited and that there should be continuous waterfront promenades along both sides of</p>	

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		<p>the harbour.</p> <p>(b) The Administration advised that East Kowloon had good potential to have a continuous waterfront promenade running along East Kowloon all the way to Lei Yue Mun. Enhancement works were in progress at Kai Tak, To Kwa Wan, and Hung Hom.</p> <p>(c) Ms LEE said that more vitality should be brought to harbourfront areas by introducing more street culture performances and artistic activities.</p> <p>(d) The Administration said that to achieve such objective, it would be useful to involve the private sector to introduce more innovative ideas and features to attract patronage.</p> <p>(e) Ms LEE asked if the Administration could collaborate with the Green Island Cement Limited to free up the harbourfront area occupied by the company's pier.</p> <p>(f) The Administration said that proposals from the company concerned were under consideration.</p>	
012611 – 013130	Chairman Ms Cyd HO Administration	<p>(a) Ms HO and the Chairman suggested that HC should review outdated legislation that would restrict street performance or activities in public areas along the harbourfront.</p> <p>(b) Ms HO suggested that creative measures should be explored to connect the harbourfront along Causeway Bay and North Point, which was blocked by a pier of the Fire Services Department, without affecting the operation of the facility.</p> <p>(c) The Administration agreed to bring these suggestions to HC for consideration. If</p>	

Time marker	Speaker	Subject(s)	Action required
		necessary, the Administration's internal mechanism would be invoked to resolve departmental differences.	
013131 – 013355		Proposed duty visit (a) The Chairman said that six members had indicated interest in joining the duty visit, and approval from the House Committee would be sought for the Subcommittee to conduct the duty visit to the United States and Canada, tentatively in late September 2010. (b) Members agreed that the duty visit should be open to all Members.	