

**8th Meeting of Harbourfront Commission**  
**Task Force on Kai Tak Harbourfront Development**  
**16 January 2012 (Monday) at 2:30 p.m.**  
**in Conference Room, 15/F, North Point Government Offices,**  
**333 Java Road, Hong Kong**

**Minutes of Meeting**

**Present**

Mr Vincent Ng	Chair, Task Force on Kai Tak Harbourfront Development
Mrs Margaret Brooke	Representing Business Environment Council
Mr Leung Kong-yui	Representing Chartered Institute of Logistics and Transport in Hong Kong
Mr Lam Kin-lai	Representing Conservancy Association
Mr Andy Leung	Representing Hong Kong Institute of Architects
Mr Patrick Lau	Representing Hong Kong Institute of Landscape Architects
Mr Tam Po-yiu	Representing Hong Kong Institute of Planners
Dr Sujata Govada	Representing Hong Kong Institute of Urban Design
Mr Winston Chu	Representing Society for Protection of the Harbour
Ms Lily Chow	
Ms Vivian Lau	Co-opted Member
Miss Connie Lam	Co-opted Member
Mr Sam Farrands	Co-opted Member
Ms Gracie Foo	Deputy Secretary (Planning and Lands) <sup>1</sup> , Development Bureau
Mr Vitus Ng	Chief Assistant Secretary (Works) <sup>3</sup> , Development Bureau
Mr John Kwong	Senior Manager (Tourism) <sup>4</sup> <sup>1</sup> , Tourism Commission
Mr To Kam-biu	Assistant Commissioner/Urban, Transport Department
Mr Stephen Tang	Head(Kai Tak Office), Civil Engineering and Development Department
Miss Margrit Li	Assistant Director (Leisure Services) <sup>1</sup> , Leisure and Cultural Services Department

Mr Eric Yue District Planning Officer/Kowloon, Planning  
Department  
Mr Tommy Wong Secretary

**Absent with Apologies**

Prof Carlos Lo Representing Friends of the Earth  
Ir Dr Chan Fuk-cheung Representing Hong Kong Institution of Engineers  
Mr Nicholas Brooke  
Ms Ann So  
Mr Benjamin Cha

**In attendance**

Mrs Winnie Kang Principal Assistant Secretary (Harbour),  
Development Bureau  
Mr Ronald Leung Assistant Secretary (Harbour)2, Development  
Bureau  
Mr Stephen Chan Senior Town Planner / Kowloon 3, Planning  
Department  
Mr Sunny Lo Senior Engineer (Kowloon)2, Civil Engineering  
and Development Department

**For Item 3 - Project Team**

**Food and Health Bureau (FHB)**

Mr Richard Yuen Permanent Secretary for Health  
Mr Thomas Chan Deputy Secretary for Health (2)  
Ms Vivian Cheung Principal Assistant Secretary (Health) SD1  
Ms Christina Cheng Assistant Secretary (Health) SD2  
Miss Karen Shing Assistant Secretary (Health) SD3

**Architectural Services Department (ArchSD)**

Miss Uson Chung Project Director 2  
Mr David Chak Chief Project Manager 201  
Mr W T Chan Chief Project Manager 202  
Mr Allen Leung Senior Project Manager 229

**Hospital Authority (HA)**

Dr Lily Chiu Consultant (Centres of Excellence)  
Mr Donald Li Chief Manager (Capital Planning)

### **For Item 3 - Stakeholder Representatives**

#### **CEP Steering Committee**

Dr Chan Hin Biu	Vice Chairman, Coordinating Committee (Paediatrics), HA
Prof Fok Tai Fai	Dean of Faculty of Medicine, Professor of Paediatrics, CUHK
Prof Lau Yu Lung	Professor in Community Child Health, Associate Dean, Chair Professor and Head of Department of Paediatrics and Adolescent Medicine, HKU
Dr Li Chi Kong	Chairman, Coordinating Committee (Paediatrics), HA
Mrs Rosita Lie	Chairman, Children's Cancer Foundation

#### **CEP Working Group on Clinical Services, Research and Training**

Mr Joshua Mak	Senior Speech Therapist (Tuen Mun Hospital), Cluster Coordinator (Speech Therapy)
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#### **CEP Working Group on Institutional Arrangement and Finance Model**

Mr Alastair Monteith-Hodge	Manager Director, Momentum 54 Strategic Communications
Prof Thomas Wong	President, Tung Wah College of the Tung Wah Group of Hospitals

#### **CEP Working Group on Physical Design and Infrastructure**

Mrs Cecilia Lee	Past Vice Chairman of Hong Kong Housing Society
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### **Action**

#### **Welcoming Message**

**The Chair** welcomed all to the meeting. He informed Members that Mrs Sorais Lee would shortly take over the post of Head/Kai Tak Office of the Civil Engineering and Development

Department (CEDD) from Mr Stephen Tang. Members thanked Mr Tang for his contribution to the work of the Task Force.

## **Item 1 Confirmation of Minutes of the last meeting**

1.1 The draft minutes of the 7<sup>th</sup> meeting were circulated to Members for comments on 10 January 2012, with comments received from **Mr Tam Po-yiu**. The revised draft minutes, with Mr Tam's comments incorporated, were confirmed at the meeting without further amendment.

1.2 In response to a Member's enquiry at the last meeting, the Tourism Commission provided a note on "Development of Cruise Tourism" for Members' information. The note was circulated to Members on 10 January 2012.

## **Item 2 Matters Arising (Paper No. TFKT/01/2012)**

2.1 **The Chair** reported that CEDD submitted a paper on the latest progress of Kai Tak Development (KTD) for Members' information. **Mr Stephen Tang** briefed Members on the content of the paper.

2.2 In response to **Ms Vivian Lau's** enquiry on the latest progress of KTD, **Mr Stephen Tang** said that the first batch of KTD projects targeted for completion in 2013, including public rental housing, first berth of Cruise Terminal, bio-remediation works, etc. were in full swing and progressing satisfactorily. **The Chair** remarked that the Task Force would continue to monitor the progress of KTD.

2.3 **Ms Gracie Foo** reported that the Harbour Unit of the Development Bureau had liaised with various government departments to ascertain the feasibility of the Task Force's previous proposal of using the surplus floor space of the Kwun Tong Ferry Pier for supporting facilities such as dining/catering facilities for nearby waterfront developments. It was noted that major improvement works would be necessary for resolving relevant technical issues such as loading, fire

safety, sewage, electricity supply, etc, which would involve considerable investment. A planning application to the Town Planning Board would also be needed. Given the latest “Energizing Kowloon East” initiative announced by the Chief Executive in October 2011, and noting that the pier was closely located next to the proposed Action Area 2, the future Kowloon East Development Office would consider the best future use of the pier as part of its proposed planning study for the Action Area, with regard to the rising aspirations for more integrated development of the waterfront in the region. To avoid abortive work and put the floor space of the pier to good use pending the outcome of the planning study, the Government Property Agency would proceed with its proposal on leasing out the floor space in the interim.

### **Item 3 Proposed Development of the Centre of Excellence in Paediatrics at Kai Tak (Paper No. TFKT/02/2012)**

3.1 **The Chair** welcomed the project team comprising Mr Richard Yuen, Mr Thomas Chan, Ms Vivian Cheung, Ms Christina Cheng and Miss Karen Shing of FHB; Miss Uson Chung, Mr David Chak, Mr W T Chan and Mr Allen Leung of ArchSD; and Dr Lily Chiu and Mr Donald Li of HA, as well as representatives of the Steering Committee and Working Groups of the Centre of Excellence in Paediatrics (CEP).

3.2 **Mr Richard Yuen** introduced the background of the project. He stated that the CEP was first announced by the Chief Executive in the 2007-08 Policy Address. It sought to establish a multi-partite medical facility to enhance the quality of clinical services, research and training in the discipline of paediatrics through an efficient concentration of expertise, advanced technology and cases of complex illnesses. It would bring together paediatric professionals, pool resources from both the public and private sectors, and partner with major international paediatrics centres for professional collaboration in clinical services, research and training. Being the first of its kind in Hong Kong, the CEP would serve patients with complex illnesses under the age of 18. A Steering Committee comprising renowned healthcare professionals as well as representatives of the academics, patient groups and non-governmental organizations was established in 2008 to advise on the scope of services, operational model and physical infrastructure of the

CEP. The site location of the CEP at the South Apron of KTD was selected after due consideration by the Steering Committee. Given the prominent location of the site, the Government aimed to build an excellent and modern design compatible with the harbourfront. Tenders for the “design-and-build” contract of CEP would be invited in early 2012. Subject to funding approval by the Finance Committee of the Legislative Council, the project was planned for completion by 2016.

3.3 **Mr Allen Leung** briefed Members on the conceptual design of CEP with the aid of a PowerPoint. He presented the urban design framework, statutory and non-statutory development parameters, the baseline proposal that would meet the minimum requirements, as well as the current proposal with design evolution on the aspects of visual permeability, air ventilation and pedestrian connectivity to the adjoining waterfront promenade, among others.

3.4 **Ms Vivian Lau** supported the project. She expressed aspirations for a world-class design that would be comparable to those in other countries and suggested that children’s views should be taken into account in the design with a view to enhancing their psychological health. Appreciating the design of the courtyard intended for public use, she enquired about the contingency arrangements in case of an outbreak.

3.5 While **Mr Winston Chu** also supported the project, he expressed concern over the interface between the ground level of the CEP premises and the adjoining waterfront promenade, and the traffic constraints posed by its podium-free design.

3.6 **Mr Patrick Lau** expressed concern over the compatibility between the ground-level operations at the CEP premises and the adjoining waterfront promenade, and considered that construction impacts of the CEP on the nearby waterfront land uses and activities should be minimized as far as practicable. He welcomed the courtyard design and suggested that waterfront elements could be incorporated to achieve better integration with the adjoining waterfront promenade.

3.7 While appreciating the efforts to enhance the urban design

of the CEP, **Dr Sujata Covada** considered that mixed uses along the waterfront of the South Apron zoned "Government, Institution or Community" ("G/IC") uses would be preferable to a single use for hospital-related facilities. She also suggested that the main access roads to the CEP should be located at the side away from the adjoining waterfront promenade.

3.8 **Mr Lam Kin-lai** suggested that measures be put forward to mitigate the potential noise nuisance generated by the waterfront promenade users on the patients in the CEP. He also suggested that considerations be given to the public transport need for provision of public parking space and loading/unloading spaces for public transport.

3.9 **Mr Leung Kong-yui** considered the selected location of the CEP appropriate since "G/IC" uses in KTD should be reserved for uses which could serve all citizens of Hong Kong. He suggested that the ground floor of the CEP could be opened to the public, with shops and staff canteens serving both the CEP and the waterfront promenade. He also suggested that public parking space could be provided in the basement whereas loading/unloading spaces for public transport could be placed at the side away from the waterfront promenade. While he considered that a no-podium design was suitable in view of the building height restriction, he suggested that application for its minor relaxation be submitted to the Town Planning Board (TPB) to enhance the building height profile with different building heights for the two main towers.

3.10 **Mr Richard Yuen** thanked Members for their general support to the project. He said that the Administration fully agreed to the importance of the design of the CEP as a medical centre of excellence and in providing a non-institutional home-like environment to sick children. Relevant stakeholders' views on the design, such as the colour scheme of the wards and other facilities would be given consideration by ArchSD at the detailed design stage. Regarding site selection, he explained that KTD was a strategic location for the CEP as it was convenient to the public and could provide a pleasant environment to the patients.

3.11 **Miss Uson Chung** said that while a no-podium design

concept was adopted for the CEP to cater for the urban design requirements of KTD, a basement was introduced to help address the functional requirements. She added that the hospital traffic and other unsightly elements would be separated from the main pedestrian circulation routes and courtyard at the ground level, while environmental control and monitoring would be put in place with a view to minimizing construction impacts on the surroundings.

3.12 **Dr Lily Chiu** said that the CEP would aim to provide a welcoming and child-centred, family-oriented environment for patients and their families that would favor children's speedy recovery and willingness to undergo treatment. Public facilities and services such as food kiosks, cafeterias and patient resource centres would be provided at the ground level. Regarding contingency arrangements in case of an outbreak, the CEP would follow standard protocols similar to the Hospital Authority's to safeguard public health. To mitigate potential noise nuisance, suitable noise insulation materials would be selected and the in-patient wards would be located at the upper floors, while the out-patient sections would be at the lower floors and be closed at night.

3.13 **The Chair** reminded Members that the Task Force should focus on the harbourfront perspective and aim to propose design requirements for the project team's consideration in taking forward the project.

3.14 **Mr Tam Po-yiu** said that placing at a waterfront which Members expected to be a vibrant venue a hospital which normally required privacy and a tranquil setting would inevitably create conflicts. He however assumed that these problems should be resolved by the design team instead of by this Task Force. Referring to the statement about Hong Kong's shrinking children population and increasing ageing population in the letter from Ms Miami Wu expressing support to the CEP project circulated by the Secretariat prior to the meeting, he enquired FHB and the Government whether there were any other requirements for sites for old people's hospitals or care and attention homes with reference to the population policy in Hong Kong, since waterfront sites such as this one were becoming scarce. In response, **Mr Richard Yuen** quoted from the letter and said the children of this



generation should be given “the best specialised medical care” to ensure that they would “grow into healthy adults to become much stronger members of the workforce of tomorrow.”

3.15 **Mr Andy Leung** observed that all three sites on the South Apron of KTD designated for hospital use had the same building height restriction stipulated in the Kai Tak Outline Zoning Plan, which could result in a uniform skyline across their waterfronts. While generally supporting the CEP project and appreciating the need for its early implementation, he suggested that application for minor relaxation of the building height restriction on the two adjacent hospital sites be submitted to TPB for consideration.

3.16 In response to **Ms Vivian Lau’s** enquiry, **the Chair** said that the current designated land uses at KTD evolved from the then Kai Tak Planning Review completed in 2006 and had undergone a comprehensive planning process involving strong public participation. As the CEP development was permitted under the designated “G/IC” use of the selected site, he considered that the focus of the Task Force should be on how its design could be enhanced and integrated with the waterfront.

3.17 **Mr Winston Chu** reiterated his support to the CEP project since it was an important development to serve the general public. He echoed Members’ earlier comments that greater flexibility on the building height would be desirable.

3.18 In response to **Dr Sujata Govada’s** enquiry, **the Chair** considered that the development of the two adjacent sites earmarked for hospital use could be followed up and discussed by the Task Force in future meetings.

3.19 **Prof Fok Tai Fai** said that the selected site for the CEP was strategically located among the densely populated areas as well as convenient to the medical schools of the two universities in Hong Kong. He added that the demand for a children’s hospital in Hong Kong was on the rise due to growing birth rate in recent years, thus the need for early implementation of the project.

3.20 **The Chair** concluded that the Task Force generally supported the use of the subject site for the CEP development but had suggestions regarding the interface between the ground level of the CEP and the adjoining future waterfront promenade such as the aforementioned kiosks and canteens to be open to the public. The design should achieve a welcoming atmosphere, diversity and permeability, while avoiding placing unsightly elements on the side facing the waterfront. Construction impacts on the nearby waterfront land uses and activities should be minimised as far as practicable. He invited the project team to pass Members' views to the "design-and-build" contractor and to consult the Task Force on its detailed design in due course.

**Project  
Team  
to note**

#### **Item 4 Any Other Business**

4.1 **The Chair** informed the meeting that the next meeting was being scheduled in coordination with the meetings of the Harbourfront Commission and other Task Forces. The Secretariat would inform Members in due course.

4.2 There being no other business, the meeting adjourned at 4:15pm.

**Secretariat**

**Task Force on Kai Tak Harbourfront Development**

**March 2012**