

## Task Force on Kai Tak Harbourfront Development

### Minutes of Thirty-second Meeting

Date : 28 September 2018 (Friday)  
Time : 3:00 p.m.  
Venue : Conference Room (Room G46), Upper Ground Floor, Hong Kong  
Heritage Discovery Centre, Kowloon Park, Tsim Sha Tsui

#### Present

Mr Vincent NG Chairman

#### Organization Members

Mrs Margaret BROOKE Representing Business Environment Council  
Mr LEUNG Kong-yui Representing Chartered Institute of Logistics and  
Transport in Hong Kong  
Mrs Karen BARRETTO Representing Friends of the Earth  
Mr Freddie HAI Representing Hong Kong Institute of Architects  
Ms Connie CHEUNG Representing Hong Kong Institute of Landscape  
Mei-ngor Architects  
Prof TANG Bo-sin Representing Hong Kong Institute of Planners  
Sr Raymond CHAN Representing Hong Kong Institute of Surveyors  
Yuk-ming  
Mr Ivan HO Man-yiu Representing Hong Kong Institute of Urban Design  
Ir Raymond CHAN Representing Hong Kong Institution of Engineers  
Kin-sek  
Mr Paul ZIMMERMAN Representing Society for Protection of the Harbour  
Dr CHUNG Shan-shan Representing the Conservancy Association

Individual Members

Ms Kelly CHAN	Individual Member
Ms Christina LEE	Individual Member
Mr NGAN Man-yu	Individual Member
Prof Wallace CHANG	Co-opted Member
Mr Derek SUN	Co-opted Member

Official Members

Ms Doris HO	Deputy Secretary (Planning & Lands) 1, DEVB
Mr Victor CHAN	Principal Assistant Secretary (Works) 2, DEVB
Miss Rosalind CHEUNG	Principal Assistant Secretary (Harbour), DEVB
Miss Ellen CHENG	Senior Manager (Tourism) 41, Tourism Commission (TC)
Mr David NGU	Chief Traffic Engineer/Kowloon (Acting), Transport Department (TD)
Mr Anthony LO	Head/Kai Tak Office, Civil Engineering and Development Department (CEDD)
Mrs Doris FOK	Assistant Director (Leisure Services) 1, Leisure and Cultural Services Department (LCSD)
Mr Tom YIP	District Planning Officer/Kowloon, Planning Department (PlanD)
Mr Ian CHENG	Secretary

Absent with Apologies

Mr Terence LEE	Representing Real Estate Developers Association of Hong Kong
Mr CHAN Ka-kui	Individual Member
Mr Hans Joachim ISLER	Individual Member
Ms Vivian LEE	Individual Member
Hon Tony TSE Wai-chuen	Individual Member

Mr HE Hua-han                      Co-opted Member

For Item 3

Mr Michael TANNER                  Hong Kong Water Sports Council

Mr Michael ARNOLD                  Hong Kong Water Sports Council

Mr Wan NG                              Hong Kong Water Sports Council

Mr Ian BROWNLEE                    Masterplan Limited

**The Chair** welcomed all to the 32<sup>nd</sup> meeting of the Task Force on Kai Tak Harbourfront Development (KTTF).

**The Chair** announced that **Mr David NGU**, Chief Traffic Engineer/Kowloon (Acting) of Transport Department (TD), attended on behalf of Mr Eddie LEUNG. **Miss Ellen CHENG**, Senior Manager of Tourism Commission (TC), attended on behalf of Ms Wendy CHUNG.

**Item 1 Confirmation of Minutes of the 30<sup>th</sup> and 31<sup>st</sup> Meeting**

1.1 **The Chair** informed Members that –

- (a) for the 30<sup>th</sup> meeting minutes, the Secretariat had received some comments right before the last meeting and hence it was decided to postpone the confirmation of minutes to this meeting; and
- (b) for the 31<sup>st</sup> meeting minutes, the draft minutes were circulated to Members for comments on 24 September 2018 and no comments were received.

1.2 There being no further comments received from Members, the minutes of the 30<sup>th</sup> and 31<sup>st</sup> meeting were confirmed.

## **Item 2      Matters Arising**

### *A. Kai Tak Development Progress Report (Paper No. TFKT/12/2018)*

#### Briefing by the Kai Tak Office (KTO)

2.1            **Mr Anthony LO** presented the latest Progress Report and a layout plan showing the extent and occupation period of the works areas granted or to be granted under Temporary Government Land Allocations (TGLA) in Kai Tak Development (KTD).

#### Discussion

##### *TGLA Layout Plan*

2.2            **Mr Freddie HAI** appreciated KTO's efforts in preparing the layout plan so that Members could have a clearer overview of the temporary land use along the Kai Tak harbourfront. **The Chair** and **Mr Wallace CHANG** concurred. **Mr CHANG** further asked whether KTO could provide information on the anticipated completion dates of all ongoing projects in KTD.

2.3            **Mr Anthony LO** clarified that the anticipated completion dates of all the infrastructure projects had been regularly updated in the KTD Progress Report. He further explained that the purpose of preparing the TGLA layout plan was to update Members on the temporary land use for works projects which had previously consulted the Task Force.

2.4            **The Chair** hoped that KTO could continue in coordinating

all the temporary land use applications in an organised manner.

### *Open Space Projects*

2.5 **Ms Connie CHEUNG** urged the Government to develop the whole Kai Tak Development Area into an internationally renowned development area, the “Metropolitan Kai Tak”. There is no overall landscape master planning on the whole of Kai Tak Development Area, and as a result, the synergy effect of this large new development area of entire Kai Tak could not be achieved. The potential of this precious harbourfront development area is not maximized. Therefore, it is necessary to review the overall landscape master planning of Kai Tak urgently and take necessary corrective measures to achieve a Metropolitan Kai Tak, or otherwise, Hong Kong will lose such a golden opportunity to advance to next level of being a renowned world class international city. **Mr LEUNG Kong-yui** agreed and opined that it was undesirable to develop the open spaces in a piecemeal approach.

### *Overall Planning in Kai Tak*

2.6 **Mr Paul ZIMMERMAN** stressed the importance of activating the Kai Tak Approach Channel (KTAC) and suggested placing supporting facilities, such as boat storage, club house, as well as food and beverage outlets, along the sides of the KTAC to enhance its vibrancy. He further opined that ongoing review for and amendments to the Outline Zoning Plan (OZP) were required to reflect the latest updates. **Mr Derek SUN** concurred and said that the OZP should be reviewed at a suitable juncture.

2.7 **Mr Ivan HO** added that the overall planning intention of

KTD had evolved after numerous rounds of OZP amendments. He hoped that the Progress Report could serve as a bridge for the Task Force to communicate with the community on the various initiatives in Kai Tak.

2.8 In response to Members' comments, **Mr Anthony LO** said that the Kai Tak OZP No. S/K22/6 had been approved by the Chief Executive in Council in May 2018 and there was no immediate plan to further amend the approved OZP.

2.9 **Mr Tom YIP** supplemented that the intention to promote water sports had been highlighted in the latest round of OZP amendments. He further responded as follows:

- (a) some of the sites located at Shing Cheong Road were zoned "Commercial". "Place of Recreation, Sports or Culture" was a use always permitted at those sites;
- (b) amendments were also made to the Notes of the OZP to single out Water Sports/Water Recreation as a Column 1 use under "Place of Recreation, Sports or Culture (Water Sports/Water Recreation only)" for areas zoned Open Space in the Kai Tak OZP; and
- (c) a "Dining Cove" would be provided along the promenade fronting the Kai Tak Sports Park.

#### *Environmentally Friendly Linkage System (EFLS)*

2.10 **Mr Freddie HAI** and **Mr Paul ZIMMERMAN** enquired about the latest progress of EFLS. **Mr Freddie HAI** warned that while the land parcels of KTD had been continually disposed of, the lack of provisions in the new land leases to integrate with an uncertain EFLS would create undesirable urban design issues, and the developers would

need to know categorically if the EFLS would be proceeded or not. **Mr LEUNG Kong-yui** suggested conducting another Traffic Impact Assessment to assess the traffic need in the area. He observed that the average daily traffic at the roads in Kwun Tong and Kowloon Bay had already reached their maximum designed capacity and thus congestion always occurred. Given the number of infrastructure projects to be completed in KTD in the coming years, thorough transport planning would be required to effectively cope with the projected increase in traffic flow.

2.11 **Mr Anthony LO** responded that the detailed feasibility study for EFLS was expected to be completed soon and Members would be updated at a suitable juncture.

*Government Flying Services (GFS) Kai Tak Division*

2.12 In response to **Mr Paul ZIMMERMAN**'s queries on the progress of GFS Kai Tak Division, **Mr Anthony LO** responded that funding was approved by the Legislative Council Finance Committee in mid-May 2018 and the construction works would commence in Q4 2018.

*Progress of other projects*

2.13 **Mr Paul ZIMMERMAN** enquired about the progress of the proposed Metro Park. Noting that the Hong Kong Children's Hospital (HKCH) would be opened to public by end 2018, he also suggested the Secretariat organising a site visit prior to its official opening.

*[Post-meeting note: A site visit to the HKCH was organised on 16 November 2018. Please see the post-meeting note under paragraph 2.18 for details.]*



2.14 **Mrs Doris FOK** supplemented that planning of the Metro Park was at a preliminary stage and the project was not listed under the Government's Five-Year Plan for Sports and Recreation Facilities.

#### *Cycling Facilities*

2.15 In response to **Mr Paul ZIMMERMAN's** queries on the provision of cycle track and bicycle parking arrangements at the public rental housing estates in KTD, **Mr Anthony LO** responded that KTO would further liaise with the Housing Authority on the details.

#### *Water-land Interface*

2.16 In response to **Mr Paul ZIMMERMAN's** questions, **Mr Anthony LO** responded that there was no current plan to rebuild the Kai Tak Bridge. He also explained that the set of staircase at the nearby seawall was for maintenance purpose only.

#### *Other Comments*

2.17 In response to **Ir Raymond CHAN Kin-sek's** query on the storage of yard waste in Kai Tak after Typhoon Mangkhut, **Mr Anthony LO** replied that about 40 000 trees were found fallen around the territory and a 2-hectare vacant area in KTD had been used to temporarily store the tree waste. He added that barges would deliver the waste to the landfill sites shortly.

#### *Way Forward*

2.18 **The Chair** concluded that KTD covered an area of over 320 hectares and was a highly complex development project. After thorough

discussion on the planning of KTD in the past, Members were now focusing on the progress and implementation of different projects. In order to address Members' concerns, he asked the Secretariat to organise a site visit to Kai Tak as well as an exchange session to brief Members on the agreed development strategy for Kai Tak and to exchange any views that Members might have.

*[Posting Meeting Notes: A site visit to Kai Tak cum exchange session was held on 16 November 2018. Spots visited include the Trade and Industry Tower, the Grid Neighbourhood, the Kai Tak Approach Channel and the HKCH. Views were also exchanged on the overall developments of KTD as well as those regarding specific sites such as the proposed Metro Park and Area 3 of Kai Tak. Apart from government representatives, the Chair Mr Vincent NG and 12 Members, including Mrs Margaret BROOKE, Mr LEUNG Kong-yui, Dr Jeffrey HUNG, Mr Anthony CHEUNG, Ms Connie CHEUNG, Dr Eunice MAK, Sr Francis LAM, Ir Raymond CHAN Kin-sek, Mr Paul ZIMMERMAN, Ms Kelly CHAN, Mr NGAN Man-yu and Mr Derek SUN, attended.]*

*B. Possible Structures on Road D3 (Metro Park Section) Underpass*

Briefing by the Kai Tak Office (KTO)

2.19 In response to **Mr Paul ZIMMERMAN**'s question regarding the design loading and constraints of the at-grade landscaped deck above the underpass of Road D3 (Metro Park Section), **Mr Anthony LO** briefed Members with the aid of a PowerPoint.

*Proposed Facilities and Activities*

2.20 **Mr Paul ZIMMERMAN** quoted Singapore Marina Bay and Sydney Darling Harbour as the successful overseas exemplars of

waterbodies of similar shape and how these can create vibrant harbourfront districts once they are surrounded by active waterfront uses. . Since the approach channel was not close to any noise sensitive receivers, the area would be suitable for organising outdoor concerts and other noisy outdoor activities with floating barges on the water, and food and beverage facilities at all three sides surrounding the waterbody..

### *Loading Capacity*

2.21 In response to **Ir Raymond CHAN Kin-sek** and **Mr Freddie HAI**'s queries on the loading capacity of the underpass, **Mr Anthony LO** responded that the current reference design allowed the underpass to sustain a maximum load of about 40 kilopascal (kPa) on the at-grade landscaped deck. This could be approximately a double-storey container structure, on the condition that it would not encroach on the emergency vehicular access (EVA) at the landscaped deck. In case the proposed structure would fall on the EVA, a minimum vertical clearance of 4.5 metres should be allowed by elevating a single-storey structure above ground.

## **Item 3 Proposed Temporary Water Sports Centre at Kai Tak Former Fire Station Site (Paper No. TFKT/13/2018)**

### Briefing by the project team

3.1 **Mr Ian BROWNLEE** from the Hong Kong Water Sports Council (HKWSC) updated Members on the proposed short-term tenancy (STT) application to establish a temporary water sports centre at the former Kai Tak Fire Station Site.

## Discussion

### *Duration of STT*

3.2 **Dr CHUNG Shan-shan** supported the proposal and further said that a longer period of 5 years should be granted so as to allow continuous development of water sports.

3.3 **Mr Freddie HAI** remarked that the decision for saving the water body from being reclaimed back over a decade ago was with the belief that one day the quality of the water would be improved and it would be a wonderful urban space for waterborne activities enjoyed by the public. He was therefore in favour of the Water Sports Centre proposal and opined that a longer term STT would be fully justified for meeting with the original planning intent for not reclaiming the Approach. The Water Sports Centre was delivering a promise made many years ago to the public.

3.4 **Miss Rosalind CHEUNG** responded that the Harbour Office could explore with LandsD the possibility of adopting Members' suggestion of setting a 5-year duration for the STT.

*[Posting Meeting Notes: The Harbour Office has relayed Members' suggestion to LandsD after the meeting and the latter is now processing the STT application.]*

### *Target Users*

3.5 In response to **Dr CHUNG Shan-shan** and **Mr Freddie HAI**'s queries on the target users of the proposed water sports centre, **Mr Michael TANNER** explained that the proposed centre would be open to

public. It will not be a membership-only private club. He further said that HKWSC would organise different events and activities to involve a wider variety of community groups.

#### *Water-Friendly Culture*

3.6 In response to **Prof TANG Bo-sin's** comments on the promotion of water-friendly culture, **Mr Michael TANNER** responded that they will facilitate public access to the waterfront so that the public could get closer to the water.

#### *Permanent Site*

3.7 **Mr Ivan HO** supported the proposal as it could further promote water sports development in Hong Kong. He further asked whether there were any sites identified in the vicinity for the establishment of a permanent water sports centre. **Ir Raymond CHAN Kin-sek** and **Mr KY LEUNG** raised similar questions.

3.8 **Mr Paul ZIMMERMAN** said that Typhoon Mangkhut had brought severe damages to the temporary water sports facilities territory-wide. He said that these damages could be reduced if the facilities were housed in a permanent premise.

3.9 **Mr Michael TANNER** said that the HKWSC had applied for a permanent site before but the application was unsuccessful. He expressed his long-term aspiration of developing KTAC and Kwun Tong Typhoon Shelter (KTTS) into international water sports venues. He would consult the Task Force again when things were more mature.

### *Marine Traffic in KTAC and KTTS*

3.10 In response to **Ir Raymond CHAN Kin-sek** query, **Mr Ian BROWNLEE** said that HKWSC had submitted a Marine Traffic Impact Assessment to the Marine Department (MD) explaining that there would be no adverse impact on the marine operations within the KTTS. In case vessels were berthed in the KTTS, the water sports activities could still take place at the waters along the promenade. For safety reasons, though, all water sports activities would be suspended if Typhoon Signal No.3 was hoisted.

### *Sustainable Development*

3.11 In response to **Dr CHUNG Shan-shan's** comments on sustainable development, **Mr Michael TANNER** responded that the water sports centre would be managed through a sustainable model and operated in an environmentally friendly manner.

### *Water Quality*

3.12 **Mr LEUNG Kong-yui** explained that the development of water sports was not featured in the previous planning of KTD due to the poor water quality in the KTTS and KTAC years ago. He was delighted to see the progressive improvements of water quality in recent years.

3.13 **Mr Paul ZIMMERMAN** suggested including the KTAC and KTTS as Water Control Zones. To ensure continuous improvement of water quality, he further suggested setting Water Quality Objectives.

3.14 **Miss Rosalind CHEUNG** responded that the water quality

in KTTS and KTAC had gradually improved. In particular, the water quality in terms of *E. coli* level at the southern portions of the KTAC and KTTS had reached stable levels that would be suitable for secondary contact.

#### *Other Comments*

3.15 In response to **Mrs Karen BARRETTO's** query, **Mr Michael TANNER** responded that spectator stands would be provided so that the public could enjoy the water sports events.

#### *Way Forward*

3.16 **The Chair** concluded that the Task Force was supportive of the proposal as it was in line with the overall planning intention of Kai Tak, as well as the long-held aspiration of Harbourfront Commission to cultivate more water sports activities, thus bringing better vibrancy to the harbourfront. Members also stressed that the proposed water sports centre should not be for private use only and the proponent should further pay attention to enhance public enjoyment and facilitate public access to the waterfront.

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

##### *Landing Steps at KTTS*

4.1 **Mr Paul ZIMMERMAN** suggested improving the existing landing steps at the KTTS so as to facilitate better water-land interface. **The Chair** responded that the issue could be further discussed at the

meeting of Task Force of Water-Land Interface.

*Date of next meeting*

4.2 The Chair informed Members that the next meeting was being scheduled in co-ordination with the meetings of other Task Forces. The Secretariat would inform Members of the meeting date in due course.

4.3 There being no other business, the meeting was adjourned at 5pm.

**Secretariat**

**Task Force on Kai Tak Harbourfront Development**

**January 2019**