

## **Task Force on Kai Tak Harbourfront Development (KTTF)**

### **Minutes of Forty-seventh Meeting**

Date : 16 June 2023 (Friday)

Time : 3:00 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
Mr Joel CHAN	Representing Hong Kong Institute of Urban Design
Mr Paul ZIMMERMAN	Representing Society for Protection of the Harbour
Mr LEUNG Kong-yui	Representing The Chartered Institute of Logistics and Transport in Hong Kong Chairman, Task Force on Water-land Interface and Harbourfront Activation
Mr Ivan HO	Individual Member Chairman, Task Force on Harbourfront Developments on Hong Kong Island

#### **Present (attending online)**

Mr Andy LEWIS	Representing Business Environment Council Limited
Mr Jacky CHEUNG	Representing The Hong Kong Institute of Architects
Ms Paul CHAN	Representing The Hong Kong Institute of Landscape Architects
Ms Sam LOK	Representing The Hong Kong Institute of Planners
Sr Raymond CHAN	Representing The Hong Kong Institute of Surveyors
Ir Victor CHEUNG	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 Angela SO	Individual Member
Hon Tony TSE	Individual Member

*Official Members (attending in person)*

Ms Leonie LEE	Commissioner for Harbourfront, Development Bureau (DEVB)
Ms Carrie TENG	Senior Manager (Tourism) 41, Tourism Commission (TC)
Mr Gary WONG	Chief Traffic Engineer/Kowloon, Transport Department (TD)
Mr Henry WONG	Assistant Director (Leisure Services) 1, Leisure and Cultural Services Department (LCSD)
Ms Ophelia LUI	Secretary

*Official Members (attending online)*

Mr Michael CHAN	Chief Assistant Secretary (Works) 3, DEVB
Mr LAM Shing-tim	Head (Kai Tak Office), Civil Engineering and Development Department (CEDD)

*In Attendance*

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

*Absent with Apologies*

Dr CHUNG Shan-shan	Representing The Conservancy Association
Dr Lawrence LI	Individual Member
Ms Sunnie LAU	Individual Member

Ms Vivian LAI District Planning Officer/Kowloon, Planning Department (PlanD)

For Item 3

Mr Kasper NG Principal Assistant Secretary (Further Education), Education Bureau (EDB)

Miss Cherry SUM Assistant Secretary (Further Education) 2, EDB

Ms Michelle LAM Senior Executive Officer (Further Education) 3, EDB

Ms May CHEUNG Chief Leisure Manager (Kowloon), LCSD

Mr LUI Chi-chung District Leisure Manager (Kwun Tong), LCSD

Ms Phyllis SO Chief Executive Officer (Planning) 3, LCSD

Miss Judy LAU Executive Officer (Planning) 31A, LCSD

Dr Eric LIU Deputy Executive Director, Vocational Training Council (VTC)

Mr Philip SHUM Head of Estates, Health & Safety Division, VTC

Mr Patrick YUNG Director, Arup

Mr Joel CHAN Group Director, P&T Group

Mr Plato TSO Group Director, P&T Group

For Item 4

Mr Barry LO Associate, ADI Limited

Mr Johnny WONG Assistance Project Architect, Andrew Lee King Fun & Associates Architects Limited (ALKF)

Ms Emma SIU Architectural Assistant, ALKF

Mr Oliver LAW General Manager (Planning & Development), Hong Kong Housing Society (HKHS)

Ms Katherine CHU General Manager (Project Management), HKHS

Mr Howard YEE Senior Manager (Project Management), HKHS

Ms Lily LAM Manager (Planning & Development), HKHS

Ms Hazel WONG

Manager (Project Management), HKHS

Ms Mandy WONG

Planning & Development Manager, HKHS

## Welcoming Message

Action

**The Chairman** welcomed all to the 47<sup>th</sup> meeting of the Task Force on Kai Tak Harbourfront Development (KTTF).

**The Chairman** informed the meeting that -

- (a) **Ms Leonie LEE**, Commissioner for Harbourfront of Development Bureau, attends on behalf of Ms Louisa YAN, Acting Deputy Secretary (Planning and Lands) 1 ;
- (b) **Mr Michael CHAN**, Chief Assistant Secretary (Works) 3 of Development Bureau, attends on behalf of Mr Roger WONG, JP, Deputy Secretary for Development (Works) 2 ;
- (c) **Mr LAM Shing Tim**, Head (Kai Tak Office) of Civil Engineering and Development Department (CEDD), attends on behalf of Mr Michael LEUNG, Project Manager (E) ;
- (d) **Ms Carrie TENG**, Senior Manager (Tourism) 41 of Tourism Commission, attends on behalf of Mr Henry LAI, Assistant Commissioner for Tourism 4 ; and
- (e) **Mr Gary WONG**, Chief Traffic Engineer/Kowloon, Transport Department (TD), attends on behalf of Mr CHOW Bing-kay, Assistant Commissioner/Urban.

### Item 1 Confirmation of Minutes of the 46<sup>th</sup> Meeting

1.1 **The Chairman** informed Members that the draft minutes of the 46<sup>th</sup> KTTF meeting had been circulated to Members on 13 June 2023. The finalised minutes with Members' comments incorporated were further

circulated to Members on 16 June 2023.

1.2 With no further amendments proposed at the meeting, the minutes of the 46<sup>th</sup> meeting were taken as confirmed.

**Item 2 Matters Arising**

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

**Item 3 Development of New Campus of the Vocational Training Council at Kowloon East (Cha Kwo Ling) Pre-construction Works - Re-provisioning of a Public Open Space (TFKT/02/2023)**

Briefing by the Proponent

3.1 **The Chairman** informed Members that the Education Bureau (EDB) submitted a proposal (TFKT/02/2023) on the detailed design of the pre-construction works for the Development of the New Campus of the Vocational Training Council at Kowloon East (Cha Kwo Ling), which involves the Re-provisioning of a Public Open Space.

3.2 Upon **the Chairman's** invitation, **Ms Ophelia LUI** briefed Members on the background of the item. The project consists of 2 phases, i.e. pre-construction works and construction works. Further to its previous KTTF consultation on the proposal of the overall development in November 2021, EDB and Vocational Training Council (VTC) would like to consult Members on the detailed design of the pre-construction works. At the previous KTTF consultation, Members suggested the project team consider enhancing harbourfront vibrancy, physical permeability and interfacing arrangements with the promenade. The current design proposal comprises (a) re-provisioning of public open space with a site area of around 8,700 sq.m.

(which will include 2 soccer pitches, 2 multi-purpose outdoor basketball/volleyball courts, and a covered spectator stand with ancillary facilities); and (b) the re-provisioning of Wai Lok Street.

3.3 **Mr Joel CHAN**, the consultant to the project team, declared that he was a representative of the Hong Kong Institute of Urban Design at the Harbourfront Commission and an Alternate Member of the Task Force.

3.4 With the aid of a PowerPoint presentation, **Mr Joel CHAN** from P&T Group briefed Members on the pre-construction works for the proposed development of the new campus of VTC at Kowloon East (Cha Kwo Ling).

## Discussion

### *Connectivity and Facilities in the Surroundings*

3.5 **Mr Paul ZIMMERMAN** opined that sufficient shading and ventilation features should be provided by adding more trees and shelters to enhance public enjoyment of the promenade in all seasons. **Mr Ivan HO**, **Mr Andy LEWIS** and **the Chairman** concurred. **Mr Ivan HO** further supplemented that planting could be done between the soccer pitches.

3.6 **Mr Paul ZIMMERMAN** suggested that the space should be designed as a community space with provision of food and beverage, community facilities for public enjoyment, and a footbridge to connect Cha Kwo Ling Village and the harbourfront. **Mr Andy LEWIS** and **the Chairman** concurred.

3.7 **Mr Ivan HO** expressed appreciation for the sustainability design of this project, which was broadly in line with the Harbourfront Commission's visions.

3.8 **Mr Paul ZIMMERMAN** also stressed the importance of having pedestrian connectivity and visual and waterbody connectivity along the whole area, such as the inclusion of landing steps. He also raised concerns about the openness of entrance and exit of the soccer pitch and sports courts facing the roads, which may pose a safety risk to children trying to pick up balls rolled to the road.

3.9 **Mr Ivan HO** suggested that facilities like water dispensers and tables with chairs should also be provided for a better visitor experience. **Dr Vivian WONG** suggested that baby caring/breastfeeding facilities should be placed not just near the toilets or refuse area, but also where they can enjoy the harbourfront views while using such facilities. **Mr Ivan HO** further suggested that staff rooms with sufficient space and designs facilitating staff wellbeing should be provided for labour workers and janitors working for the site.

3.10 **Mr Joel CHAN** appreciated all comments from the Members. Facilities regarding baby caring, shading, footbridges, fences around sports courts and tables for the public would be considered for this stage of design as well in the proposals for the upcoming stages.

#### *Interfacing between VTC Campus and Promenade*

3.11 **Mr Ivan HO** opined that the interfacing arrangements between the VTC campus and the adjoining promenade should be studied further in the upcoming consultancy to achieve better integration and vibrancy.

3.12 **Mr Joel CHAN** noted Members' comments and would take into account Members' comments in formulating the design in later stages.

### *Liquefied Petroleum Gas (LPG) Filling Station*

3.13 **Mr Ivan HO** expressed concerns over the proposed location of the LPG filling station, which is right next to the harbourfront promenade that is accessible and enjoyed by the general public. **Mr Andy LEWIS, Mr KY LEUNG** and **the Chairman** concurred. **Mr KY LEUNG** further asked the relevant party to consider ways to minimise the impact arising from the potential taxi queue outside the LPG Station. **Dr Vivian WONG** enquired if there is a plan or timeline for replacing the LPG filling station with an electric vehicle charging station, given the gradual phase-out of fossil fuel vehicles in future.

3.14 **Mr Joel CHAN** supplemented that comments of different stakeholders, including those from the neighbourhood, have been collected and considered for the location of the proposed LPG filling station.

### *Way Forward*

3.15 Noting that Members' consideration were mostly generic and not specific to the present project, **the Chairman** concluded that members generally supported the project and the project team should take into account Members' comments in taking forward the project, as well as considering these comments in other upcoming projects to enhance harbourfront vibrancy, physical permeability and the interfacing arrangements with the promenade.

## **Item 4 Public Open Space at Ma Tau Kok Waterfront Promenade (TFKT/03/2023)**

### Briefing by the Proponent



4.1 The Chairman informed Members that the Hong Kong Housing Society (HKHS) submitted a proposal (TFKT/03/2023) for developing the Public Open Space at Ma Tau Kok Waterfront Promenade.

4.2 Upon the Chairman's invitation, **Ms Ophelia LUI** briefed Members on the background of the item. KTTF was previously consulted in November 2021 on "Further Review of Land Use in Kai Tak Development", including the proposal to develop the Dedicated Rehousing Estate (DRE) at the subject Ma Tau Kok site, in which the Members expressed concerns on the design and implementation of the Public Open Space (POS) and Dining Cove. Having taken into account Members' previous comments, particularly those on enhancing vibrancy at the POS, HKHS would like to consult Members on the latest design proposal of (i) POS within the subject DRE site (not less than 2,700 m<sup>2</sup>) (POS within Site) and (ii) the POS to the east of the subject DRE site (about 7,700 m<sup>2</sup>) (POS outside Site). The project team targets to complete the construction of the POS by 2027/28.

4.3 With the aid of a PowerPoint presentation, **Mr Barry LO** of ADI Limited briefed Members on the latest design proposal.

## Discussion

### *Dining Cove and F&B*

4.4 **Mr Paul ZIMMERMAN** expressed concerns that the 3-metre wide F&B frontage may be too narrow to support a pleasant dining experience and that the Proponent shall consider widening and extending the F&B area to the POS outside Site in order to foster vibrancy and dining/ eating facilities intended for a Dining Dove. **Mr Ivan HO, the Chairman** and **Mr Jacky CHEUNG** concurred. They all stressed the importance of providing proper

seating, tables and shelters at the POS to support the shops and restaurants within the DRE site. **Mr Andy LEWIS** further supplemented that the planting species should be chosen with consideration to the strong wind situations.

4.5 **Mr Ivan HO** suggested the Proponent could consider the feasibility of applying Artificial Intelligence (AI) or robots to deliver food from restaurants in the F&B frontage managed by HKHS to encourage the public to dine at the POS. To his understanding, there is no restriction for the public to call delivery from outside or bring their own food to enjoy at the POS outside Site managed by the Government.

4.6 **Mr Oliver LAW** responded that the project team would consider all Members' comments and explore measures to facilitate the enjoyment of the public while they are at the Dining Cove. **Mr Henry WONG** from LCSD supplemented that they would not restrict the public from bringing food from the outside to the POS managed by LCSD but would take this opportunity to remind HKHS that the specified operating areas of the F&B frontage restaurants within the DRE site should not fall into the POS managed by LCSD.

4.7 Regarding the choice of planting species in view of the strong wind situations, **Mr Barry LO** referred to the Tung Chung Project and supplemented that the planting at the POS, like Cherry Trees, would be strong enough to withstand strong winds, and would be planted behind shelters to minimise the adverse impact of the strong wind.

#### *Pedestrian Pathway and Cycling Track*

4.8 **Mr Paul ZIMMERMAN** supported enlarging spaces for bicycle parking and enhancing cycling connectivity as it could promote cycling for recreation as well as commuting purposes. **Dr Vivian WONG** concurred and

supplemented that the Proponent can consider applying innovative technology for bicycle parking.

4.9 **Mr Barry LO** responded that the project team would consider Members' comments and refine the proposal as appropriate. Concerning the number of bicycle parking provisions, he stated that the project team proposed 10 parking lots, and would explore if setting up more parking space is feasible in terms of spatial planning and if any technical element could apply.

#### *Accessibility*

4.10 **Mr Ivan HO** enquired about the land title and management of the POS within Site as it will affect the accessibility by the public if the area is only open to residents. He raised that the location of basic amenities, such as toilets, should be user-friendly and easily accessible to the public. He also enquired about the possibility of opening the waterfront promenade before the completion of the DRE project to enhance its connectivity with adjoining areas.

4.11 **Mr Oliver LAW** responded that the land ownership of POS within Site rests on HKHS and the area will be open to the public 24 hours a day without any physical barrier. Meanwhile, since part of the POS outside Site is currently used as Kai Tak Sports Park development working site, the construction work team needs to study further on the possibility of early opening of the POS.

#### *Way Forward*

4.12 In conclusion, Members appreciated the effort and planning proposed by the Proponent and generally supported the project. The project

team was invited to take into account Members' comments in moving forward with the project.

**Item 5      Any Other Business**

5.1            **Mr Paul ZIMMERMAN** raised concerns about the lack of facilities for cycling in the Kai Tak area, specifically the lack of cycle tracks and parking facilities between places where people live and work, or use transport, and the network of cycling tracks under development. **The Chairman** asked the Kai Tak Office to take note of the concern for further discussion.

5.2            The meeting was adjourned at 5:58 pm.

**Secretariat**

**Task Force on Kai Tak Harbourfront Development**

**January 2024**