

Harbourfront Commission
Task Force on Harbourfront Developments
in Kowloon, Tsuen Wan and Kwai Tsing

Minutes of Thirty-sixth Meeting

Date : 24 September 2019
Time : 10:30 a.m.
Venue : (Room G46) at Upper Ground Floor, Hong Kong Heritage
Discovery Centre, Kowloon Park, Tsim Sha Tsui, Kowloon

Present

Prof Becky LOO	Chair
Mr Vincent NG	HC Chair

Members

Mr Andy LEWIS	Representing Business Environment Council
Mrs Karen BARRETTO	Representing Friends of the Earth (HK) Charity Ltd
Mr Paul CHAN	Representing Hong Kong Institute of Landscape Architects
Ms Sam LOK	Representing Hong Kong Institute of Planners
Sr Francis LAM	Representing Hong Kong Institute of Surveyors
Mr TAM Po-yiu	Representing Hong Kong Institute of Urban Design
Ir Victor CHEUNG	Representing Hong Kong Institution of Engineers
Mr Paul ZIMMERMAN	Representing Society for Protection of the Harbour
Mr Ken SO	Representing the Conservancy Association
Ms Christina LEE	Individual Member
Mr NGAN Man-yu	Individual Member
Dr Edmund LEE	Co-opted Member
Mr TSANG Wing-hang	Co-opted Member

Official Members

Miss Rosalind CHEUNG	Principal Assistant Secretary (Harbour), Development Bureau (DEVB)
Ms Kery KWOK	Senior Manager (Tourism) 31, Tourism Commission (TC)
Mr David NGU	Chief Traffic Engineer/Kowloon, Transport Department (TD)
Mr LI Ping-chi	Senior Engineer/3(South), Civil Engineering and Development Department (CEDD)
Mrs Doris FOK	Assistant Director (Leisure Services)1, Leisure and Cultural Services Department (LCSD)
Ms Johanna CHENG	District Planning Officer/Kowloon, Planning Department (PlanD)
Mr Henry LAI	Secretary

In Attendance

Ms Jenny WONG	Assistant Secretary (Harbour) Special Duties, DEVB
Mr Gavin YEUNG	Assistant Secretary (Harbour) 2, DEVB
Mr William CHAN	Project Manager (Harbour), DEVB
Ms Daphne LI	Architect (Harbour) 1, DEVB
Mr TONG Hui-ching	Architect (Harbour) 2, DEVB
Mr Carlos FUNG	Engineer (Harbour), DEVB
Mr NG Shing-kit	Engineer (Harbour) Special Duties, DEVB
Miss Maggie WOO	Quantity Surveyor (Harbour), DEVB

Absent with Apologies

Mr Freddie HAI	Representing Hong Kong Institute of Architects
Mr Terence LEE	Representing Real Estate Developers Association of Hong Kong
Ir Janice LAI Wai-man	Individual Member
Hon Tony TSE	Individual Member
Mr Francis NGAI	Co-opted Member

For Agenda Item 4

Mr CHAN Hon-shing	Senior Project Manager, Korn Reach Investment Ltd
Mr Matthew CHAN	Senior Deputy Project Manager, Korn Reach Investment Ltd
Mr Kenneth TO	Managing Director, Kenneth To & Associates Ltd
Ms Gladys NG	Senior Town Planner, Kenneth To & Associates Ltd
Mr Koman CHEONG	Design Director, Spiral Architectural Design Ltd
Ms Elsa KWONG	Associate, ADI Limited

For Agenda Item 5

Miss Maggie CHOW	Assistant Commissioner for Tourism 3, TC
Ms W C TSANG	Manager (Tourism) 33, TC
Mr Francis LEE	Project Team Leader, CEDD
Mr Alan WU	Senior Engineer /Projects 1, CEDD
Mr K C KING	Chief Project Manager 101, Architectural Services Department (ArchSD)
Mr Tony NGAN	Senior Project Manager 123, ArchSD
Mr Jacky CHEUNG	Associate, Thomas Chow Architects Ltd
Mr Anthony LIN	Architectural Assistant, Thomas Chow Architects Ltd
Ms Dhany Kusuma	Associate Director, Urbis Limited

Welcoming Message

Mr Vincent NG, Chair of the Harbourfront Commission (HC), welcomed all to the meeting, in particular Mr Paul CHAN, Ms Sam LOK, Dr Edmund LEE, Mr Francis NGAI and Mr TSANG Wing-hang who attended the Task Force meeting for the first time.

He also informed the meeting that-

Ms Johanna CHENG, District Planning Officer/Kowloon of the Planning Department (PlanD) was attending the meeting on behalf of Mr Derek CHEUNG, District Planning Officer/Tsuen Wan & West Kowloon;

- (a) Ms Kery KWOK, Senior Manager of Tourism Commission, was attending on behalf of Mr Anson LAI, Assistant Commissioner for Tourism 2; and
- (b) Mr LI Ping-chi, Senior Engineer of the Civil Engineering and Development Department (CEDD) was attending on behalf of Mr Raymond LEE, Chief Engineer / S1.

Item 1 Election of Chairman

- 1.1 **Mr NGAN Man-yu** nominated and **Mr PY TAM** as well as **Sr Francis LAM** seconded Prof Becky LOO to be the Chair of the Task Force. **Prof Becky LOO** accepted the nomination and officially took over the chairmanship of the meeting.

Item 2 Confirmation of Minutes of the 35th Meeting

- 2.1 **The Chair**¹ informed Members that the draft minutes of the 35th meeting were circulated on 20 September 2019 and no comments were received from Members. There being no further amendment, the draft minutes were confirmed at the meeting.

¹ "The Chair" thereafter referred to Prof Becky LOO as the Task Force Chair.

Item 3 Matters Arising

A. Enhancement of Tsuen Wan Waterfront (paragraphs 2.1 -2.11of the minutes of the 35th meeting)

3.1 Upon invitation by the Chair, **Miss Rosalind CHEUNG** briefed Members the progress of Phase 1 of the Tsuen Wan Waterfront Enhancement project under the \$500 million funding with the aid of a PowerPoint.

3.2 **The Chair** was glad to note that the project was progressing smoothly. She would like to record a vote of thanks to the Architectural Services Department and the Harbour Office for their efforts made to the implementation of the project.

3.3 **Mr Ken SO** opined that additional shading should be provided along the promenade. **Miss Rosalind CHEUNG** responded that additional shading and trees would be arranged after the completion of the Civil Engineering and Development Department's cycling track project there.

3.4 **Mr Paul ZIMMERMAN** commented on the followings-

- (a) the railings design was beautiful and practical;
- (b) appreciated the wooden handle design for railings and suggested providing hand washing facilities for people who went fishing there;
- (c) suggested installing bottle water refilling facilities along the promenade so as to reduce usage of plastic water bottles;
- (d) the lighting at some part of the promenade was too bright and suggested dimming them to serve directional purpose only;
- (e) suggested additional lighting at the landing steps for safety reason; and
- (f) suggested planting tree with big crown to provide natural shading along the promenade.

3.5 **The Chair** thanked Members' comments, in particular, the suggestion of providing lighting at landing steps and bottle

water refilling facilities which were practical. She agreed that the suggestion should be followed up when carrying out the next phase of works at the promenade. Provision of additional shading and trees were to be reviewed after the completion of the cycle track project.

Item 4 Comprehensive Residential Development at 5 & 8 Tung Yuen Street and the adjoining Government land, Yau Tong (Paper No. TFK/04/2019)

Introduction

4.1 **The Chair** welcomed representatives of the project proponent to the meeting.

Briefing by the Planning Department

4.2 **Ms Johanna CHENG** briefed Members on the background of the five Comprehensive Development Areas (“CDA”) in Yau Tong Industrial Area as follows-

- (a) the project site is zoned “CDA(1)” on the Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan (OZP);
- (b) the development restrictions for the “CDA”s included (i) total plot ratio at 5, (ii) building height restriction on the waterfront portion at 80mPD and inland portion at 100mPD, and (iii) 15-metre wide public waterfront promenade;
- (c) the endorsed planning brief stipulated that three air paths should be provided at Shung Wo Path, Yan Yue Wai and Tung Yuen Street; and
- (d) a setback for 3.5-metre wide footpath should be provided along both sides of Tung Yuen Street and western side of Yan Yue Wai and a 1.5-metre wide public passageway for public access to public waterfront promenade next to the project site.

4.3 **Mr Paul ZIMMERMAN** opined that instead of opening the promenade from 8 am to 6pm only as proposed by the developer, it should be opened for 24 hours. The 1.5-metre wide passageway to promenade was considered to be too narrow as well. He enquired if the above were stipulated as statutory

requirement. **Ms Johanna CHENG** replied that the opening hours of 24 hours and 1.5-metre wide passageway to the promenade were stipulated in the endorsed Planning Brief but they were not statutory requirements.

- 4.4 **Mr TAM Po-yiu** said that road along Tung Yuen Street was wide and suggested reducing its width to have more space for greenery. **Mr TSANG Wing-hang** shared his views.

Presentation by the Project Team

- 4.5 With the aid of a PowerPoint, **Mr Kenneth TO** briefed the Task Force the Comprehensive Residential Development at 5 & 8 Tung Yuen Street and the adjoining Government land, Yau Tong.

Discussion

Design Intention of promenade across the five Yau Tong CDA sites

- 4.6 **Mr Andy LEWIS** opined that as the five Yau Tong CDA sites would form a long promenade and each of them would take part of design on their own, he considered that an integrated design intention should be set out to ensure the promenade with a coherent design. **Mr Paul CHAN** and **Mr Paul ZIMMERMAN** concurred his views.

Opening Hours of the promenade and its public access

- 4.7 **Mr Andy LEWIS** expressed that access to promenade should be opened at all times in general. Nevertheless, if difficulties were encountered to open the access for 24 hours at this moment, he considered that the opening hours could be extended to 11 pm.
- 4.8 **Mr Paul ZIMMERMAN** said that the rezoning of the five Yau Tong sites and the actual size of the site were discussed in the Task Force meetings held in 2015 where 24 hours access to the promenade was stipulated in the document. He strongly requested the access to promenade and promenade should be opened for 24 hours permanently. **Sr Francis LAM** shared his views.

- 4.9 In response, **Mr Kenneth TO** said that the developer had no objection to open up the promenade and the public access to promenade for 24 hours.

Provision of Public Access to the promenade

- 4.10 **Sr Francis LAM** considered that a 1.5-metre wide passageway as required in the planning brief was too narrow. **Mr Paul ZIMMERMAN** echoed his views. **Sr LAM** proposed allowing a balcony design with higher headroom to extend the building mass while it could serve as a wider covered passageway instead of 1.5-metre wide passageway. **Mr Kenneth TO** clarified that the public access to the promenade would be at least 3-metre in width.

Visual Permeability

- 4.11 **Mr Andy LEWIS** considered that the separation between the public promenade and the private development should be carefully articulated to allow visual permeability to the harbourfront.
- 4.12 **Mr Paul CHAN** welcomed the further set back of the buildings from the waterfront by 3 metres. In addition, he considered that the building height was still high even after it had been set back by 15 metres from the waterfront. He opined that measures to mitigate or prevent serious harm to the buildings due to extreme climate should be carefully considered.

Way Forward

- 4.13 **The Chair** concluded that the section of the promenade under this development would be linked to the remaining part of Yau Tong Waterfront upon the future development of the “CDA(2)” zone, i.e. the wholesale fish market and cooked food market. She shared members’ strong views for opening both the public access to the promenade and the promenade itself 24 hours a day, and other concerns of the current project.

Item 5 Lei Yue Mun Waterfront Enhancement Project (Paper No. TFK/05/2019)

Introduction

5.1 **The Chair** welcomed the representatives from the Tourism Commission (TC), Civil Engineering and Development Department (CEDD), Architectural Services Department (ArchSD), Thomas Chow Architect Ltd and Urbis Ltd to the meeting.

Presentation by the Project Team

5.2 With the aid of a PowerPoint, **Miss Maggie CHOW, Mr Francis LEE, Mr Alan WU and Mr KC KING** briefed Members on the Lei Yue Mun Waterfront Enhancement Project.

Discussion

Maintenance and Management

5.3 **Mr Andy LEWIS** was glad to see the design of proper access to the beach and the installation of landing facilities. He considered it important to define the management and maintenance responsibility clearly.

5.4 **Mr TSANG Wing-hang** commented that it was anticipated that more people would use land transport to go to Lei Yue Mun and asked if streetscape would be improved.

5.5 **Miss Maggie CHOW** responded that open space, rest area, and the breakwater would be managed by the Leisure and Cultural Services Department (LCSD). The breakwater would be opened for 24 hours to allow public access to the breakwater freely. Landing steps would be managed by the Transport Department while streetscape enhancement would be under Home Affairs Department.

Design

5.6 **Mr Paul ZIMMERMAN** was delighted to see the progress of the Lei Yue Mun enhancement project over the years. He opined that the Lei Yue Mun Light House was one of the important destinations and he hoped to see an enhancement plan to the

Light House. He remarked that quarry industry, oyster shell and shipyards marked different phases of history at Lei Yue Mun. He suggested introducing this history at Lei Yue Mun by providing information panels or having them reflected in the design.

- 5.7 **Dr Edmund LEE** supported the proposed design. He opined that while the project was still in the design stage, it could open up design opportunities for more designers, e.g. in the design of public furniture and lookout points. Meanwhile, a low curb wall design could be considered at the lookout points for enjoyment of the visitors and to promote water-friendly culture. Besides, inclusive design such as design designated for visually impaired person should be encouraged. He also considered that enhancement of Light House could bring an integrated experience for visitors.
- 5.8 **Mr Paul CHAN** supported the proposed design. He considered that the design focused too much on the western side of Lei Yue Mun and the connection of eastern side of Lei Yue Mun should be considered. He suggested restoring natural shoreline for ecological purpose. In response, **Mr Alan WU** replied that eco-panel would be introduced.
- 5.9 Noting that there was a popular hiking trail, i.e. Devil's Peak at Lei Yue Mun, **Sr Francis LAM** suggested incorporating harbourfront and hiking as some kind of features for promotion.
- 5.10 **Mr Andy LEWIS** considered that more trees should be planted to provide shading for landing facilities.

Transport arrangement

- 5.11 **Ms Sam LOK** enquired if any study had been done for assessing the number of passengers using landing facilities. She considered that ferry services should be allowed to use these landing facilities if capacity was not full. **Mr TSANG Wing-hang** echoed her views. He said that there was an existing ferry service from Sai Wan Ho to Sam Ka Tsuen and it would be better if more transport services could be provided at Lei Yue Mun to facilitate easier access by people. **Mr Andy LEWIS** shared his views and said kaito service could be encouraged given that landing facilities would be available. **Mr Alan WU** responded that they would approach operator for providing additional service to addressing the needs arising from more visitors.

Sewerage facilities

- 5.12 Noting that the Drainage Services Department was carrying out sewerage project at Lei Yue Mun, **Mr Paul ZIMMERMAN** asked if any penalty or enforcement action would be done when squatter refused to connect their sewerage to the new sewerage system. **Miss Maggie CHOW** responded that they did not have relevant information and would provide response after the meeting.

[Post-meeting note: Supplementary information on the sewerage system has been provided to Mr. Paul ZIMMERMAN.]

Other comments

- 5.13 **Mr Ken SO** said it was unfortunate that the Chinese banyan tree located between the basketball court and the proposed landing steps had to be removed. He enquired if the health and structural problems of the tree was caused by typhoon and there was any chance to preserve the tree rather than removal. **Mr Alan WU** responded that the tree condition was not satisfactory and it had been assessed that the tree could not survive. They would plant tree in another location within the project area as compensation.
- 5.14 **Ir Victor CHEUNG** enquired if there was provision of public toilet facilities. **Mr Alan WU** responded that there were enough public toilet facilities at Lei Yue Mun and therefore no additional toilet facilities were proposed under the project. **Miss Maggie CHOW** supplemented that the Food and Environmental Hygiene Department had consulted residents if any public toilet facilities need to be enhanced. Residents responded that toilet facilities were adequate.

Way Forward

- 5.15 **The Chair** concluded that Members were supportive to the proposed design and hoped the project could commence as early as possible. She wished the project team could take into account Members' comments such as integrating more historical information of Lei Yue Mun and showing the original natural shoreline in the design, and incorporating more inclusive design for visually impaired person. The Chair added that in view of the involvement of the Task Force in similar projects, the Task Force would be delighted to share their experience with the project team during the implementation of the project as appropriate.

Item 6 Any Other Business

A. Visit

6.1 The Chair informed Members that a visit was scheduled in late October 2019 to the Tsim Sha Tsui waterfront covering the Hong Kong Museum of Art that would be opened soon, the MTR ventilation shaft which was under renovation, and the K11 Musea at the Victoria Dockside. Details would be provided to Members by a separate email.

6.2 In response to Mr Paul ZIMMERMAN's enquiry on whether the visit could cover the Tsim Sha Tsui Ferry Pier, **Miss Rosalind CHEUNG** said that she would explore with relevant department and the Star Ferry Company Limited.

B. Date of next meeting

6.3 The **Chair** said that the Secretariat would inform Members of the date of the next meeting in due course.

6.4 There being no other business, the meeting adjourned at 12:55pm.

**Secretariat
Task Force on Harbourfront Developments
in Kowloon, Tsuen Wan and Kwai Tsing
Harbourfront Commission
June 2020**