

10th Meeting of Harbourfront Commission
Task Force on Kai Tak Harbourfront Development
27 November 2012 (Monday) at 2:30 p.m.
in Conference Room (Room G46) at Upper Ground Floor, Hong Kong Heritage
Discovery Centre, Kowloon Park, Tsim Sha Tsui
Minutes of Meeting

Present

Mr Vincent NG	Chair, Task Force on Kai Tak Harbourfront Development
Mrs Margaret BROOKE	Representing Business Environment Council
Mr LAM Kin-lai	Representing The Conservancy Association
Prof Carlos LO	Representing Friends of the Earth
Mr Andy LEUNG	Representing Hong Kong Institute of Architects
Mr TAM Po-yiu	Representing Hong Kong Institute of Planners
Dr Sujata GOVADA	Representing Hong Kong Institute of Urban Design
Ir Dr CHAN Fuk-cheung	Representing Hong Kong Institution of Engineers
Mr Paul ZIMMERMAN	Representing Society for Protection of the Harbour
Mr Nicholas BROOKE	Non-official Member (Individual)
Ms Lily CHOW	Non-official Member (Individual)
Ms Ann SO	Non-official Member (Individual)
Mr Sam FARRANDS	Co-opted Member
Miss Connie LAM	Co-opted Member
Mr Thomas CHAN	Deputy Secretary (Planning and Lands) ¹ , Development Bureau (DEVB)
Mr LIU Chun-san	Principal Assistant Secretary (Works) ² , DEVB
Mr Thomas WK CHAN	Senior Manager (Tourism) 41, Tourism Commission
Mrs Sorais LEE	Head (Kai Tak Office), Civil Engineering and Development Department (CEDD)
Miss Margrit LI	Assistant Director (Leisure Services) ¹ , Leisure and Cultural Services Department (LCSD)
Mr Albert LEE	Assistant Commissioner/Urban, Transport Department
Mr Stephen CHAN	Senior Town Planner/Kowloon 3, Planning Department
Mr Jeff MAN	Secretary

Absent with Apologies

Mr LEUNG Kong-yui	Representing Chartered Institute of Logistics and Transport in Hong Kong
Mr Patrick LAU	Representing Hong Kong Institute of Landscape Architects
Mr Benjamin CHA	Non-official Member (Individual)

Ms Vivian LAU Co-opted Member

In attendance

Mrs Winnie KANG Principal Assistant Secretary (Harbour), DEVB
Miss Venus TSOI Assistant Secretary (Harbour)2, DEVB
Mr CHEUNG Koon-lam Chief Leisure Manager (Management), LCSD
Captain CHEUNG Tai-kee Co-opted Member of Task Force on Water-Land Interface

For Item 3

Mr Raymond LEE Head of Energising Kowloon East Office (EKEO), DEVB
Ms Winnie HO Deputy Head of EKEO, DEVB

For Item 4

Dr LUK Wai-hung Hong Kong Canoe Union
Dr Raymond MA Hong Kong Dragon Boat Association
Mr LIU Chi-keung Hong Kong Dragon Boat Association
Mr Robert WILSON Hong Kong, China Rowing Association
Mr Mike TANNER Hong Kong, China Rowing Association
Ms Cora CHEN Hong Kong Sailing Federation
Mr Ian BROWNLEE Masterplan Limited
Mr Benson POON Masterplan Limited

Item 1 Confirmation of Minutes of Last Meeting

1.1 The draft minutes of the 9th meeting were circulated to Members for comments on 1 June 2012. No proposed amendments had been received. The draft minutes were confirmed at the meeting without further amendments.

**Item 2 Matters Arising
(Paper No. TFKT/05/012)**

Progress Report on Kai Tak Development (KTD)

2.1 **The Chair** reported that CEDD submitted a paper (Paper No. TFKT/05/2012) on the latest progress of KTD for Members' information. **Mrs Sorais LEE** briefed the meeting on the paper.

2.2 **Mr Paul ZIMMERMAN** enquired why the District Cooling System (DCS) did not support residential developments in the KTD. **Mrs LEE** said that CEDD would refer his enquiry to the Electrical and Mechanical Services Department (EMSD) for their advice.

CEDD

(Post Meeting Note:

EMSD advised that the DCS was designed for central air-conditioning system using chilled water. As residential developments would usually adopt window type or split-type air-conditioners for individual residential units instead of central air-conditioning system, the use of DCS for residential developments would not be applicable.)

2.3 **Mr Paul ZIMMERMAN** asked whether the Government had considered adopting Common Utility Enclosure (CUE) within KTD. **Mrs Sorais LEE** said that this had been thoroughly discussed and reviewed at the planning stage of KTD. Taking into account the limitations, operational safety and costs and benefits of the proposal, the Government decided not to adopt CUE within KTD. **The Chair** suggested that the Government should consider adopting CUE in Hong Kong where the situation permitted.

2.4 In response to Mr Paul ZIMMERMAN's enquiry, Mrs Sorais LEE informed the meeting that Kai Tak Office (KTO) was tasked to co-ordinate and implement projects in KTD, whilst Energizing Kowloon East Office (EKEO) focused on policy initiatives and place-making matters with a view to expediting the transformation of Kowloon East (including Kowloon Bay, Kwun Tong and KTD) into an alternative core business area. Mr ZIMMERMAN understood the division of work, which ensured that every aspect of the development in Kowloon East would be taken care of, and strongly recommended the integration of the two under one office.

2.5 Mr Nicholas BROOKE asked for the progress of bio-remediation work at KTD. Mrs Sorais LEE reported that the work would be substantially completed by 2013.

(Note: At the Chair's suggestion, the Meeting agreed to advance the discussion of agenda item 4 on "Proposed Kai Tak International Water Sports Centre - Land Requirements and Venue Management Arrangements".)

Item 4 Proposed Kai Tak International Water Sports Centre - Land Requirements and Venue Management Arrangements
(Paper No. TFKT/06/2012)

4.1 The Chair welcomed Mr Ian BROWNLEE, Mr Mike TANNER, Dr LUK Wai-hung, Dr Raymond MA, Mr LIU Chi-keung, Mr Robert WILSON, Ms Cora CHEN and Mr Benson POON from the Provisional Water Sports Council (the Council) and invited Members to declare their potential conflict of interests.

4.2 Mr Ian BROWNLEE and Mr Mike TANNER presented the proposal with the aid of a PowerPoint.

4.3 Mr Nicholas BROOKE asked for the justifications for taking up such a large piece of land for water sports in Kai Tak, as well as the financial sustainability of the project. In addition, he asked the team to propose some innovative funding models for the

water sports centre since the written reply from the Home Affairs Bureau (HAB) to the Council had indicated that funding would be a critical issue. He further enquired whether the team was ready to take up full responsibility for managing and running the water sports centre, including the legal obligations.

4.4 **Mr Paul ZIMMERMAN** supported the proposal and made the following comments / suggestions:

- (i) regarding the proposal to realign the roads in the South Apron area, he would like to know the comments from the Transport Department (TD) and the Highways Department (HyD);
- (ii) on financing, he suggested that the Government might bear the capital cost of basic infrastructure while the 'perishable' infrastructure and operating costs would be met by the water sports centre; and
- (iii) he agreed that a comprehensive plan was needed for the development of a sports hub in KTD, including both water and land sports facilities, and suggested that a working group could be set up to explore opportunities of water sports in KTD.

4.5 **Mr Andy LEUNG** commented that the proposed site allocated for the water sports centre was adjacent to highways, which did not create synergy with adjoining areas. He also suggested splitting the water sports centre into segments along the harbourfront for better utilisation of space. On the other hand, he was concerned if the Metro Park would still be developed in view of a proposed opening for better water circulation.

4.6 **Dr Sujata GOVADA** suggested adding leisure elements to the proposal. She added that the Government should review the overall plan of KTD having regard to the recent public debates on KTD. On the funding model, she deemed that Public-Private Partnership and private sponsorship would be practical.

4.7 **Mr TAM Po-yiu** expressed in-principle support to the idea of water sports centre, and considered that operation and financing issues would be subject to further deliberation. He also made the following comments:

- (i) connectivity between the South Apron area and the former Runway was important;
- (ii) the interface between the water sports centre and other G/IC sites at the South Apron area, such as the hospital sites, should be carefully considered; and
- (iii) since water sports centre would be a tourist attraction, traffic and crowd management issues should be addressed.

4.8 **The Chair** enquired about the proposed extension of the water sports centre to the Metro Park area. **Mr Ian BROWNLEE** said that a detailed design of the proposed Metro Park was yet available. Taking into account the advice of the International Rowing Federation, using the water edge of the Metro Park might create “arena effect” for the water sports centre and therefore benefit its operation. To this end, he suggested aligning the road at the Metro Park away from the waterfront.

4.9 **Mr Mike TANNER** responded that the Council understood that funding would be a major challenge to the proposal. The Council would consider the suggestion of adopting a Public-Private Partnership approach and other funding options. With respect to the management model, **Mr TANNER** supplemented that the Council was ready to take up full responsibility of management and operation of the water sports centre. In response to Mr Paul ZIMMERMAN’s concern on adding leisure elements to the water sports centre, **Mr TANNER** said that the Council would consider bringing in water sports for leisure purpose in future discussion.

4.10 **Mr Ian BROWNLEE** added that since sport was a major planning element in KTD, there should be a comprehensive plan for sports and recreation activities in KTD.

4.11 **Mrs Winnie KANG** said that while HAB had given in-principle support to the development of a water sports centre in KTD, the proposed development of water sports facilities in Kai Tak Approach Channel (KTAC) and Kwun Tong Typhoon Shelter (KTTS) would be subject to technical feasibility study, as stated in the explanatory statements of Kai Tak Outline Zoning Plan. She informed the meeting that the current water quality in the area was not suitable for secondary contact recreational activities according to the standard set by the Environmental Protection Department, save for some one-off events with precautions in place.

4.12 **Mrs Sorais LEE** said that the Escherichia Coli (E. Coli) level in the area would be a critical issue when considering whether a water sports centre could be developed at Kai Tak. At present, the E. Coli level at KTTS and KTAC was far from satisfactory. The Government had been conducting various improvement measures in the area with a view to improving water quality at KTAC and KTTS and addressing the odour problem. CEDD would carry out a more comprehensive survey on water quality by end 2013 to monitor the effectiveness of these measures and review the need of implementing the proposed 600-metre opening at the Metro Park. **Mrs LEE** also reported that the proposed site for the water sports centre would not be available for disposal until 2019 or 2020 due to various infrastructure works at the South Apron area, including the Central Kowloon Route and Trunk Road T2.

4.13 **Mr Paul ZIMMERMAN** suggested that some one-off water sports activities could be considered. Separately, he considered that the Government should clearly set the water quality objectives for KTAC and KTTS in support of water sports, and proposed that the Task Force should take the lead in pushing ahead improvement works. He also proposed the idea to formulate a comprehensive plan for sports and recreation activities in KTD.

4.14 **The Chair** concluded that the Task Force was supportive of the conceptual idea of developing a water sports centre in KTD as it would make good use of the water body of Victoria Harbour. However, for other aspects of the proposed water sports centre such as funding arrangement would be beyond

**Harbour
Unit**

the ambit of the Task Force. **The Chair** also urged the Government to take a closer look at the water quality situation. If the Government considered that water sports should be accommodated in KTAC and KTTS, measures should be taken to meet the required water quality objectives to facilitate water sports in the area.

Item 3 Place-making along Kwun Tong Waterfront

3.1 **The Chair** welcomed **Mr Raymond LEE** and **Ms Winnie HO** of EKEO, and invited Members to declare potential conflict of interests.

3.2 **Mr Raymond LEE** and **Ms Winnie HO** presented the proposal with the aid of a PowerPoint.

3.3 **Dr Sujata GOVADA** complimented that the proposal would add value to the development of Kowloon East, and commented that partnership with community was important to the fifth layer of the proposal. She added that events organised by EKEO should be added as a sixth layer. She also pointed out the importance of water-land interface along Kwun Tong Promenade Stage 2.

3.4 **Mr Andy LEUNG** appreciated the exciting initiatives put forward by EKEO and urged for its early implementation. In respect of the streetscape improvement work at Hoi Bun Road, he pointed out the problem of illegal parking and suggested that EKEO should consider more concrete proposals to resolve the issue when planning for the streetscape improvement works. He also raised concern on how EKEO could partner with private developers to add vibrancy around Hoi Bun Road given there was no shop frontage in most of the adjoining developments. **Mr LAM Kin-lai** concurred with **Mr LEUNG's** views and supplemented that the street management initiatives would require liaison with relevant departments.

3.5 **Mr Paul ZIMMERMAN** expressed appreciation for EKEO's work and raised the following comments / suggestions:

- (i) he considered the water-land interfaces around KTD should be looked into further, with the designation of part of the typhoon shelter designated for mooring smaller craft protected by dolphin buoys, retaining the use of the bollards along the seawall, and additional landing steps so that the maximum distance between landing steps provides the same safety and convenience as the active Shau Kei Wan typhoon shelter;
- (ii) he urged to clearly identify and designate areas for outdoor seating along Hoi Bun Road; and
- (iii) a regular programme of events would attract and accumulate audience of such events.

3.6 **Mr Sam FARRANDS** concurred with Dr Godava and Mr Zimmerman that the water-land interface of Kai Tak should be further studied, having regard to the water quality improvements in KTD. He also suggested that the Government should take into consideration the dynamic transformation in Kwun Tong from an industrial centre to a potential commercial hub when planning for new initiatives.

3.7 **Mr LAM Kin-lai** suggested setting up temporary kiosks for commercial activities at night in order to add vibrancy to the industrial areas, and identifying an appropriate management agent to establish and maintain the vibrant branding in KTD.

3.8 **Mr Raymond LEE** thanked Members for the valuable comments and suggestions, and made the following response to Members' comments:

- (i) he reported that EKEO had been in liaison with different parties regarding the illegal parking and street management issues at Hoi Bun Road and Kwun Tong waterfront. While proposing ways to enhance the streetscape of the Hoi Bun Road, EKEO had been liaising with the TD and the HyD on traffic management and roads alignments to ensure smooth traffic. In parallel, EKEO was also working with the

Police and Food and Environmental Hygiene Department on traffic and street management issues respectively;

- (ii) with respect to the existing industrial buildings along Hoi Bun Road, EKEO had been in liaison with the property owners to maintain a dialogue to facilitate the transformation;
- (iii) subject to the use of the water body in Kwun Tong Typhoon Shelter, EKEO considered there might be scope for changes in existing infrastructures /plans to provide spaces for land-side supporting facilities if necessary; and
- (iv) parties interested to organise events could approach EKEO for co-ordination of a suitable timeslot. “Fly the Flyover01” had an open design where people can come to sit, stay and relax at all times. Despite the difficulties, EKEO appreciated that bringing in food and beverage could bring in more vibrancy and would try to resolve the issue as far as possible.

3.9 **Prof Carlos LO** opined that input from the public should be solicited in rolling out EKEO’s initiatives. In order to attract more institutions and organizations to participate in the events under that EKEO’s initiatives, he suggested that the application procedures should be simple and efficient, and a good communication network was crucial to promote events to the public. **The Chair** echoed his views and suggested that EKEO should pour in resources for marketing the events.

3.10 **Miss Margrit LI** reported that having consulted the Task Force earlier, the design of Kwun Tong Promenade Stage 2 had already been finalised and the project would commence construction in early 2013. Adding landing steps, anchorages and moorages at the promenade at this stage would be difficult.

(Post Meeting Note:

The design of Kwun Tong Promenade Stage 2 was presented to the Task

Force at its fifth meeting held in June 2011.)

3.11 **Mr Paul ZIMMERMAN** enquired about the finalised plan of Kwun Tong Promenade Stage 2. **The Chair** requested the Secretariat to circulate the finalised plan to Members for their information. **Secretariat**

3.12 **Captain CHEUNG Tai-kee** requested a plan of the proposed marina of the water body. **The Chair** asked the Secretariat to obtain the plan from EKEO when available. **EKEO/ Secretariat**

Item 5 Any Other Business

5.1 Members suggested more regular meetings should be arranged in future to keep pace with the development of projects in KTD.

Date of next meeting

5.2 **The Chair** informed the meeting that the next meeting was tentatively scheduled for February 2013. The Secretariat would inform Members of the meeting schedule in due course.

5.3 There being no other business, the meeting adjourned at 5:00pm.

Secretariat

**Task Force on Kai Tak Harbourfront Development
January 2013**