

# Task Force on Kai Tak Harbourfront Development

## Minutes of Sixteenth Meeting

Date : 19 December 2014  
Time : 2:30 p.m.  
Venue : Liquor Licensing Board (LLB), Conference Room (Room 102),  
1/F, 258 Queen's Road East, Wanchai, Hong Kong

### Present

Mr Vincent NG Chairman

### Organization Members

Mrs Margaret BROOKE Representing Business Environment Council  
Mr LAM Kin-lai Representing The Conservancy Association  
Mrs Karen BARRETTO Representing Friends of the Earth  
Mr Andy LEUNG Representing Hong Kong Institute of Architects  
Mr Paul YK CHAN Representing Hong Kong Institute of Landscape Architects  
Mr TAM Po-yiu Representing Hong Kong Institute of Planners  
Dr Paul HO Representing Hong Kong Institute of Surveyors  
Mr Ivan HO Representing Hong Kong Institute of Urban Design  
Ir Prof CHOY Kin-kuen Representing Hong Kong Institution of Engineers  
Mr Shuki LEUNG Representing Real Estate Developers Association of Hong Kong

### Individual Members

Ms Lily CHOW Individual Member  
Mr Joseph HO Hin-ming Co-opted Member

### Official Members

Mr Thomas CHAN Deputy Secretary (Planning & Lands) 1, Development Bureau (DEVB)  
Mr Francis CHAU Principal Assistant Secretary (Works) 2, DEVB  
Mr Thomas WK CHAN Senior Manager (Tourism) 41, Tourism Commission (TC)  
Mr Albert LEE Assistant Commissioner/Urban, Transport Department (TD)  
Ms YING Fun-fong Head/Kai Tak Office, Civil Engineering and Development Department (CEDD)  
Mr Tom YIP District Planning Officer/Kowloon, Planning Department (PlanD)

Miss Margrit LI Assistant Director (Leisure Services) 1, Leisure and Cultural Services Department (LCSD)  
Miss Ingrid TJENDRO Secretary

**Absent with Apologies**

Mr CHAN Ka-kui Individual Member  
Mr Raj Sital MOTWANI Individual Member  
Mr Nelson CHAN Wah-yu Co-opted Member  
Mr Sam FARRANDS Co-opted Member  
Ms Connie LAM Co-opted Member  
Mr LEUNG Kong-yui Representing Chartered Institute of Logistics and Transport in Hong Kong  
Mr Paul ZIMMERMAN Representing Society for Protection of the Harbour

**In attendance**

Miss Christine AU Principal Assistant Secretary (Harbour), DEVB  
Mr Larry CHU Assistant Secretary (Harbour) 1, DEVB

**For Item 3**

Mr Gilford LAW District Officer (Kwun Tong), Home Affairs Department (HAD)  
Ms Carman YU Assistant District Officer (Kwun Tong), HAD  
Miss Wynne LAM Project Manager (Works), HAD  
Mr LI Ho-kin Senior Project Co-ordination Manager 1, Architectural Services Department (ArchSD)  
Mr LAU Tat-ying Senior Project Co-ordination Manager 2, ArchSD  
Mr LI Ka-lun Senior Project Manager 330, ArchSD  
Ms Ada SUNG Architect/111, ArchSD

## Welcoming Message

## Action

**The Chair** welcomed all attending the meeting. He introduced **Mr George TSOI**, Assistant Commissioner for Tourism 4 of the Commerce and Economic Development Bureau who took over the post from Mr Eddie LEE; and **Miss Ingrid TJENDRO**, Assistant Secretary (Harbour) 2 of Development Bureau, who took over the post from Miss Venus TSOI. He also thanked Mr LEE and Miss TSOI for their contributions to the Task Force.

**The Chair** advised Members that **Mr Francis CHAU**, Principal Assistant Secretary (Works)2 attended on behalf of Mr CHAN Chi-ming; **Mr Thomas WK CHAN**, Senior Manager of the Tourism Commission attended on behalf of Mr George TSOI.

### Item 1 Confirmation of the Minutes of the last Meeting

1.1 The draft minutes of the 15<sup>th</sup> TFKT meeting were circulated to Members for comments on 2 December 2014. The revised draft minutes with Members' comments incorporated were circulated again on 16 December 2014.

1.2 There being no further comments received from Members, the draft minutes were confirmed.

### Item 2 Matters Arising

*Progress Report on Kai Tak Development (KTD) (paragraphs 2.15(ii), 2.18, 2.19 and 2.20 of the confirmed minutes of the 15<sup>th</sup> meeting)*

2.1 In response to Mr Paul ZIMMERMAN's enquiry about the temporary connection between To Kwa Wan and Kwun Tong passing through KTD, **the Chair** informed Members that Kai Tak Office (KTO) had provided a written reply in the form of post-meeting notes. A temporary land use plan of KTD was also disseminated for Members' information on 2 December 2014.

2.2 With regard to Members' concerns on the District Cooling System (DCS), temporary land use status, connectivity of the cycle tracks, archaeological discovery at Shatin to Central Link (SCL) works area, private developments within KTD, water quality for water sports at the Kat Tak Approach Channel and Kwun Tong Typhoon Shelter, and the format of the Task Force progress reports, **the Chair** noted that KTO had responded in the form of post-meeting notes in the minutes. Relevant plans were also circulated for Members' reference.

*Kai Tak Development – Proposal of Increasing Development Intensity and Findings of Technical Study (paragraphs 3.9(iv), 3.15(iv) and (v) of the confirmed minutes of the 15<sup>th</sup> meeting)*

2.3 With regard to the selection of vantage point for viewing development height profile, **the Chair** reported that the Planning Department (PlanD) provided the relevant extracts of Planning Standards and Guidelines (HKPSG) for Members' reference on 2 December 2014.

2.4 **The Chair** informed Members that KTO and PlanD responded to Members' enquiries on water quality objectives and the proposed minor relaxation of development restrictions in the form of post-meeting notes in the minutes circulated on 16 December 2014.

*Progress Report on Kai Tak Development (KTD) (Paper No. TFKT/09/2014)*

2.5 **Ms YING Fun-fong** recapped that KTD was a people-oriented project. With the view to creating a vibrant Kai Tak, a highly mixed land use within KTD was proposed. **Ms YING** introduced the paper and highlighted the key progress since the last meeting. In response to Members' request at the last meeting, an animation was showed to Members for illustrating the various infrastructure works at KTD from a range of viewpoints.

2.6 **The Chair** thanked Ms YING for the detailed presentation on the latest progress of the planning and construction works at KTD.

Information Paper on Pedestrian Environment Improvement Scheme for Transformation of Kwun Tong Business Area Feasibility Study – Stage 1 Public Engagement (Paper No. TFKT/10/2014)

2.7           **The Chair** informed Members that Energizing Kowloon East Office (EKEO) provided an information paper to brief Members on Stage 1 Public Engagement of the Pedestrian Environment Improvement Scheme for Transformation of Kwun Tong Business Area Feasibility Study. Relevant paper was circulated for Members' information in December 2014. He added that Members were invited to attend a Community Workshop of the said project on 6 December 2014.

2.8           **The Chair** said that the aforementioned subject would not be formally discussed at this meeting, but the project team of EKEO would provide regular updates for Members' information and formally consult the Task Force when concrete proposals were put forward at a later stage. Members were encouraged to participate and share their views during the formal consultation session.

Information Paper on updates on Energizing Hoi Bun Road (TFKT/11/2014)

2.9           **The Chair** said that EKEO provided an information paper to update Members on the progress of the initiatives of face-lifting along Hoi Bun Road. He recalled that EKEO had consulted Members on the proposal by way of circulation in February 2014 and Members were generally in support of the proposal.

2.10          **The Chair** advised that the Secretariat would take note of Members' further comments on the proposal and relay to the project team for consideration during the formal consultation.

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

**Item 3      Signature Project Scheme in Kwun Tong: Construction of Music Fountains at Kwun Tong Promenade (Paper No. TFKT/12/2014)**

3.1            **The Chair** briefed Members on the background of the Signature Project Scheme (SPS). In gist, every District Council was entitled to a one-off grant for the implementation of SPS projects in their district, and some of these proposed projects were located at the harbourfront areas. He informed the meeting that the project team also consulted the Kwun Tong District Council (KTDC) on 5 November 2013. **The Chair** welcomed **Mr Gilford LAW, Ms Carmen YU** and **Miss Wynne LAM** of Kwun Tong District Office (KTDO) of Home Affairs Department (HAD); as well as **Mr LI Ho-kin, Mr LAU Tat-ying, Mr LI Ka-lun** and **Ms Ada SUNG** of Architectural Services Department (ArchSD).

3.2            **Mr Gilford LAW** said that KTDO would like to consult Members on the said project and gauge Members' views from the harbourfront enhancement perspective. With a view to enhancing the livelihood and economic development of the Kwun Tong district, he stated that KTDO would implement two SPS projects, i.e. the construction of music fountains at Kwun Tong Promenade and the construction of lift tower at Shung Yan Street in Kwun Tong. He briefly introduced the flow of the presentation.

3.3            **Ms Carmen YU** highlighted the milestones of their consultation strategy and the preparation for construction of the music fountains, explained the impacts to the Kwun Tong Promenade, and introduced their public engagement exercise. She said that Members of KTDC and the public in general were supportive of the proposal. The project team aimed at submitting funding application to the Legislative Council (LegCo) within the current legislative session for commencement of construction in Q4 2015 or Q1 2016. **Ms YU** advised that, during the construction period, part of the boardwalk at Kwun Tong Promenade would be temporarily closed, and the project team would strive to minimise the impact of the reprovisioning works on the trees within the works area. Subject to funding approval, a series of promotional campaigns and public engagement activities

would be launched.

3.4 **Ms Ada SUNG** presented the proposal and the design concept of the music fountains with the aid of a PowerPoint.

3.5 **The Chair** understood that the Task Force participated actively in the discussion of the development of Kwun Tong Promenade Stage I (about 200m in length) and Stage II (about 700m in length). He enquired whether Stage II had already been opened for the public.

3.6 **Ms YING Fun-fong** replied that ArchSD targeted to complete the construction works of Stage II in 2014 and hand over the site to LCSD in 2015.

3.7 **Miss Margrit LI** supplemented that ArchSD would hand over the site to LCSD in end January 2015 and Kwun Tong Promenade Stage II would be opened to public as soon as possible.

*(Post-meeting notes: The project of Kwun Tong Promenade Stage II was completed by ArchSD for handing over to LCSD on 20 March 2015. LCSD is preparing to open the venue to the public in April 2015.)*

3.8 **The Chair** would like to clarify whether part of the boardwalk of Promenade Stage II (about 100m in length) would be temporarily closed again shortly after its opening for the construction of music fountains.

3.9 **Mr LI Ho-kin** responded that there would be a six months' time period between the application for funding from LegCo and the commencement of construction. He predicted that the construction of the music fountains would begin in Q4 2015 or Q1 2016. Hence, members of the public would still have about one year to enjoy that section of the Promenade before its temporary closure for the music fountain project.

3.10 **The Chair** noted that there were a number of ongoing projects along the Kwun Tong Promenade with overlapping timeframes. Having clarified the background and implementation

programme of the music fountains, as well as its interface with Kwun Tong Promenade Stage II, the Chair invited Members to express their views.

3.11 **Mr PY TAM** supported the proposal but raised the following enquiries:

- (i) reasons why music fountains were chosen as the theme of the Kwun Tong SPS project;
- (ii) opening hours of the fountains;
- (iii) from an environmental conservation and energy saving perspective, whether recycled water and recyclable materials would be used in the design of the fountains; and
- (iv) whether the proposed fountains would occupy so much space that the flexibility for organizing other festive events at the Kwun Tong Promenade would be compromised.

3.12 Echoing Mr TAM's views, **Mr KL LAM** shared that (i) the filtration system for the proposed fountains should be carefully designed and the water quality should be closely monitored; (ii) a wind sensor could be installed as an environmentally friendly element; and (iii) KTDO should consult local stakeholders about the opening hours and seasons of the fountains.

3.13 **Prof KK CHOY** queried whether filibustering in LegCo would lead to a postponement of the construction of the proposed fountains.

3.14 **Mr Shuki LEUNG** expressed the view that a vibrant promenade should consist of a variety of active and passive activities and added that the dry fountain in Tung Chung was a successful example. He considered that the proposed SPS project would diverge pedestrian flow from Kwun Tong Ferry Pier Action Area to the eastern side of Kwun Tong.

3.15 **Mr Ivan HO** shared the view that there were a lot of renowned music fountains and water features around the world. He



pointed out that successful water features should be able to bring about a meaningful and attractive story line about the particular place, while technical effects and add-ons could be supplemented at a later stage to further exemplify the design theme. He gave the following suggestions:

- (i) the project team should enrich and strengthen the character of the proposed music fountains;
- (ii) the team should pursue a modern architectural design concept;
- (iii) design of the fountains should be able to evoke all five senses of the human body ; and
- (iv) the proposed fountains should not be a standalone feature, but should echo and integrate with the surrounding open space and facilities in order to maximise public enjoyment.

3.16 **Mr Joseph HO** supported the proposal. From the perspective of the District Council, he understood that the construction of music fountains and other SPS projects were subject to a variety of constraints, including financial limitations. He appreciated the project team's initiative and opined that details of the proposal could be gradually refined at a later stage.

3.17 **Mr Andy LEUNG** supported the proposal in principle and said that the music fountains could enhance the attractiveness and increase the variety of activities along the 700m Kwun Tong Promenade Stage II. However, he advised that the project team should also explore the synergy between the music fountains and the ancillary facilities, and to look further into the management and operational details of the project.

3.18 **Mrs Margaret BROOKE** supported the idea, but was concerned about the size of the music fountains and child-care safety issues. She concurred with Mr LEUNG that an integrated plan for Promenade Stage II was required to show the detailed design of music fountains and the surrounding small structures.

3.19 **Mr Shuki LEUNG** appreciated the idea of dynamic

lighting effects underneath the Kwun Tong Bypass and recommended that the project team might consult relevant departments to expand this idea especially during festive seasons.

3.20 **Mr Ivan HO** opined that LCSD should set out measures to strike a right balance between public enjoyment, freedom of use and effective management.

3.21 **Mr Gilford LAW** thanked Members for their general support to the project. He responded to Members comments and enquiries as follows:

- (i) A bottom-up approach was adopted in the selection of SPS proposals. Members of KTDC collected views from the local community and then proposed a total of sixteen preliminary possible options for the SPS. A working group on SPS under KTDC was established for initial screening. The working group shortlisted six possible options and finally pursued two projects, namely the “Construction of Music Fountains” and “Construction of Lift Tower” to improve people’s livelihood;
- (ii) Kwun Tong Promenade was meant to be developed into a new tourist spot. The construction of music fountains would create synergy with the Kai Tak Cruise Terminal on the opposite side of the Kwun Tong Typhoon Shelter;
- (iii) ancillary facilities such as public toilets/restrooms would be provided at Promenade Stage II;
- (iv) the project team had liaised with relevant departments to explore other special effects which would echo with the dynamic lighting underneath Kwun Tong Bypass and would provide other facilities with modern design element to enhance the character of the site; and
- (v) HAD would closely liaise with LegCo and follow up with the funding application of the project.

3.22 **Regarding** the technical issues of the proposed music fountains, **Mr LI Ho-kin** gave the following responses:

- (i) Water Supplies Department (WSD) would supply fresh

water to the music fountains. Water used for the music fountain will be recycled, filtered and purified to ensure safe water quality;

- (ii) wind sensor would be installed for the music fountains such that the fountain would cease to operate under extremely windy conditions;
- (iii) the water fountain would operate during the day, but music performance with dynamic lighting would only be available at night. The dry fountain would operate only in the summer and on sunny days. Relevant departments would further discuss the operational details of the fountains; and
- (iv) children would be allowed to go inside the dry fountain playing area. Disabled access would be provided surrounding the music fountain area. To prevent drowning and accidents when entering into the fountain area, a safety net at 4 inches below the water surface would be installed, which would be strong enough for maintenance staff to step on.

3.23 **Mr Andy LEUNG** suggested the project team might make reference to the design of water fountains in the Chicago Millennium Park.

3.24 **Mr Joseph HO** opined that the project team might consider modifying the music fountains performance by incorporating water projection screens in the future.

3.25 **The Chair** concluded that Members in general appreciated the idea of the music fountains, which would help create a vibrant, sustainable and diverse Kwun Tong waterfront. While Members were in favour of the proposal, **the Chair** advised the team to take note of Members' concerns about the characterisation of the proposed music fountains, issues on environmental conservation and energy saving, and the integration of the fountains with the adjoining ancillary facilities to create a stronger synergy effect. He thanked the project team for the presentation.

**Item 4      Any Other Business**

4.1            **The Chair** informed Members that the next Task Force meeting would be scheduled in coordination with the meetings of the Harbourfront Commission and the other Task Forces. The Secretariat would confirm the meeting details with Member nearer the time.

4.2            **The Chair** thanked Members' contributions and efforts to serve the Task Force in 2014 and wished all a Merry Christmas. There being no other business, the meeting was adjourned at 4:15 pm.

**Secretariat**

**Task Force on Kai Tak Harbourfront Development**

**March 2015**