

## Task Force on Kai Tak Harbourfront Development

### Minutes of Thirty-eighth Meeting

Date : 7 December 2020 (Monday)  
Time : 3 p.m.  
Venue : Conference Room, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

#### Present

Mr Vincent NG Chairman

#### Organization Members

Mr Ivan HO	Representing Hong Kong Institute of Urban Design
Mr LEUNG Kong-yui	Representing Chartered Institute of Logistics and Transport in Hong Kong
Mr Freddie HAI*	Representing Hong Kong Institute of Architects
Ir Raymond CHAN Kin-sek*	Representing Hong Kong Institution of Engineers
Mr Paul ZIMMERMAN	Representing Society for Protection of the Harbour
Dr CHUNG Shan-shan	Representing The Conservancy Association
Mr Paul CHAN*	Representing Hong Kong Institute of Landscape Architects
Mrs Margaret BROOKE*	Representing Business Environment Council

#### Individual Members

Mr Mac CHAN\*  
Ms Kelly CHAN\*  
Ms Angela SO\*  
Hon Tony TSE\*

Co-opted Member

Prof Wallace CHANG\*

Mr LAI Kwong-wai\*

Official Members

Ms Doris HO Deputy Secretary (Planning & Lands) 1, Development Bureau (DEVB)

Mr Johnny CHAN\* Chief Assistant Secretary (Works) 3, DEVB

Mrs Doris FOK\* Assistant Director (Leisure Services) 1, Leisure and Cultural Services Department (LCSD)

Ms Stephenie HO\* Senior Manager (Tourism) 41, Tourism Commission (TC)

Mr Michael LEUNG Project Manager (East), Civil Engineering and Development Department (CEDD)

Ms Johanna CHENG\* District Planning Officer/Kowloon, Planning Department (PlanD)

Ms Annisa NG\* Chief Traffic Engineer/Kowloon, Transport Department (TD)

Mr Steven LEE Secretary

In Attendance

Miss Rosalind CHEUNG Principal Assistant Secretary (Harbour), DEVB

Mr Henry LAI Assistant Secretary (Harbour) 1, DEVB

Mr William CHAN\* Project Manager (Harbour), DEVB

Mr Carlos FUNG Senior Engineer (Harbour), DEVB

Mr NG Shing Kit Engineer (Harbour), DEVB

Ms Helen CHU\* Landscape Architect (Harbour), DEVB

Mr George MAK Chief Engineer/East 5, CEDD

Absent with Apologies

Mr Terence LEE	Representing Real Estate Developers Association of Hong Kong
Dr Vivian WONG	Representing Friends of the Earth (HK) Charity Limited
Mr Edward LO	Representing Hong Kong Institute of Planners
Sr Raymond CHAN Yuk-ming	Representing Hong Kong Institute of Surveyors
Mr Hans Joachim ISLER	Individual Member
Ms Vivian LEE	Individual Member
Mr NGAN Man-yu	Individual Member

For Item 3

Mr Patrick HAU	Senior Manager (Capital Projects) 5, Hospital Authority Head Office (HAHO)
Mr Matthew CHENG*	Manager (Capital Projects) 51, HAHO
Ms Helen LEUNG*	Manager (Capital Projects) 53, HAHO
Ms LI Ka-yi	Manager (Capital Projects) 52, HAHO
Ms Olivia CHEUNG	Chief Leisure Manager (Kowloon), LCSD
Mr Michael CHIU	Chief Executive Officer (Planning) 1, LCSD
Mr CHAN Tsz-fung	Senior Executive Officer (Planning) 12, LCSD
Mr Allen LEUNG*	Project Director/4, Architectural Services Department (ArchSD)
Mr Stephen TSANG*	Chief Project Manager 202, ArchSD
Mr Jackson WAI*	Senior Project Manager 236, ArchSD
Ms Jackie CHAU*	Project Manager 241, ArchSD
Ms Elise CHAN	Associate Director, Arup Group Limited (Arup)
Ms Polly TSANG	Project Manager, Arup
Mr Michael LAM	Director, Wong Tung & Partners Limited (WTPL)

For Item 4

Mr Ronald SIU	Senior Engineer/8 (East), CEDD
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Ms Jacqueline LEE	Senior Architect/1 (East), CEDD
Mr Edwin CHAN	Engineer/30 (East), CEDD
Mr Wayne WONG	Architect/1 (East), CEDD
Mr Paul LI	Deputy Construction Manager, Penta-Ocean Construction Company Limited
Mr Simon CHAN	Director, Mannings (Asia) Consultants Limited
Mr Bernard LIM	Principal, Architecture Design and Research Group Limited (AD+RG)
Mr Sammy YEE	Assistant Principal, AD+RG
Mr Paul WONG	Director, LWK + Partners (HK) Limited (LWK)
Ms Teresa HO	Associate, LWK

For Item 5

Ms Jacqueline LEE	Senior Architect/1 (East), CEDD
Mr Wayne WONG	Architect/1 (East), CEDD
Mr Paul WONG	Director, LWK
Mr Terrence CHOW	Associate, LWK
Mr HO Yu Ming	Assistant Landscape Designer, LWK
Mr Carrot SHIU	Director, WTPL
Mr CHAN Cheung Chuen	Architect, WTPL

\*Denoting attendance online.

The Chairman welcomed all to the 38<sup>th</sup> meeting of the Task Force on Kai Tak Harbourfront Development (KTTF).

The Chairman announced that -

- (a) Mr Johnny CHAN, Chief Assistant Secretary (Works) 3, DEVB, attended on behalf of Mr Vincent MAK, Deputy Secretary (Works) 2;
- (b) Ms Stephenie HO, Senior Manager of TC, attended on behalf of Mr Jason CHAN, Acting Assistant Commissioner for Tourism 4; and
- (c) Ms Annisa NG, Chief Traffic Engineer/Kowloon of TD, attended on behalf of Mr Tony YAU, Assistant Commissioner/Urban.

**Item 1 Confirmation of Minutes of the 37<sup>th</sup> Meeting**

1.1 The Chairman informed Members that the draft minutes of the 37<sup>th</sup> KTTF meeting were circulated to Members for comments on 1 December 2020. The finalised minutes with Members' comments incorporated were further circulated to Members on 4 December 2020.

1.2 There being no further comments received from Members, the minutes of the 37<sup>th</sup> meeting were confirmed.

**Item 2 Matters Arising**

2.1 There was no matter arising from the last meeting.

**Item 3      New Acute Hospital at Kai Tak Development Area  
(TFKT/09/2020)**

Briefing by the proponent

3.1            **The Chairman** informed the meeting that the Hospital Authority (HA) and ArchSD submitted a paper (TFKT/09/2020) on the revised design of the promenade fronting New Acute Hospital (NAH).

3.2            Upon **the Chairman's** invitation, **Mr Steven LEE** briefed Members on the background of the item. At the 37<sup>th</sup> KTTF meeting in September 2020, HA and ArchSD consulted Members on the design of NAH promenade, during which Members raised concerns over its connectivity with the adjacent hospital blocks and the promenade fronting Hong Kong Children's Hospital (HKCH), the location and design of the service block, as well as the lack of sufficient sitting and shading along the promenade. Members also stressed the importance for the design of the NAH promenade to be complementary to that of HKCH in order to deliver an integrated and holistic open space for public enjoyment.

3.3            **The Chairman** informed Members that before the meeting, **Ir Raymond CHAN Kin-sek** declared that his company was a party to the project team of the NAH development. **The Chairman** decided that he could remain in the meeting as an observer but should refrain from commenting on this item. **Mr Freddie HAI** also declared interest given his involvement in HA's hospital development, although he had not participated in the current promenade project. **The Chairman** decided that since he had no direct involvement in this particular project, he could stay in the meeting and take part in the discussion.

3.4            With the aid of a PowerPoint presentation, **Mr Michael LAM**

from WTPL briefed Members on the revised design.

## Discussion

### *Accessibility and Connectivity*

3.5 **Mr Ivan HO** expressed his concern over the undesirable location of the pedestrian crossing to the HKCH promenade at Road D4 and considered that it should be relocated southward to enhance connectivity along the waterfront. **Mr Freddie HAI** concurred and opined that a more direct connection should be provided as far as possible. He also reminded the project proponent to examine the vehicular access to the promenade, taking into account the potential traffic flow especially during weekends.

3.6 **Mr Michael LAM** responded that after consulting CEDD and TD, it is understood that the current proposed location was preferred having regard to traffic safety concern, and the feasibility of its southward relocation would be further considered in consultation with relevant departments. As regards the traffic assessment, they would conduct further review when taking forward the project. **Mr LEUNG Kong-yui** invited the project team to keep the Task Force informed of the concerned crossing upon consultation with relevant departments. Noting Members' strong aspirations to improve the connectivity along the waterfront, **the Chairman** invited CEDD and TD to follow up on the suggested crossing relocation.

3.7 **Mr Ivan HO** enquired if the fences between the waterfront promenade and the hospital block outside the cafeteria and IT Office could be removed for a better sea view. **Mr Paul ZIMMERMAN** enquired to what extent public access would be permitted for the landscaped garden between the Specialist Outpatient Clinic (SOPC) block and the Oncology block.

3.8 **Mr Michael LAM** responded that there would not be any fences in front of the landscaped garden and the cafeteria. He added that an open and welcoming design had been adopted for the landscaped garden for better integration with the lawn plaza.

*Bicycle Parking and Cycling Connections*

3.9 **Mr Ivan HO, Mr Paul ZIMMERMAN** and **Mr Paul CHAN** enquired if any bicycle parking facilities would be provided under the current project.

3.10 **Mr Michael LAM** responded that while no bicycle parking would be provided within the promenade area, staff parking facilities would be available in the Oncology block.

3.11 **Mr Paul ZIMMERMAN** opined that bicycle parking spaces should also be made available at the SOPC block, as well as at the two entrances of the promenade and close to the food and beverage area. He further asked how a direct cycling connection could be provided across Road D4.

3.12 **Mr Michael LAM** explained that the existing location of bicycle parking was considered to be the most suitable one after taking into account the views of the project team of the hospital block development. That said, they would further review the possibility of providing additional bicycle parking facilities. As regards the cycling connection across Road D4, **Mr George MAK** explained that same as the normal road crossing arrangements, cyclists should observe the standard road crossing code when traveling across Road D4. He added that neither an overhead bridge nor underground subway across Road D4 was preferable in light of their



potential visual impact and safety implications. He supplemented that if the crossing connecting the HKCH promenade could be relocated southward upon consultation with TD, it could provide a more convenient cycling connection.

#### *Design of Service Block*

3.13 Noting the improvements on the ventilation and lighting of the service block, **Mr Ivan HO** reminded the proponent to take into account management considerations in designing the feature trees thereat. He further enquired if one set of drinking fountain could be installed next to the service block. **Mr Paul CHAN** enquired whether the electrical and mechanical (E&M) facilities at the top of the service block would be embellished to reduce its visual impact.

3.14 **Mr Michael LAM** responded that the project team would further review the design of the feature trees. As regards the locations of the two sets of drinking fountain, they were proposed taking into consideration the distance in-between them, as well as their respective distances from the two ends of the promenade. He also clarified that the E&M facilities would be integrated with the design of the service block and would not be exposed.

#### *Soft Landscape*

3.15 **Mr Paul CHAN** asked if more greenery and tree clusters could be provided along the GreenWay and at the plaza area respectively. **Mr Freddie HAI** suggested enhancing the current shading arrangement along the promenade, in particular given its southwest orientation.

3.16 **Mr Michael LAM** responded that the project team had added

greenery along the GreenWay where possible, and would take into account Members' comments in further reviewing the design to ensure that sufficient shading would be provided.

#### *Integration with the Promenade fronting HKCH*

3.17 **Mr Ivan HO** opined that the revised design had demonstrated better synergy and consistency with the adjacent HKCH promenade. **Mr Freddie HAI** suggested further enhancing the design of the NAH promenade by adjusting its GreenWay alignment to better echo with that in the promenade fronting HKCH.

#### *Food and Beverage*

3.18 **Mr Paul ZIMMERMAN** enquired about the provision of outdoor seating for food and beverage and its implementation plan. **Mr Paul CHAN** further asked if tables could be provided near the service block and in the children's play area in addition to the existing benches for food and beverage purposes. **The Chairman** enquired if the cafeteria in NAH would serve the general public.

3.19 **Mr Michael LAM** responded that the current proposal had allowed flexibility in terms of its hardware design for future cafeteria operator to provide outdoor seating. He added that tables would be provided in the lawn area and near the service block, and the project team could look into the possibility of adding further tables at the fitness and children's play areas. **Mr Patrick HAU** confirmed that in line with the practice for other hospital cafeteria under HA, the cafeteria in NAH would be open to the public.

#### *Sustainable Development Elements*

3.20 **Dr CHUNG Shan-shan** opined that in addition to the GreenWay, more sustainable development elements should be provided, such as facilities to collect rainwater and generate solar energy, as well as the use of recycled construction materials.

3.21 **Mr Michael LAM** responded that the project team would consider using recycled construction materials in its detailed design. They would also explore the possibility of incorporating solar energy and rainwater collection facilities, as well as other feasible sustainable elements.

#### *Way Forward*

3.22 **The Chairman** concluded that Members were generally supportive of the revised design proposal. He invited the project team to take into account Members' comments in taking forward the project.

#### **Item 4 Design of Public Open Space adjoining Road D3 (Metro Park Station) and near the Head of Kai Tak Approach Channel (TFKT/10/2020)**

##### Briefing by the proponent

4.1 **The Chairman** informed Members that CEDD submitted a paper (TFKT/10/2020) on the design proposal of the Public Open Space (POS) adjoining Road D3 (Metro Park Section) and near the head of Kai Tak Approach Channel. A briefing was arranged on 1 December 2020 for the project team to brief Members on the design. The project team had further refined the design taking into account Members' comments.

4.2 **Mr Steven LEE** briefed Members on the background of the item. At the 27<sup>th</sup> KTTF meeting in June 2017, CEDD consulted the Task

Force on the infrastructure works at the former runway and south apron. In light of Members' comments, the POS adjoining Road D3 (Metro Park Section) and near the head of the Kai Tak Approach Channel had subsequently been included in the project scope of the Road D3 project in order to facilitate early public enjoyment. At the 30<sup>th</sup> KTTF meeting in March 2018, CEDD consulted Members on the conceptual design of the POS.

4.3 Upon the Chairman's invitation, **Ms Jacqueline LEE** updated Members on the implementation programme of the various POS along the former runway for Members' reference with the aid of a PowerPoint presentation.

4.4 **The Chairman** informed Members that before the meeting, the Secretariat had received suggestions on the development of activity centres within the project area from Mr Paul Zimmerman, whom would be invited to introduce the suggestions during the discussion session.

4.5 With the aid of a PowerPoint presentation, **Mr Paul WONG** from LWK and **Mr Sammy YEE** from AD+RG briefed Members on the design proposal.

4.6 **The Chairman** informed Members that **Mr Paul CHAN** declared interest as he was an independent design checker for the project. **The Chairman** decided that he could stay in the meeting as an observer but should refrain from commenting on the item.

[Post-meeting note: After the meeting, the Hong Kong Institute of Landscape Architects provided their supplementary comments on the item to the Secretariat, which were relayed to the project proponent on 14 December 2020 for follow up.]

## Discussion

### *Overall Accessibility and Integration*

4.7 **Mr Ivan HO** expressed his concern over the accessibility to the POS, and enquired about the overall planning of public transportation, as well as the drop-off areas and car park facilities for private vehicles. He also enquired how the POS design would facilitate integration and synergy with the nearby areas, including the Kai Tak River. **Mr Freddie HAI** suggested sharing the current design proposal with project teams of the nearby developments for a more coordinated and integrated design in the area.

4.8 **Mr Paul WONG** responded that convenient connections would be provided for both pedestrians and vehicles accessing the POS, including the planned connections from Road D3 and the Kai Tak Sports Park. An elevated walkway linking the observation deck and a bus stop would also be provided adjacent to Road D3.

### *Water Sports and Food and Beverage Facilities*

4.9 In light of the possible water sports activities mentioned in the presentation, **Mr Ivan HO** enquired if there would be any changing and shower facilities. He suggested making use of the Modular Integrated Construction (MiC) method to allow flexibility in constructing relevant facilities, and reminded the project team to provide sufficient electricity, water, and drainage provision for future events. **Prof Wallace CHANG** asked the project team to elaborate on the proposed soft water edge.

4.10 **Mr Paul WONG** responded that sufficient utility provision would be available to support future activities in the POS. To enhance

sustainability, there would also be a rain garden to collect rain water for irrigation. As regards water edge treatment, fence-free harbour steps would be built for existing sloping seawall for people to get closer to the water. **Mr Bernard LIM** added that under the current design, there would be changing space but not shower facilities.

4.11 **Dr CHUNG Shan-shan** enquired if photovoltaic panels could be incorporated in the current design. She also expressed concern over the lack of shower facilities which might discourage water sports activities. **Mr Ivan HO** further asked about the provision of the proposed changing facilities.

4.12 **Mr Sammy YEE** responded that the toilet and changing facilities were proposed in accordance with the consultancy brief. The female toilet would have 11 cubicles, whereas the male toilet would have four cubicles and four urinals, both provided with open changing areas. The project team would take into account Members' comments subject to further liaison with relevant departments.

4.13 **Mr Paul ZIMMERMAN** enquired about the location of food and beverage facilities under the current design. With the aid of a PowerPoint presentation, he further briefed Members on his proposed development of new integrated activity centres.

4.14 **Mr Bernard LIM** responded that light refreshment kiosk with seating and tables would be provided in the observation deck. **Mrs Doris FOK** advised that LCSD had no plan for any water sports centre in Kai Tak, while a technical feasibility study was underway for developing one in Tseung Kwan O. Acknowledging the public expectation to hold water sports events in the area however, she agreed that flexibility should be allowed in the current design in case there were other plans in future.

4.15 **Mr Paul ZIMMERMAN** opined that as compared to Tseung Kwan O, the Kai Tak Approach Channel was sheltered water and hence an ideal location for water sports, and suitable supporting facilities on the land would be necessary to realise such events. **Mr Freddie HAI** concurred and opined that synergy between land and water was vital for water sports development, which had long been the aspiration for Kai Tak.

4.16 **Miss Rosalind CHEUNG** responded that Members' comments, including the construction of an integrated activity centre and the provision of water sports facilities, could be reviewed under the Metro Park project, which would be funded by the earmarked \$6.5 billion dedicated funding for harbourfront enhancement.

*Design of the Observation Deck*

4.17 **Mr Ivan HO** opined that the design of the circular ramp in the observation deck could be further enhanced to cater for the needs of wheelchair and baby stroller users. **Prof Wallace CHANG** concurred and suggested that better landscape design could be added. **Mr LEUNG Kong-yui** opined that while a long ramp was usually not preferred, he appreciated the current spiral ramp design, which was relatively wide and visually appealing.

4.18 **Mr Bernard LIM** responded that the current design of the observation deck was intended to serve connectivity, accessibility, and viewing purposes. In addition to the circular ramp, a lift would also be provided for vertical access. He also advised that the project team would explore incorporating more landscape elements at the observation deck during detailed design.

## *Thematic Planting and Ecology*

4.19 **Prof Wallace CHANG** suggested having planting with seasonal changes over two seasons instead of spreading across all four seasons for a stronger and more attractive scenic effect. **Mr Paul ZIMMERMAN** suggested creating an ecology and designing the area with appropriate trees and vegetation that could cater for the need of the different types of birds in the area.

4.20 **Mr Paul WONG** explained that two major planting were proposed, where *Tabebuia Rosea* (紅花風鈴木) would offer a strong seasonal effect in Spring and Summer, while *Liquidambar Formosana* (楓香) would give a distinctive seasonal appearance in Autumn and Winter. Moreover, the existing *Ficus Microcarpa* (細葉榕) in the basecamp area would be preserved, offering a suitable environment for birds.

## *Way Forward*

4.21 In conclusion, **the Chairman** invited the project team to take into account Members' comments in refining the design and taking forward the project.

## **Item 5 Design of Public Open Space in Private Development at Site 4A2 in Runway Precinct**

### Briefing by the proponent

5.1 **The Chairman** informed Members that CEDD submitted the design proposal of the Public Open Space in Private Development (POSPD) at Site 4A2 in Runway Precinct. The project team had refined the design taking into account Members' comments expressed at the briefing to



Members held on 1 December 2020.

5.2 Upon **the Chairman's** invitation, **Mr Steven LEE** briefed Members on the background of the item. At the 36<sup>th</sup> KTTF meeting in April 2020, CEDD consulted Members on the design proposals of eight POSPD sites at the Kai Tak former runway, including Sites 4A1, 4B1, 4B2, 4B3, 4B4, 4C1, 4C2 and 4C3. Further to the previous submissions, the relevant developer had prepared the design proposal of POSPD at Site 4A2 and wished to tap into Members' views. Same as the previous eight sites, the developer of Site 4A2 was required under land sale conditions to design and construct the adjoining promenade under the POSPD approach.

5.3 With the aid of a PowerPoint presentation, **Ms Jacqueline LEE** from CEDD, **Mr Terrence CHOW** from LWK, and **Mr Carrot SIU** from WTPL briefed Members on the design proposal.

## Discussion

### *Design of Toilet Block*

5.4 **Mr Ivan HO** appreciated the improvements of the toilet block design in terms of its accessibility and maintenance further to the previous briefing, and suggested further enhancing its ventilation given it was semi-sunken.

5.5 **Mr Carrot SIU** responded that the project team would consider adding high windows on the four sides of the toilet block so as to enhance its cross ventilation.

### *Provision of Shading and Seating*

5.6 **Mr Paul ZIMMERMAN** opined that shading would be needed for the existing landing steps in the area. **Mr Freddie HAI** suggested providing sufficient shading along the promenade given its southwest orientation. **Mr Ivan HO** suggested adding more table tops to existing seating.

5.7 **Mr Terrence LEE** responded that more tables and shading provision could be added at appropriate locations along the promenade.

#### *Bicycle Parking Facilities*

5.8 **Mr Ivan HO** and **Mr Paul ZIMMERMAN** appreciated the proposed bicycle parking facilities. **Mr Ivan HO** opined that the project team should review and address any potential management issues.

5.9 **Mr Terrence CHOW** responded that the project team would take into account Members' comments in implementing the bicycle parking facilities.

#### *Operation of Retail Zone*

5.10 **Mr Paul ZIMMERMAN** enquired if the retail zone in the POS would be managed by LCSD, and if so, whether approval by LCSD in allowing such retail activities had been given.

5.11 **Ms Jacqueline LEE** confirmed that the POS area reserved for possible retail activities would be managed by LCSD. She explained that the current design aimed to provide the necessary flexibility in allowing possible retail activities and ad-hoc events in future. **Mrs Doris FOK** supplemented that established procedures were in place to facilitate applications for holding retail activities and ad-hoc events in the POS.

*Way Forward*

5.12 **The Chairman** concluded that Members were supportive of the design proposal. The project team was invited to take into account Members' comments in taking forward the project.

**Item 6 Any Other Business**

6.1 **Mr Paul ZIMMERMAN** requested that the Task Force be briefed on the cycling infrastructure in Kai Tak, water quality of Kai Tak Approach Channel and Kwun Tong Typhoon Shelter, and marine uses at Tourism Node and Runway Park at its future meetings. **Miss Rosalind CHEUNG** responded that the Secretariat would invite relevant departments to brief the Task Force on relevant items as appropriate.

[Post-meeting note: Subsequent to the meeting, the Energizing Kowloon East Office held a briefing to KTTF on 22 January 2021, where Members discussed the interface and support facilities for marine uses at Tourism Node and Runway Park.]

6.2 There being no other comments, the meeting was adjourned at 6:10 pm.

Secretariat

Task Force on Kai Tak Harbourfront Development

April 2021