

立法會
Legislative Council

LC Paper No. CB(1)792/09-10
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by the Administration)

Ref : CB1/PS/2/08/1

Panel on Development

Subcommittee on Harbourfront Planning

**Minutes of sixth meeting held on
Monday, 9 November 2009, at 10:45 am
in the Chamber of the Legislative Council Building**

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

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

Miss Opehia WONG Yuen-sheung, JP
Deputy Director of Planning / District

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

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

Action

I Election of Chairman and Deputy Chairman (if necessary)

The Chairman solicited members' views on whether it was necessary to re-elect the Chairman and Deputy Chairman of the Subcommittee. Members agreed that there was no such need.

II Meeting with the Administration

(LC Paper No. CB(1)270/09-10(01) -- Administration's paper on harbourfront enhancement and planning

File Ref.: DEVB (PL-H) TC 18/09 -- Legislative Council Brief on Urban Design Study for the New Central Harbourfront)

2. The Subcommittee deliberated on the following matters --

- (a) Urban design framework for the new Central harbourfront;
- (b) Pedestrian connectivity of the harbourfront areas on the Kowloon side; and

- (c) Work plan of the Administration.

An index of proceedings is attached at **Annex**.

III The way forward

3. Members suggested that the Subcommittee could discuss the following subjects in future --

- (a) management arrangements for harbourfront areas in Hong Kong;
- (b) constraints hindering harbourfront enhancement works and pedestrian connectivity; and
- (c) use of idle facilities in the Western Wholesale Food Market.

4. On the suggestion of holding a meeting to receive public views on the revised proposals for the new Central harbourfront and the alternative suggestion of inviting written views only, the Chairman suggested and members agreed that a circular should be issued to all Subcommittee members to gauge their views on the matter.

(Post-meeting note: A circular was issued to Subcommittee members vide LC Paper No. CB(1)320/09-10 on 10 November 2009. Based on members' returns, the Chairman decided that the Subcommittee should invite written views from interested parties and members of the public on the revised proposals for the new Central harbourfront.)

5. The Chairman solicited members' views on the possible timing of the overseas duty visit. Members agreed that the visit could tentatively be scheduled for mid-February 2010 and the cities to be visited could be decided later after compiling relevant information.

IV Any other business

6. There being no other business, the meeting ended at 12:45 pm.

Panel on Development

Subcommittee on Harbourfront Planning

**Proceedings of the sixth meeting
on Monday, 9 November 2009, at 10:45 am
in the Chamber of the Legislative Council Building**

Time marker	Speaker	Subject(s)	Action required
000000 – 000150	Chairman	Discussion on whether it was necessary to re-elect the Chairman and Deputy Chairman	
000151 – 001900	Chairman Administration	Briefing by the Administration on harbourfront enhancement and planning (LC Paper No. CB(1)270/09-10(01) and File Ref.: DEVB (PL-H) TC 18/09)	
001901 – 002458	Chairman Mr LEE Wing-tat Administration	<p>Mr LEE's query on the necessity to use Site 5 to reprovide the commercial gross floor area (GFA) reduced in Sites 1 and 2 and his views that Central and Wan Chai already had a lot of business office space and the Administration should disperse business activities to other districts such as Kwun Tong, Kowloon Bay and West Kowloon</p> <p>The Administration's response that --</p> <p>(a) there were different grades of business office space and whether a district could develop into a prime business district was market-driven; and</p> <p>(b) West Kowloon had the potential to become another prime business district; rezoning work was being carried out to provide additional business office space in West Kowloon, bringing the total supply of commercial GFA to 500 000 square metres in the district</p>	
002459 – 003258	Chairman Mr Albert CHAN Administration	<p>Mr CHAN's views that --</p> <p>(a) the Administration should have developed its headquarters at Kai Tak</p>	

Time marker	Speaker	Subject(s)	Action required
		<p>Development so that the Tamar site could become a central park;</p> <p>(b) poor town planning in the past resulted in the need for extended efforts to beautify unsightly harbourfront areas;</p> <p>(c) pedestrian connectivity of the harbourfront areas was vital and natural materials other than concrete should be used as far as possible;</p> <p>(d) the Tsuen Wan West waterfront promenade was long overdue;</p> <p>(e) fountains should not be provided at the harbourfront areas; and</p> <p>(f) contaminated seabed at harbourfront areas should be treated as well</p> <p>The Administration's response that --</p> <p>(a) pedestrian connectivity should not be achieved at the expense of public safety;</p> <p>(b) different materials could be used in different harbourfront projects. For instance, the temporary waterfront promenade at Kwun Tong used a lot of board timber while the one being proposed for Hung Hom would mainly be grassed;</p> <p>(c) the developer of the development at the West Rail Tsuen Wan West Station would be responsible for constructing the relevant waterfront promenade;</p> <p>(d) no fountains had been planned at the new Central harbourfront but there could be water features under the Wan Chai Development Phase 2; and</p> <p>(e) the Drainage Services Department was</p>	

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		conducting studies on treating the seabed at locations such as typhoon shelters	
003259 – 004158	Chairman Miss Tanya CHAN Administration	<p>Miss CHAN's views that --</p> <ul style="list-style-type: none"> (a) redistribution of commercial GFA from Sites 1 and 2 to Site 5 was only an option; and (b) Sites 5 and 6 could be used for Government, Institution or Community (G/IC) facilities, such as cultural facilities <p>Miss CHAN's enquiries on --</p> <ul style="list-style-type: none"> (a) how Site 3 would be broken up; (b) how the planned G/IC facilities on Site 5 would be compensated for if the site was rezoned for commercial uses; and (c) whether the Harbour-front Enhancement Committee (HEC) supported the revised proposals <p>The Administration's response that --</p> <ul style="list-style-type: none"> (a) while reducing the commercial GFA of Sites 1 and 2 would not require amendments to the relevant Outline Zoning Plan (OZP), Site 5 would need to be rezoned from "G/IC" to "Commercial" or "Comprehensive Development Area"; (b) Site 3 would be broken up into smaller parcels of land when the lots were put up for sale and the developments thereon would be of a smaller scale with stepped heights (from +30mPD to +50mPD); (c) rezoning Site 5 for commercial uses was appropriate because there were no designated users for the site at present, 	

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		<p>and other sites had been earmarked for the future expansion of the Hong Kong Academy for Performing Arts and the proposed Hong Kong Visual Arts Education Centre. There was no increase in the total commercial GFA allowable in the new Central harbourfront;</p> <p>(d) parts of Sites 1 and 2 could be used for community facilities such as tourist information kiosks; and</p> <p>(e) the final proposals were put forth having regard to the public comments received during the Stage 2 Public Engagement exercise, as well as the HEC's endorsed recommendations of its relevant task group</p>	
004159 – 004919	Chairman Ms Cyd HO Administration	<p>Ms HO's views that there might be traffic congestion in north Admiralty in future and the new harbourfront might only benefit nearby office users because of insufficient north-south pedestrian links</p> <p>Ms HO's enquiry on whether the Administration had any urban renewal plan for the Lockhart Road and Jaffe Road areas or it would leave the areas to evolve organically</p> <p>The Administration's response that --</p> <p>(a) there would be traffic control measures and new pedestrian links such as landscape decks and boulevards had been planned to further enhance north-south pedestrian connectivity;</p> <p>(b) revitalization of old Wan Chai was the first initiative adopting the "plane" approach in conservation and local characteristics would be preserved; and</p>	

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		(c) organic evolution was a possibility in Wan Chai and the proposed beautification of Star Street was an example	
004920 – 005627	Chairman Mr KAM Nai-wai Administration	<p>Mr KAM's views that --</p> <p>(a) the Queen's Pier should be re-assembled in-situ;</p> <p>(b) Site 5 should be retained for G/IC uses because of its proximity to the new Government headquarters;</p> <p>(c) the sites for the three Government office towers in Wan Chai could be released for commercial uses; and</p> <p>(d) the Administration should disperse commercial activities to other districts such as West Kowloon</p> <p>The Administration's response that --</p> <p>(a) rezoning of Site 5 would require planning application;</p> <p>(b) relocation of Government facilities in Wan Chai was a long-term plan being studied and the impact on public services had to be considered; and</p> <p>(c) additional office space would be provided in West Kowloon through rezoning existing sites</p>	
005628 – 010322	Chairman Mr IP Kwok-him Administration	<p>Mr IP's views that --</p> <p>(a) while agreeing that harbourfront areas could be beautified, he disagreed with a member's comment that they were unsightly at present;</p> <p>(b) relocation of Government facilities to other districts could help promote</p>	

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		<p>economic activities in those districts;</p> <p>(c) it was now time for the Administration to take forward the revised proposals for the new Central harbourfront and further disputes would not be conducive to these initiatives;</p> <p>(d) if a commercial management model was adopted, the Administration must exercise extra caution in ensuring public enjoyment of harbourfront areas</p> <p>The Administration's response that --</p> <p>(a) the Administration considered it desirable to capitalize on the private sector expertise for developing sites such as Sites 1 and 2 and the business case would need to be worked out ;</p> <p>(b) it would be prudent to lay down clear terms on public access to and use of facilities in lease conditions if a commercial management model was adopted for managing harbourfront areas; and</p> <p>(c) the Administration would consult HEC and then this Subcommittee on the implementation arrangements for Sites 1 and 2</p>	
010323 – 011124	Chairman Ms Starry LEE Administration	<p>Ms LEE's views that --</p> <p>(a) although there was some progress, enhancement of pedestrian connectivity in harbourfront areas on the Kowloon side was much slower than that on the Hong Kong side;</p> <p>(b) waterfront promenades should be provided in old harbourfront districts which lacked open space; and</p>	

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		<p>(c) Locations 25 and 30 in the Annex to the Administration's paper (LC Paper No. CB(1)270/09-10(01)) should be used as open space</p> <p>The Administration's response that --</p> <p>(a) while it fully understood concerns about pedestrian connectivity, some facilities had to be located at harbourfront areas and a balance had to be struck;</p> <p>(b) its strategy was to take every opportunity to carry out harbourfront enhancement works whether small or large in scale; and</p> <p>(c) if members agreed that the primary consideration was to achieve continuous harbourfront promenades for public enjoyment, the Administration would have more room to negotiate with private land owners on possible arrangements in implementing harbourfront enhancement works</p>	
011125 – 011528	Chairman Mrs Sophie LEUNG Administration	<p>Mrs LEUNG's views that --</p> <p>(a) she supported rezoning Site 5 for commercial uses;</p> <p>(b) Government offices could be relocated to other districts such as Tin Shui Wai; and</p> <p>(c) developments in downtown districts such as Central should be dispersed to other districts over time</p> <p>The Chairman's enquiry about the possibility of relocating the headquarters of the People's Liberation Army Hong Kong Garrison in Admiralty and the Administration's response that there was no such plan</p>	
011529 – 011943	Chairman	Mr CHAN's views that the Administration	

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	Mr Albert CHAN Administration	<p>should consider the feasibility of connecting districts such as Central and Tsim Sha Tsui and Causeway Bay and Kai Tak Development by tunnels for pedestrians and bicycles; and the Administration should not over-emphasize the importance of West Kowloon</p> <p>The Administration's response that --</p> <p>(a) there were views that the concept was technically feasible but the landing points needed further study; and</p> <p>(b) the concept might be commercially viable if commercial floor areas were available</p>	
011944 – 012800	Chairman Miss Tanya CHAN Administration	<p>Miss CHAN's view that using Site 5 for commercial developments might lead to traffic congestion and her enquiry on the development parameters of the key sites</p> <p>Miss CHAN's reference to Western District residents' aspirations that district enhancement works should be carried out</p> <p>The Administration's response that --</p> <p>(a) traffic impact assessment had been conducted in 2005 which concluded that the road network would be sufficient to cope with the additional traffic flow arising from the new developments in the future. Since the total GFA of the key sites was about 50% lower than the data assumption used in the 2005 assessment, the capacity of the road network would be more than capable of coping with the additional traffic flow;</p> <p>(b) there were potentials for carrying out district enhancement works in Western District and two swimming pools were in the pipeline, but some sites had to be</p>	

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		<p>used as works areas for the Mass Transit Railway West Island Line; and</p> <p>(c) Annex C to the relevant Legislative Council Brief listed out the development parameters of the key sites</p>	
012801 – 013420	<p>Chairman Mr LEE Wing-tat Administration</p>	<p>Mr LEE's suggestion that the Subcommittee should hold a meeting to receive public views on the revised proposals for the new Central harbourfront, and his view that there should be coordination with the Leisure and Cultural Services Department on regulation of activities such as street performances and public gatherings</p> <p>The Administration's response that the consultancy study for formulating management guidelines for public open space was in progress and the Panel on Development would be briefed on the subject</p>	
013421 – 014047	<p>Chairman Ms Starry LEE Administration</p>	<p>Ms LEE's views that --</p> <p>(a) the Administration should adopt an innovative approach to expedite the harbourfront enhancement works near the private pier in To Kwa Wan; and</p> <p>(b) works areas should be provided at Kai Tak Development instead of Locations 25 and 30 because residents in the district needed open space</p> <p>The Administration's response that --</p> <p>(a) Location 30 would not be used as a barging point and the open space project would proceed as originally proposed;</p> <p>(b) arrangement was being made for the To Kwa Wan Vehicle Examination Centre to move inward so that land could be released for development of a waterfront promenade. In addition, realignment of</p>	

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		<p>the boundary of the sewage treatment plant was also being studied so as to provide a continuous pedestrian link along the harbourfront; and</p> <p>(c) another harbourfront enhancement opportunity by rezoning some G/IC sites to open space in Tai Kok Tsui was being looked at</p> <p>The Chairman's view that there should be a continuous harbourfront from West Kowloon to Kai Tak Development in the long term</p>	
014048 – 014249	Miss Tanya CHAN Chairman Administration	<p>Miss CHAN's view that the Subcommittee should hold a meeting to receive public views on the revised proposals for the new Central harbourfront</p> <p>The Administration's response that --</p> <p>(a) there was no immediate urgency to rezone Site 5 and the town planning process would have to be invoked for rezoning the site; and</p> <p>(b) as there was little dispute on the revised proposals for the key sites in Central, the Administration intended to invite expression of interest for Sites 1 and 2 by the end of 2009 or early 2010</p>	
014250 – 015304	Chairman Clerk Miss Tanya CHAN Ms Cyd HO Mr KAM Nai-wai Ms Starry LEE Mr IP Kwok-him	<p>The way forward</p> <p>The views of Mr KAM and Mr IP that --</p> <p>(a) the Subcommittee should have focused discussions on the management arrangements for harbourfront areas in Hong Kong; and</p> <p>(b) the Administration should formulate action plans regarding the idle facilities in the Western Wholesale Food Market</p>	

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		<p>Ms HO's view that the Subcommittee should review the existing management arrangements for certain harbourfront areas in Hong Kong, such as Tsim Sha Tsui, and invite relevant departments and management agencies to take part in the discussion</p> <p>Mr KAM's view that the Subcommittee should discuss how the constraints hindering pedestrian connectivity and harbourfront enhancement works should be tackled, and apart from the Development Bureau, other relevant departments/bureaux could be invited to take part in the discussion</p> <p>The views of Ms HO, Ms LEE and Miss CHAN that the Administration should advise the Subcommittee on the responsible departments of relevant facilities which hindered harbourfront enhancement works, and should provide a timetable for relocating those facilities</p> <p>The Chairman's advice that these subjects could be discussed at a future meeting</p>	
015305 – 015742	Chairman Clerk Mr LEE Wing-tat	<p>Discussion on the proposed overseas duty visit</p> <p>Mr LEE's view that visiting two cities would suffice, one in the United States and one in Canada</p> <p>The Chairman's advice that the cities to be visited could be further studied for members' consideration later</p>	
015743 – 020107	Chairman Miss Tanya CHAN Ms Starry LEE Mr LEE Wing-tat Mr IP Kwok-him	<p>Discussion on whether to hold a meeting to receive public views or invite written submissions</p> <p>The Chairman's advice that a circular should be issued to all members to solicit their views on the matter</p>	

Council Business Division 1
Legislative Council Secretariat
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