

## **Task Force on Kai Tak Harbourfront Development**

### **Minutes of Thirty-fifth Meeting**

Date : 11 September 2019 (Wednesday)  
Time : 3:30 p.m.  
Venue : Conference Room, 15/F, North Point Government Offices, 333 Java Road, Hong Kong

#### Present

Mr Vincent NG Chairman

#### Organization Members

Mr Paul CHAN Representing Hong Kong Institute of Landscape Architects

Sr Raymond CHAN Representing Hong Kong Institute of Surveyors

Mr Freddie HAI Representing Hong Kong Institute of Architects

Mr Ivan HO Representing Hong Kong Institute of Urban Design

Mr Andy LEWIS Representing Business Environment Council

Mr LEUNG Kong-yui Representing Chartered Institute of Logistics and Transport in Hong Kong

Dr Vivian WONG Representing Friends of the Earth (HK) Charity Ltd

Mr Ken SO Representing the Conservancy Association

Mr Paul ZIMMERMAN Representing Society for Protection of the Harbour

#### Individual Members

Mr Mac CHAN Individual Member

Ms Kelly CHAN Individual Member

Mr Hans Joachim ISLER Individual Member

Ms Angela SO Individual Member

Official Members

|                  |  |
|------------------|--|
| Ms Doris HO      | Deputy Secretary (Planning & Lands) 1, DEVB  |
| Ms Stephenie HO  | Senior Manager (Tourism)41, Tourism Commission (TC)                                  |
| Mr David NGU     | Chief Traffic Engineer/Kowloon, Transport Department (TD)                            |
| Mr George MAK    | Chief Engineer/East 5, Civil Engineering and Development Department (CEDD)           |
| Mr Michael CHIU  | Chief Executive Officer (Planning)1, Leisure and Cultural Services Department (LCSD) |
| Ms Johanna CHENG | District Planning Officer/Kowloon, Planning Department (PlanD)                       |
| Mr Gavin YEUNG   | Secretary  |

In Attendance

|                      |  |
|----------------------|--|
| Miss Rosalind CHEUNG | Principal Assistant Secretary (Harbour), DEVB      |
| Ms Jenny WONG        | Assistant Secretary (Harbour) Special Duties, DEVB |
| Mr William CHAN      | Project Manager (Harbour), DEVB                    |
| Mr Carlos FUNG       | Senior Engineer (Harbour), DEVB                    |
| Ms Daphne LI         | Architect (Harbour) 1, DEVB                        |
| Mr TONG Hui-ching    | Architect (Harbour) 2, DEVB                        |

Absent with Apologies

|                  |   |
|------------------|---|
| Mr Johnny CHAN   | Principal Assistant Secretary (Works)2 (Ag.), Development Bureau (DEVB) |
| Mr Edward LO     | Representing Hong Kong Institute of Planners                            |
| Mr Victor CHEUNG | Representing Hong Kong Institution of Engineers                         |
| Mr Terence LEE   | Representing Real Estate Developers Association of Hong Kong            |
| Ms Vivian LEE    | Individual Member   |

Mr NGAN Man-yu Individual Member  
Hon Tony TSE Individual Member

For Item 3

Mr Sam LAM Chief Engineer 1/Major Works, Highways  
Department (HyD)  
Mr Rick CHAN Senior Engineer 8/Central Kowloon Route,  
Highways Department (HyD)  
Ms Jennyfer TSE Engineer 11/Central Kowloon Route, Highways  
Department (HyD)  
Mr WAN Chi-lam Assistant Landscape Officer/Central Kowloon  
Route (HyD)

For Item 4

Mr Stephen WONG Project Director 2, Transport and Housing Bureau  
(THB)  
Mr Ricky LING Senior Project Manager 1, Transport and Housing  
Bureau (THB)  
Ms Alice LAU Chief Executive, The Lok Sin Tong Benevolent  
Society, Kowloon  
Ms Cherry LEE Project Development Manager, The Lok Sin Tong  
Benevolent Society, Kowloon  
Mr YUEN Kwok-cheung Project Consultant, Registered Architects, The Lok  
Sin Tong Benevolent Society, Kowloon  
Mr Jakub VAGNER Project Consultant, Architectural Assistant, The Lok  
Sin Tong Benevolent Society, Kowloon

**The Chair** welcomed all to the 35<sup>th</sup> meeting of the Task Force on Kai Tak Harbourfront Development (KTTF).

**The Chair** introduced and welcomed new Members to the meeting, including -

- (a) **Dr Vivian WONG TAAM Chi-woon**, representing Friends of the Earth (HK) Charity Limited;
- (b) **Mr Paul CHAN Yuen-king**, representing Hong Kong Institute of Landscape Architects;
- (c) **Mr Mac CHAN Ho-ting**; and
- (d) **Ms Angela SO Wing-kwan**.

**The Chair** announced that -

- (a) **Ms Stephenie HO**, Senior Manager of Tourism Commission, attended on behalf of Ms Wendy CHUNG;
- (b) **Mr David NGU**, Chief Traffic Engineer/Kowloon of Transport Department, attended on behalf of Mr Michael LAW;
- (c) **Mr George MAK**, Chief Engineer/East 5 of Civil Engineering and Development Department, attended on behalf of Mr Michael LEUNG; and
- (d) **Mr Michael CHIU**, Chief Executive Officer (Planning) 1 of Leisure and Cultural Services Department, attended on behalf of Mrs Doris FOK.

## **Item 1 Confirmation of Minutes of the 34<sup>th</sup> Meeting**

1.1 **The Chair** informed Members that the draft minutes of the 34<sup>th</sup> KTTF meeting were circulated to Members for comments on 29 August 2019. The finalised minutes with Members' comments incorporated were further circulated to Members on 9 September 2019.

1.2 There being no further comments received from Members, the minutes of the 34<sup>th</sup> meeting were confirmed.

## **Item 2 Matters Arising**

2.1 There was no matter arising from the last meeting.

## **Item 3 Central Kowloon Route - Proposed Arrangement of Works Areas at Kai Tak Development Area (TFKT/10/2019)**

### Briefing by the proponent

3.1 **Mr Sam LAM** from the Highways Department (HyD) briefed Members on the proposed time extension of the works area and barging facilities for the Central Kowloon Route (CKR) project in the former Kai Tak runway. Noting that this would delay public use of the concerned harbourfront area, HyD proposed to carry out further improvement measures under the CKR project so as to minimise disturbance to visitors' experience as whole. Specifically, in addition to providing a temporary promenade of 860 metres along the southern promenade as committed at the KTTF meeting of 13 January 2017, HyD suggested constructing a temporary north-south promenade of 420 metres connecting the temporary southern promenade and the promenade adjoining Road D3 (Metro Park Section) by

end 2023.

## Discussion

### *Temporary Promenades*

3.2 **Mr Andy LEWIS** enquired why only temporary promenades would be constructed as the area should be developed into Metro Park for public enjoyment in the long term.

3.3 **Miss Rosalind CHEUNG** responded that most of the areas in the vicinity were still being used as works areas and barging points until 2024 the earliest, implying that development of the Metro Park would not be possible before this period. To allow early public enjoyment of open space as much as possible, an incremental approach would be adopted in seizing every opportunity to open every possible bit of the harbourfront area there. Accordingly, relevant departments and project proponents had been invited to turn the related works areas and barging points into temporary promenades before they leave the sites. This would allow opening of more open space in an earlier manner, hopefully before 2024, than waiting for the commissioning of the Metro Park as a whole. In addition, in order to minimise the size of works areas and barging points, a co-use arrangement had also been made among different project proponents. This would allow more land to be released for public use at an earlier stage.

3.4 As regards the design of the temporary promenades, **Mr Paul ZIMMERMAN** suggested adopting a creative and experimental design and having a clearer map showing how connectivity would be enhanced for both pedestrians and cyclists upon the construction of two temporary promenades. **Dr Vivian WONG** added that proper cycle tracks, with

enhanced public transport connection, would allow cycling to be adopted as an important means of transportation in the long-run. **Mr Ivan HO** asked if pocket space and basic facilities would be provided in the temporary promenades. He further observed from the concept plan that, for some sections of the temporary promenades, the shrub planting would block the cyclists from enjoying the harbour view. He reminded that the design of the temporary promenades should be in line with the Harbour Planning Principles and Guidelines.

3.5 **Mr Sam LAM** noted Members' comments and undertook to consult Members on the draft design of the temporary promenades when available.

3.6 **Mr Ivan Ho** asked why the Road D3 (Metro Park Section) project would occupy the works area at former Kai Tak runway till 2024 when the project was expected to be completed in 2023.

3.7 **Mr George MAK** responded that the works contract for Road D3 (Metro Park Section) and its adjoining waterfront promenade were targeted for completion by 2023. As a usual practice, the works areas would be kept for about one more year during the maintenance period of the contract.

#### *Other Comments*

3.8 **Dr Vivian WONG** opined that although it might not be under the Task Force's purview, the proponents should be aware of the possible impacts on drainage system brought by climate change and consider the possibility of introducing zero carbon design for roads in the CKR project. **The Chair** concurred that the Harbourfront Commission had been paying

attention to these issues when formulating the Harbour Planning Principles and Guidelines.

#### *Way Forward*

3.9 **The Chair** concluded that Members recognised the need to extend the works areas and barging facilities, and were generally supportive of the proposal. He invited HyD to consult Members on the draft design of the temporary promenades when available in due course.

#### **Item 4 Lok Sin Tong Modular Social Housing Scheme - Junction of Sung Wong Toi Road & To Kwa Wan Road Project (TFKT/11/2019)**

##### Briefing by the proponent

4.1 **Ms Alice LAU** from the Lok Sin Tong Benevolent Society, Kowloon (LST) briefed Members on the proposed three-year transitional housing project at the junction of To Kwa Wan Road and Sung Wong Toi Road.

##### Discussion

##### *Site Location*

4.2 **Mr Paul ZIMMERMAN** asked if the site location of the project was within the Kai Tak harbourfront areas. **The Chair** confirmed that the concerned site location fell within the harbourfront areas under the purview of the KTTF.



### *Setting back the Solid Walls Facing Sung Wong Toi Road*

4.3 **Mr Paul CHAN Yuk-ming** enquired if the proponent could consider setting back the solid walls facing Sung Wong Toi Road so as to improve pedestrian walkability, considering that the pedestrian roads were not wide enough with many trees on the streets.

4.4 **Mr YUEN Kwok Cheung** agreed to consider setting back the solid walls after assessing the passenger flow.

### *Preservation of the Existing Tree*

4.5 As regards the existing tree at the centre of the site, **Mr Ken So** suggested that the proponent should preserve the tree and minimise any possible adverse impacts brought by the construction works. He stressed the importance of keeping the tree in good condition during the whole project period.

4.6 **Mr YUEN Kwok Cheung** confirmed that it was also their proposal to preserve the tree. A preliminary tree risk assessment test had been conducted to assess the possible impacts brought on the tree by the project. They assured that the tree condition would be properly monitored.

### *Other Comments*

4.7 **Ms Kelly CHAN** asked about the sustainability of the housing project. As the transitional housing would be demolished after a short period of time, she suggested reusing the relevant materials as far as possible for the sake of environmental-friendliness.

## *Way Forward*

4.8 **The Chair** concluded that Members were generally supportive of this proposal. As the proposed transitional housing was a low-rise development, the project had limited adverse visual impact on the harbourfront. He invited the project team to take into account Members' comments in taking forward the project.

## **Item 5 Any Other Business**

5.1 **Mr Paul ZIMMERMAN** suggested having presentation materials uploaded onto the website of the Harbourfront Commission or provided to Members via email as soon as they are ready and best if this could be arranged prior to the meeting. **The Chair** responded that the Secretariat would follow up on the suggestion.

5.2 **The Chair** informed Members that the next meeting was being scheduled in co-ordination with the meetings of other Task Forces. The Secretariat would inform Members of the meeting date in due course.

5.3 There being no other comments, the meeting was adjourned at 5:15 pm.

## **Secretariat**

### **Task Force on Kai Tak Harbourfront Development**

**February 2020**