

Task Force on Kai Tak Harbourfront Development

Minutes of Forty-fifth Meeting

Date : 18 October 2022 (Tuesday)
Time : 3 p.m.
Venue : Room 1303, 13/F, Wing On Kowloon Centre, 345 Nathan Road,
Kowloon

Present (attending in person)

Mr Vincent NG	Chairman
Dr Vivian WONG	Representing Friends of the Earth (HK) Charity Limited
Dr CHUNG Shan-shan	Representing The Conservancy Association
Mr LEUNG Kong-yui	Representing The Chartered Institute of Logistics and Transport in Hong Kong
Mr Ivan HO	Individual Member Chairman, Task Force on Harbourfront Developments on Hong Kong Island
Mr Mac CHAN	Individual Member

Present (attending online)

Mr Benny CHAN	Representing Hong Kong Institute of Urban Design
Mr Paul ZIMMERMAN	Representing Society for Protection of the Harbour
Mr Jacky CHEUNG	Representing The Hong Kong Institute of Architects
Sr Raymond CHAN	Representing The Hong Kong Institute of Surveyors
Ir Ringo YU	Representing The Hong Kong Institution of Engineers
Mr Jeff TUNG	Representing The Real Estate Developers Association of Hong Kong
Mr Mac CHAN	Individual Member

Ms Sunnie LAU	Individual Member
Dr Lawrence LI	Individual Member
Ms Angela SO	Individual Member
Hon Tony TSE	Individual Member

Official Members (attending in person)

Ms Leonie LEE	Commissioner for Harbourfront, Development Bureau (DEVB)
Mr Johnny CHAN	Principle Assistant Secretary (Works) 2, DEVB
Mr Henry LAI	Assistant Commissioner for Tourism 4, Tourism Commission (TC)
Mr Henry CHU	Head (Kai Tak Office), Civil Engineering and Development Department (CEDD)
Mr Horman CHAN	Assistant Director (Leisure Services) 1, Leisure and Cultural Services Department (LCSD)
Ms Ophelia LUI	Secretary

Official Members (attending online)

Mr Patrick HO	Assistant Commissioner/Urban, Transport Department (TD)
Ms Vivian LAI	District Planning Officer/Kowloon, Planning Department (PlanD)

In Attendance

Mr NG Shing-kit	Senior Engineer (Harbour)2, DEVB
Ms Phoebe WU	Engineer (Harbour), DEVB

Absent with Apologies

Mr Edward LO	Representing The Hong Kong Institute of Planners
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For Item 2

Mr Mike KWAN	General Manager (Planning and Design), Urban Renewal Authority (URA)
Ms LI Yee-ting	Senior Manager (Atg) (Planning and Design), URA
Mr Peter WU	Manager (Planning and Design), URA
Ms Clarice HO	Manager (Planning and Design), URA

Welcoming Message

Action

The Chairman welcomed all to the 45th meeting of the Task Force on Kai Tak Harbourfront Development (KTTF).

The Chairman informed the meeting that -

- (a) **Ms Leonie LEE**, Commissioner for Harbourfront, Development Bureau, attended on behalf of Mr Vic YAU, Deputy Secretary (Planning & Lands) 1; and
- (b) **Mr Henry CHU**, Head (Kai Tak Office) of the Civil Engineering and Development Bureau (CEDD), attended on behalf of Mr Michael LEUNG, Project Manager (E).

Item 1 Matters Arising

- 1.1 There was no follow-up matter arising from the last meeting.

Item 2 Urban Renewal Authority Ming Lun Street/Ma Tau Kok Road Development Scheme (KC-018) and To Kwa Wan Road/Ma Tau Kok Road Development Scheme (KC-019)

Briefing by the proponent

2.1 The Chairman welcomed representatives from the Urban Renewal Authority (URA) and its consultants to the meeting. Hon Tony TSE declared that he was the Non-Executive Director of the URA Board. The Chairman considered that he could remain in the meeting and join the discussion.

2.2 Upon the Chairman's invitation, Ms Ophelia LUI briefed Members on the background of the item. In summary, URA submitted the draft development schemes (the Schemes) on Ming Lun Street/Ma Tau Kok Road Development Scheme (KC-018) and To Kwa Wan Road/Ma Tau Kok Road Development Scheme (KC-019) to the Town Planning Board on 7 October 2022. The two Schemes were located on the waterfront in To Kwa Wan, which connected the Kai Tak Development Area and the old urban area of To Kwa Wan in the hinterland. URA proposed to rezone the sites from Comprehensive Development Area (CDA) to Residential (Group A), with the lowest two to three floors for commercial and Government, Institution or Community uses. Since URA planned to consult the Kowloon City District Council on 27 October 2022, it would like to seek the Task Force's views beforehand and hence this ad-hoc meeting was held.

2.3 With the aid of a PowerPoint presentation, Mr Mike KWAN from URA briefed Members on the proposals of the Schemes.

Discussion

2.3 Noting the estimated completion time of the project in 2033, **the Chairman, Mr Ivan HO, Mr Jeff TUNG, Ir Ringo YU and Mr Benny CHAN** urged URA to open the waterfront promenade and the waterfront plaza in phases for earlier public enjoyment.

2.4 **Mr Ivan HO** was of the view that URA should provide further details on the design and theme of the Schemes, including proposed facilities such as shelters, toilets, carpark, bicycle parking spaces, baby and elderly care facilities, etc. In terms of URA's proposed alfresco dining at the site, he suggested URA to make reference to the harbourfront dining facilities in Sydney, such as provision of permanent shelter which also served as noise barriers. **Mr Paul ZIMMERMAN** shared similar views.

2.4 **Dr CHUNG Shan-shan** supplemented that considering the completion time of the project in 2033, URA should take into account the prevailing advance technology and incorporate such technology in the project as appropriate, such as refuse collection facilities. **Dr Vivian WONG and Mr Mac CHAN** asked if there would be any space for organising events, mini carnival or music performance. The former supplemented that more cultural activities could be considered and there could be synergy with the Cattle Depot Artistic Village nearby.

2.4 **Mr Paul ZIMMERMAN** suggested URA to further consider possible enhancement in terms of connectivity and interface with the surrounding areas. **The Chairman, Dr CHUNG Shan-shan, Dr Vivian WONG, Mr LEUNG Kong-yui, Mr Mac CHAN and Mr Jacky CHEUNG** concurred.

2.4 **Dr CHUNG Shan-Shan** supported the proposed road widening works at To Kwa Wan Road, which would ease the traffic flow and improve accessibility to the area though the crux should be reducing the number of private vehicles. **Mr KY LEUNG** and **Ms Sunnie LAU** concurred. **The Chairman, Mr Ivan HO, Mr KY LEUNG and Mr Jeff TUNG** further suggested URA to explore the feasibility of linking up the two proposed basement carparks for more effective use of the site and better traffic flow.

2.5 **Mr Ivan HO and Ir Ringo YU** enquired about the management and maintenance matters regarding the waterfront promenade and the revitalised pier structure outside the site boundary of the Schemes. **The Chairman** added that he supported the revitalisation of the pier structure as it would help activate and improve water transport such as water taxi.

2.6 **The Chairman, Mr Jacky CHEUNG, Mr Jeff TUNG and Ms Sunnie LAU** enquired about the profile of the proposed waterfront plaza with reference to surrounding buildings, and whether the proposed design could maintain permeability and stepped building profile as promulgated in harbourfront planning and design. **Mr Ringo YU and Mr Jeff TUNG** also enquired about the plot ratio (PR) of the site.

2.7 **Mr Mike KWAN** appreciated comments raised by Members and the project team would consider them in detailed design and implementation stage. In response to Members' enquiries concerning the PR of the site, he informed the meeting that the maximum PR of the project in the "R(A)" zone was 7.5, of which 6.5 was for domestic uses and 1.0 was for non-domestic uses; and supplemented that the project team did not intend to extend the PR further at this stage. In terms of connectivity with the surrounding areas, pedestrian passageway will be provided within the proposed waterfront plaza and connecting to the waterfront promenade to maintain 24 hours access between the waterfront promenade and To Kwa Wan Road. Subject to further liaison

with relevant Government departments, a possible footbridge connection at the podium level at KC-019 over To Kwan Wan Road might be explored to further enhance the pedestrian connection between the waterfront and the hinterland.

Way Forward

2.8 **The Chairman** concluded that the Task Force in-principle supported the Schemes. The Task Force strongly urged the project team to actively consider opening the waterfront promenade and waterfront plaza in phases for earlier public enjoyment, and to improve connectivity to the harbour both on land and at the sea. The project team was requested to consult the Task Force again after refining the Schemes, having taken into account Members' comments raised at the meeting.

Item 3 Any Other Business

3.1 There being no other comments, the meeting was adjourned at 4:32 pm.

Secretariat

**Task Force on Kai Tak Harbourfront Development
February 2023**