

Task Force on Kai Tak Harbourfront Development

Minutes of Thirty-sixth Meeting

Date : 9 April 2020 (Thursday)

Time : 3 p.m.

Venue : Conference Room 8, G/F, Central Government Offices, 2 Tim Mei Avenue, Tamar

Present

Mr Vincent NG Chairman

Organization Members

Mr Ivan HO Representing Hong Kong Institute of Urban Design

Mr Paul ZIMMERMAN Representing Society for Protection of the Harbour

Mr Freddie HAI Representing Hong Kong Institute of Architects

Mr Edward LO* Representing Hong Kong Institute of Planners

Mr Desmond NG* Representing Real Estate Developers Association of Hong Kong

Mr Ken SO* Representing The Conservancy Association

Mr Raymond CHAN* Representing Hong Kong Institution of Engineers

Ms Iris HOI* Representing Hong Kong Institute of Landscape Architects

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

Mrs Margaret BROOKE* Representing Business Environment Council

Individual Members

Mr NGAN Man Yu*

Ms Kelly CHAN*

Mr Mac CHAN*

Ms Angela SO*

Mr Hans Joachim ISLER*

Hon Tony TSE*

Official Members

Mr Victor CHAN Principal Assistant Secretary (Works)2,
Development Bureau (DEVB)

Ms Stephenie HO Senior Manager (Tourism)41, Tourism Commission
(TC)

Mr Michael LEUNG Project Manager (E), Civil Engineering and
Development Department (CEDD)

Mrs Doris FOK* AD(LS)1, Leisure and Cultural Services Department
(LCSD)

Ms Johanna CHENG* District Planning Officer/Kowloon, Planning
Department (PlanD)

Mr David NGU* Chief Traffic Engineer/Kowloon, Transport
Department (TD)

Mr Gavin YEUNG Secretary

In Attendance

Miss Rosalind CHEUNG Principal Assistant Secretary (Harbour), DEVB

Mr Henry LAI Assistant Secretary (Harbour) 1, DEVB

Ms Jenny WONG* Assistant Secretary (Harbour) Special Duties, DEVB

Mr William CHAN* Project Manager (Harbour), DEVB

Mr Carlos FUNG* Senior Engineer (Harbour), DEVB

Mr NG Shing Kit Engineer (Harbour), DEVB

Ms Helen CHU Landscape Architect (Harbour), DEVB

Absent with Apologies

Ms Doris HO	Deputy Secretary (Planning & Lands) ¹ , Development Bureau (DEVB)
Mr LEUNG Kong Yui	Representing Chartered Institute of Logistics and Transport in Hong Kong
Sr Raymond CHAN	Representing Hong Kong Institute of Surveyors
Ms Vivian LEE	Individual Member
Prof Wallace CHANG	Individual Member

For Item 3

Mr George MAK	Chief Engineer/East 5, Civil Engineering and Development Department (CEDD)
Ms Jacqueline LEE	Senior Architect, Civil Engineering and Development Department (CEDD)
Mr HO Yiu Ming (Site 4A1)	Landscape Designer, LWK
Mr Stephen LAI (Site 4A1)	Associate Director, LWK
Ms Alison LEE (Site 4B1)	Director, ADI
Mr Bernard CHEUNG (Site 4B2)	Senior Project Manager, AXXA
Mr TSE Yiu Hung (Site 4B3)	Associate Director, P&T
Ms Anya XU (Site 4B4)	Project Manager, Scenic
Mr Kennis CHAN (Site 4C1)	Director, WTPL
Mr Barry LO (Site 4C2)	Associate, ADI
Mr Tavis WONG (Site 4C3)	Director, WTPL

Item 4

Mr Samuel WONG	Designing Hong Kong Limited
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*denoting joining meeting online

The Chair welcomed all to the 36th meeting of the Task Force on Kai Tak Harbourfront Development (KTTF).

The Chair announced that –

- (a) **Ms Stephenie HO**, Senior Manager of Tourism Commission, attended on behalf of Ms Wendy CHUNG, Assistant Commissioner for Tourism 4; and
- (b) **Mr David NGU**, Chief Traffic Engineer/Kowloon of Transport Department, attended on behalf of Mr Michael LAW, Assistant Commissioner/Technical Services.

Miss Rosalind CHEUNG informed Members that to minimise social contact amid the outbreak of the epidemic, Members could opt to attend the briefing online via Webex.

Item 1 Confirmation of Minutes of the 35th Meeting

1.1 **The Chair** informed Members that the draft minutes of the 35th KTTF meeting were circulated to Members for comments on 3 April 2020. The finalised minutes with Members' comments incorporated were further circulated to Members on 8 April 2020.

1.2 There being no further comments received from Members, the minutes of the 35th meeting were confirmed.

Item 2 Matters Arising

2.1 There was no matter arising from the last meeting.

Item 3 Public Open Space in Private Development at Area 4 of Former Runway (TFKT/01/2020)

Briefing by the proponent

3.1 **The Chair** briefed Members that Civil Engineering and Development Department (CEDD) submitted a paper (TFKT/01/2020) on the design proposals for the Public Open Space (POS) in Kai Tak former runway. A briefing was arranged on 2 April 2020 for CEDD and relevant consultants to brief Members on the proposals. CEDD and the consultants had further refined the proposals taking into account Members' comments. Shortly after the briefing on 2 April 2020, Mr Paul ZIMMERMAN's written comments on this item were received. His comments were tabled for Members' reference.

3.2 **Ms Rosalind CHEUNG** briefed Members on the background of the item. The design proposals covered eight sites in the Kai Tak former runway, including Sites 4A1, 4B1, 4B2, 4B3 and 4B4 facing the Kai Tak Approach Channel, as well as Sites 4C1, 4C2 and 4C3 facing the Victoria Harbour. All sites were zoned "Residential" and there would be 1-2 storey retail at Sites 4C1 - 4C3. The developers concerned were required under lease to construct the adjoining promenade under the public open spaces in private developments (POSPD) approach. Upon completion, the promenades would be handed over to the Leisure and Cultural Services Department (LCSD) for management and maintenance.

3.3 With the aid of a PowerPoint presentation, **Mr George MAK** and **Ms Jacqueline LEE** from CEDD briefed Members on the design proposals.

Discussion

Non-building Areas

3.4 **Mr Paul ZIMMERMAN** opined that in the non-building areas, outdoor dining should be demarcated. He further asked if seatings with shelters would be allowed. **Mr Freddie Hai** enquired if it would be possible for the developers to apply for exemption to build permanent shelters and canopies in the non-building areas facing the waterfront. **Mr Ivan HO** concurred and opined that applications for building shelters/seat canopies in the non-building areas for alfresco dining should be supported.

3.5 **Mr George MAK** responded that while such applications, if made, would be considered and approved by the Buildings Department (BD), CEDD would support the applications in principle.

Buffer Zone between the GreenWay and the Dedicated Pedestrian Zone

3.6 **Ir Raymond CHAN** suggested adding a buffer zone between the GreenWay and the Dedicated Pedestrian Zone (DPZ) to provide cyclists with an undisturbed cycling route in the GreenWay as many people might gather in the DPZ.

3.7 **Mr George MAK** responded that the suggestion and the possible conflicts of different road users would be taken into consideration.

Coherence in the POS

3.8 **Mr Ivan HO** enquired ways to better integrate the POS and the residential areas in the design of fence walls. **Mr Freddie HAI** further enquired if there would be any distinctive landscape feature to give an unique identity to the POS.

3.9 **Ms Jacqueline LEE** responded that while the design of fence walls would be further decided, it was intended to integrate the edge of the residential areas with the POS by landscaping approach.

Landing Steps

3.10 **Mr Paul ZIMMERMAN** enquired the location of the landing steps and suggested that additional landing steps be placed at various strategic locations.

3.11 **Mr George MAK** responded that the Government was processing three short-term tenancy applications for setting up water-sports facilities around the Kwun Tong Typhoon Shelter. Apart from the existing landing steps at the Kwun Tong Public Pier and Kai Tak Runway Park Pier, there would be a water access point provided at the north-western end of the lower embankment of the former runway.

Development at the Northern Edge

3.12 **Mr Edward LO** said that more spaces should be provided in the POS for allowing the organization of different kinds of activities to enhance its vibrancy. **Mr Paul ZIMMERMAN** and **Mr Freddie HAI** further suggested providing relevant facilities at the northern edge of the former

runway for allowing more retailing and recreational activities in order to make the promenade more vibrant.

3.13 **Mr George MAK** responded that the project team would discuss with LCSD to explore if it would be possible to incorporate the suggestion of having more flexible uses of the areas.

Tree Planting

3.14 **Mr Paul ZIMMERMAN** suggested planting trees which could provide a good shading effect for the public to enjoy the harbour view. **Mr Ken SO** concurred and opined that trees without an effective shading effect could be replaced by other tree types. Specifically, he enquired the reason of planting *Chorisia speciosa* (美人樹). He explained that, in spite of the seasonal flowering effect, this tree type had thorns which might hurt the passers-by. He suggested replacing *Chorisia speciosa* with other tree types that were suitable for planting in waterfront areas.

3.15 **Ms Jacqueline LEE** responded that more trees would be planted to provide a good shading effect while maintaining the visibility by keeping a minimum clear branch height of 2.5 metres. **Mr Barry LO** supplemented that *Terminalia mantaly* (小葉欖仁) was one of the common tree types which were found suitable for planting in waterfront areas. Subject to the tree growing conditions, *Terminalia mantaly* would be able to provide a good shading effect.

Biodiversity Enhancement

3.16 **Mr Paul Zimmerman** enquired if the design would support migration and habitation of wildlife to integrate with the existing urban

ecology and to help enhance biodiversity of different species. He also suggested having a green zone in the sloping seawall to enhance biodiversity. **Mr Ken SO** concurred and suggested also considering biodiversity in tree planting.

3.17 **Mr George MAK** responded that the construction works of the Sites would not disturb the habitats of the existing species. More trees would also be planted along the promenade to enhance biodiversity.

Extreme Weather Management

3.18 **Mr Ivan HO** opined that the design should factor in the need to combat extreme weather conditions. On the other hand, **Ir Raymond CHAN** enquired measures to protect users having water-sports activities in time of bad weather.

3.19 **Mr George MAK** responded that extreme weather conditions had already been taken into consideration in the structural design. As for the safety of water-sports activities, real-time warning signal board would be placed to alert users when bad weather was forecasted.

Implementation

3.20 **Mr Ivan HO** enquired if there would be any government department to monitor the proper implementation of the POS design. **Ir Raymond CHAN** enquired if there would be co-ordination among the developers to ensure consistency in the development stage.

3.21 **Miss Rosalind CHEUNG** responded that an inter-departmental committee was in place to monitor the whole design,

development and management of the design proposals.

Way Forward

3.22 **The Chair** concluded that Members recognised the efforts made in coordinating eight design proposals put forward by different developers, and that Members were generally supportive of the design proposals. It was observed the proposals included various design merits, such as the adoption of fence-free design, where applicable, to bring people closer to the water, provision of Sunday market and ad-hoc activities to activate the promenade, as well as inclusion of water and playscape features to add vibrancy to the waterfront.

3.23 He ended the discussion by inviting the project team to take into account Members' comments in taking forward the detailed design and implementation.

Item 4 Designing Hong Kong Limited's Rezoning Application

Briefing by the proponent

4.1 **Mr Paul ZIMMERMAN** from Designing Hong Kong's Limited briefed Members on its Section 12A application which sought to rezone four locations from "Open Space" and "Open Space (2)" to four sub-areas of "Other Specified Use" (OU) annotated "Waterfront Related Commercial, Recreational and Leisure Uses" Zone.

4.2 **The Chair** briefed Members that the application was originally scheduled for consideration by Town Planning Board (TPB) on 17 January 2020, but Designing Hong Kong's Limited had submitted a deferral application, which had been subsequently approved by TPB.

Discussion

4.3 **Ms Johanna CHENG** remarked that, from the planning perspective, the proposed development of water sports and recreational activities is generally in line with the vision for Kai Tak, however, the proposed uses in the application were either always permitted under the current zoning or could be achieved by way of a Section 16 application rather than the rezoning application being proposed.

4.4 **Mr Ivan HO** enquired if there was any exempted floor area for using as storage of water-sports equipment. With the provision of storage areas, it could help encourage the public to do water-sports activities.

4.5 **Ms Johanna CHENG** responded that place for water sports/water recreation (that would include reasonable scale of ancillary storage) was a Column 1 use which was always permitted in the current "O" zoning. **The Chair** said that storage of water-sport equipment was related to operation and management of port facilities for water-sports activities. Storage areas could be built in areas zoned as Open Space.

4.6 **Miss Rosalind CHEUNG** proposed that opportunity could be taken to include the proposal in the project scope of the Metro Park project, which would be funded by the earmarked \$6.5 billion dedicated funding for harbourfront enhancement.

4.7 **The Chair** concluded that, while Members in general agreed that the intended uses proposed under the planning application were in line with the long-held visions of the Harbourfront Commission to bring vibrancy to the waterfront, Members recognised that there were wider

considerations in accessing a planning application, some of which might fall outside the purview of the Task Force. Hence, despite the shared aspiration to activate the harbour, the Task Force was not in the position to consider the planning application.

Item 5 Any Other Business

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

Secretariat

Task Force on Kai Tak Harbourfront Development

July 2020