

Task Force on Kai Tak Harbourfront Development

Minutes of Thirty-third Meeting

Date : 15 January 2019 (Tuesday)
Time : 3:00 p.m.
Venue : Conference Room, 15/F, North Point Government Offices, 333
Java Road, Hong Kong

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
Dr Jeffrey HUNG 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
Dr Eunice MAK Representing Hong Kong Institute of Planners
Sr Raymond CHAN Representing Hong Kong Institute of Surveyors
Yuk-ming
Mr TAM Po-yiu Representing Hong Kong Institute of Urban Design
Ir Raymond CHAN Representing Hong Kong Institution of Engineers
Kin-sek
Mr Winston CHU Representing Society for Protection of the Harbour
Mr Ken SO Kwok-yin Representing the Conservancy Association

Individual Members

Ms Kelly CHAN	Individual Member
Mr Hans Joachim ISLER	Individual Member
Ms Vivian LEE	Individual Member
Hon Tony TSE	Individual Member
Wai-chuen	
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
Mr Eric HUI	Manager (Tourism) 42, Tourism Commission (TC)
Mr David NGU	Chief Traffic Engineer/Kowloon (Acting), Transport Department (TD)
Mr Peter CHUI	Head/Kai Tak Office, Civil Engineering and Development Department (CEDD)
Mrs Doris FOK	Assistant Director (Leisure Services) 1, Leisure and Cultural Services Department (LCSD)
Ms Johanna CHENG	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
Ms Christina LEE	Individual Member
Mr NGAN Man-yu	Individual Member

Mr HE Hua-han Co-opted Member

For Item 2

Mr Victor TAI Project Director (Sports Park), HAB

Mr Keith MAN Senior Engineer (Recreation & Sport), HAB

For Item 3

Mr LO Kam-cheung Senior Engineer/Energy Efficiency B8, EMSD

Mr LO Siu-kuen Advisor/District Cooling System, EMSD

Dr Vincent CHENG Director, Ove Arup & Partners HK Ltd

Mr Karma Director, Ove Arup & Partners HK Ltd

BARFUNGPA

Mr Alvin LO Associate Director, Ove Arup & Partners HK Ltd

Mr Roy STEVENS Architectural Consultant, Ove Arup & Partners HK Ltd

For Item 4

Mr Nevin LAM Senior Project Manager 323, ArchSD

Mr Clark CHAN Project Manager 354, ArchSD

Dr Mary CHOW Senior Veterinary Officer (Animal Management)
Development, AFCD

Mr Edmund YAN Senior Executive Officer (Inspection & Quarantine),
AFCD

Mr KK CHUNG Director, Simon Kwan & Associates Ltd

Mr Michael YAM Director, Simon Kwan & Associates Ltd

The Chair welcomed all to the 33nd meeting of the Task Force on Kai Tak Harbourfront Development (KTTF).

The Chair informed Members that **Mr Peter CHUI** had taken over from **Mr Anthony LO** as Head of Kai Tak Office and **Ms Johanna CHENG** had taken over from **Mr Tom YIP** as District Planning Officer/Kowloon. He welcomed both **Mr CHUI** and **Ms CHENG** and thanked **Mr LO** and **Mr YIP** for their contribution to the Task Force.

The Chair announced that **Mr David NGU**, Chief Traffic Engineer/Kowloon of Transport Department, attended on behalf of Mr Michael LAW. **Mr Eric HUI**, Manager of Tourism Commission, attended on behalf of Ms Wendy CHUNG.

Item 1 Confirmation of Minutes of the 32nd Meeting

1.1 **The Chair** informed Members that the draft minutes of the 32nd KTTF meeting were circulated to Members for comments on 10 January 2019. The finalised minutes that incorporated Members' comments were tabled for reference.

1.2 There being no further comments received from Members, the minutes of the 32nd meeting were confirmed.

Item 2 Matters Arising

Progress Update on Kai Tak Sports Park (Sports Park)

Briefing by the Home Affairs Bureau (HAB)

2.1 **Mr Victor TAI** reported the latest progress of Sports Park, amongst which a 25-year Design, Build and Operate contract was awarded to a subsidiary of New World Development in December 2018.

Discussion

Connectivity

2.2 In response to the queries from **Hon Tony TSE** and **Ms Kelly CHAN** on the connectivity between Sports Park, the harbourfront and MTR stations, **Mr Victor TAI** said that MTR pedestrians could walk in a covered environment, all the way from Kai Tak MTR station to the Sports Park and the harbourfront, via Station Square and the all-weathered Kai Tak Sports Avenue. Pedestrians could also walk from Sung Wong Toi MTR Station to the Sports Park.

2.3 As regards the queries from **Mrs Margaret BROOKE** and **Dr Eunice MAK** on connectivity between Sports Park and the Metro Park, **Mr Victor TAI** said that the Sports Park and the Metro Park would be connected by a landscaped deck above Central Kowloon Route, as well as the waterfront promenade at Dining Cove.

Accessibility

2.4 **Prof Wallace CHANG** said that some pedestrian walkways were too steep for elderly and the disabled. **Ms Connie CHEUNG** echoed and opined that 24-hour pedestrian access should be allowed for pedestrians to go to the harbourfront from the hinterland freely. In response, **Mr Victor TAI** said that barrier-free access, such as gentle ramps, would be provided within the Sports Park and opened to public round the clock.

Water-Land Interface

2.5 **Mr Hans Joachim ISLER** opined that the proposed Dining Cove lacked water-land interfacing and suggested organising water sports events and activities therein. **Dr Eunice MAK** further suggested providing landing steps in the Dining Cove area so that water-taxis could stop by in future. **Mr Victor TAI** said the team would actively consider the suggestions.

Greening and Sustainability

2.6 In response to **Mr KY LEUNG's** enquiry, **Mr Victor TAI** replied that around 900 trees would be planted within the Sports Park area.

2.7 As regards **Dr Jeffrey HUNG's** query on the measures to reduce carbon footprint, **Mr Victor TAI** said that solar panels would be installed on the roof top of the main stadium and that the project team would target to achieve the Building Environmental Assessment Method (BEAM) Plus Gold rating and BEAM Plus Neighbourhood certification.

Hotel and Office Development

2.8 In response to **Mr TAM Po-yiu's** query, **Mr Victor TAI** clarified that the proposed hotel and office development would be separately disposed of, but not under the Sports Park project.

2.9 **Mr Winston CHU** considered that the proposed hotel and office site should instead be zoned as "Government, Institution and Community" for housing administrative building or athlete dormitories. In response, **Mr Victor TAI** said the Planning Consultancy Report for Sports Park recommended constructing hotel and offices to support the operation of the Sports Park as approved by the Town Planning Board.

KTSP Main Stadium and other Ancillary Facilities

2.10 **Ms Kelly CHAN** was concerned about the orientation of the main stadium and wondered if the public sitting in the main stadium would have to face the sun direct during the day. In response, **Mr Victor TAI** said that the main stadium would be in a north-south orientation and that the public would not be exposed to strong sunlight most of the time. He added that sufficient sheltered seatings would be provided in the Neighbourhood Park for better comfort.

Vibrancy

2.11 **Mr Freddie HAI** cautioned that based on overseas experience, the pre-game and after-game hawkers and retails were part of the fun and ambience build-up for the event, which were very important to the success of the games. He stressed the importance of taking this into planning consideration to allow future management to allow for such ad-hoc retail

activities for enhancing the vibrancy of the Sports Park. He noticed that currently retail elements were all controlled and confined at the mall areas and suggested allowing food trucks and other retail elements in the plaza precinct. In order to attract more visitors, **Mr Victor TAI** said that temporary events could be held in the Event Village and outdoor Food & Beverage outlets would be provided in the Dining Cove.

Cycling

2.12 In response to **Mr Ken SO's** enquiry, **Mr Victor TAI** said that Sports Park would integrate with the GreenWay cycle track network of Kai Tak proposed by CEDD. On top of the planned provision of cycle tracks along the eastern and western sides of the Sports Park, which would form parts of the cycle track network, the team would look for further opportunities of integrating other part of the Sports Park into the cycle track network of Kai Tak.

Car Parking

2.13 In response to **Ms Kelly CHAN's** enquiry, **Mr Victor TAI** said that around 850 car parking spaces would be provided to meet the projected demand.

Design

2.14 **Hon Tony TSE** said that the design of the pedestrian walkways and Public Open Space (POS) should be coherent. **Ms Connie CHEUNG** concurred, adding that there should be a master plan for all POS inside Sports Park. In response, **Mr Victor TAI** said that the contract would commence in February 2019 and Members' comments would be conveyed to the designer for consideration during design stage.

Other Comments

2.15 Noting that the Sports Park was close to residential developments in the vicinity, **Sr Raymond CHAN Yuk-ming** urged the project team to minimise possible nuisance brought by large crowds. In response, **Mr Victor TAI** said that effective crowd control measures would be in place during major events. The covered pedestrian walkways would also help mitigate the noise generated by the crowd dispersal.

2.16 In response to **Ms Kelly CHAN's** enquiry on the operation model, **Mr Victor TAI** said that there would be around 40 days (excluding setting up and removal time) for organising major sports events in the main stadium.

Way Forward

2.17 **The Chair** concluded that having gone through rounds of discussion on the planning or land use zoning in previous years, it was time for the project team to implement the project. The Task Force was particularly keen on the development of the waterfront part of the Sports Park and how it would connect with other POS. Focus should hence be put on improving the connectivity between the hinterland and the harbourfront, especially during crowd dispersal after major events; as well the interfacing between the Sports Park and the nearby development. It would also be important for the team to capitalise on the development and activate the waterbody nearby, for which Members had raised a number of suggestions.

2.18 **The Chair** advised the team to take into account the Harbour Planning Principles and Guidelines (HPP&G) during the design and

construction stage and further consult the Task Force when the detailed design was ready.

Item 3 Provision of an Additional District Cooling System at the Kai Tak Development (TFKT/01/2019)

Briefing by the project team

3.1 **Mr LO Kam-cheung** from the Electrical and Mechanical Services Department (EMSD) and **Dr Vincent CHENG** from Arup briefed Members on the proposed additional District Cooling System (DCS) at the Kai Tak Development (KTD).

Discussion

Site Selection

3.2 **Mr TAM Po-yiu**, **Mr Winston CHU** and **Mrs Margaret BROOKE** were concerned about the proposed location for the DCS, adding that it should not occupy valuable harbourfront sites. **Mr LO Kam-cheung** explained that given the increase in the development intensity of KTD, the cooling load demand had far exceeded the planned cooling capacity of the existing DCS plants and therefore, an additional plant was required. He further said that the team had previously liaised with different departments on the site selection of a suitable site and the proposed location was one of the few remaining sites zoned “Government, Institution or Community” (GIC) within KTD. By locating the proposed plant near the Desilting Compound No.1 at Site 1P1, desilted seawater from the Desilting Compound could be used for heat rejection, which

could increase the water circulation within Kai Tak Approach Channel and helped to improve the seawater quality as well.

Building Mass

3.3 **Mr KY LEUNG** acknowledged the environmental need of constructing an additional DCS given the system was energy-efficient and sustainable. He further raised concerns over the bulky building mass. **The Chair** and **Ms Connie CHEUNG** concurred. **Mr TAM Po-yiu** and **Mrs Margaret BROOKE** added that it did not seem justified for the plant to be built up to 45mPD.

3.4 **Mr LO Kam-cheung** explained that the site area was small, with only 2 200 square metres, and it would hence be necessary to fully utilise the building height restriction of 45 mPD to provide sufficient floor spaces for housing all necessary facilities. He noted Members' comments on the building mass and said that the team would further review the design so as to reduce the building height as far as practicable. Besides, architectural features were proposed to reduce the visual impact.

3.5 **Mr Karma BARFUNGPA** pointed out that from a functional perspective, if the height aboveground was not utilised, deeper basements would be required. This might result in a more expensive design and greater environmental impact due to the increased amount of waste to be disposed.

3.6 **Mr Freddie HAI** suggested the Planning Department adopt a "single site, multiple use" model for the site. He further urged the project team to remove the fences around the plant and maximise the usage of the ground level.

Setback

3.7 **Ms Connie CHEUNG** opined that the visual impact assessment was not holistic enough and enquired if the plant would be setback from the adjoining facilities. In response, **Mr Karma BARFUNGPA** responded that there would be a setback of 3.5 metres on the two edges of the plant, with a view to creating a visual corridor. He added that the proposed plant had minimum visual impact on the surrounding environment and facilities.

Landscape and Design

3.8 **Ms Connie CHEUNG** considered the design of the plant too industrial and functional, especially in terms of façade treatment. In response, **Mr Karma BARFUNGPA** explained that the precast modular façade was composed of fluted elements that would create visual ripples, with a view to reflecting sunshine and minimizing heat gain from external to building.

DCS-related facilities

3.9 **Mr Derek SUN** and **Prof Wallace CHANG** welcomed the incorporation of educational facilities into the plant for raising public awareness on energy conservation.

3.10 **Mr Derek SUN** was concerned about the impacts brought to the harbourfront by other related facilities of the DCS, such as seawater discharge pipes and seawater pumping plant. **Mr LO Kam-cheung** noted Dr SUN's comments and said that the seawater discharge had been submerged to minimize their visual impact to the Victoria Harbour.

Temporary Works Area

3.11 While noting the operational need for the project to occupying harbourfront sites as temporary works area and laying underground pipes, **the Chair** considered the works area too extensive and urged the team to coordinate with the Kai Tak Office so that all temporary land use applications could be well-organised.

Other Comments

3.12 **Mr Winston CHU** opined that additional DCS plant might not meet the high demand of air-conditioning arising from the KTSP and the New Acute Hospital, and thus there was a need to install separate chillers there. **Mr LO Kam-cheung** remarked that the proposed additional DCS plant had already taken into account the cooling demand of the Sports Park and the New Acute Hospital.

Way Forward

3.13 **The Chair** concluded that Members acknowledged the operational need and environmental merits of DCS. However, further justifications on the site selection and building mass would be needed before the Task Force could further deliberate on this project. He invited EMSD to brief the Task Force on possible enhancement in due course.

Item 4 Agriculture, Fisheries and Conservation Department Animal Management and Animal Welfare Building Complex (TFKT/02/2019)

Briefing by the project team

4.1 **Mr Michael YAM** from the Simon Kwan & Associates Limited briefed Members on the design of Agriculture, Fisheries and Conservation Department's (AFCD) Animal Management and Animal Welfare Building Complex at KTD.

Discussion

Accessibility and Connectivity

4.2 **Mr Freddie HAI** observed that the site was difficult to access by public transport and a number of visitors would probably drive to the Complex. He hence suggested providing more parking spaces. In response, **Mr Michael YAM** said that the car parking spaces within the site would be reserved for AFCD operating vehicles, while visitors could be picked up or dropped off at the lay-by in the site. Visitors who opt for driving could also use other car parking spaces in nearby commercial buildings.

4.3 In response to **Mr Freddie HAI's** follow-up query on whether there were enough parking spaces in the vicinity, **Mr Michael YAM** said that the supply of car parks would be increased after the phased completion of commercial developments nearby.

4.4 As regards **Prof Wallace CHANG's** query on the connectivity between the waterfront, the Complex and the hinterland, **Mr Michael YAM** responded that visitors could cross Kai Fuk Road via an existing

elevated footbridge and reach the Complex. He further added that the Government had planned to extend the footbridge for connecting Kowloon Bay and the waterfront.

Public Access

4.5 **Prof Wallace CHANG** asked whether the Complex would be opened to the public and **Mr Michael YAM** responded that specialised quarantine and animal management services would be provided on certain floors, to which public access was prohibited. Yet, educational facilities would be provided and opened to the public.

Other Comments

4.6 **Dr Eunice MAK** suggested making better use of the basement to maximise the use of the building.

Way Forward

4.7 **The Chair** concluded that Members had raised comments on interfacing, accessibility and the provision of car parking spaces but considered that all in all, the project was in line with the HPP&G and had no adverse impact on the Harbour.

Item 5 Any Other Business

5.1 **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.

5.2 There being no other comments, the meeting was adjourned at 5:45pm.

Secretariat

Task Force on Kai Tak Harbourfront Development

April 2019