

Task Force on Kai Tak Harbourfront Development

Minutes of Fortieth Meeting

Date : 11 May 2021 (Tuesday)

Time : 3 p.m.

Venue : Room 1303, 13/F, Wing On Kowloon Centre, 345 Nathan Road,
Kowloon

Present

Mr Vincent NG Chairman

Organization Members

Mrs Margaret BROOKE Representing Business Environment Council

Dr Vivian WONG* Representing Friends of the Earth (HK) Charity
Limited

Mr Ivan HO Representing Hong Kong Institute of Urban Design

Mr Paul ZIMMERMAN* Representing Society for Protection of the Harbour

Mr LEUNG Kong-yui Representing The Chartered Institute of Logistics
and Transport in Hong Kong

Mr Ken SO* Representing The Conservancy Association

Mr Freddie HAI* Representing The Hong Kong Institute of Architects

Mr Paul CHAN* Representing The Hong Kong Institute of Landscape
Architects

Ir Raymond CHAN Kin-sek Representing The Hong Kong Institution of
Engineers

Mr Desmond NG* Representing The Real Estate Developers
Association of Hong Kong

Individual Members

Mr Mac CHAN*

Ms Kelly CHAN*

Mr Hans Joachim ISLER*

Mr NGAN Man-yu*

Ms Angela SO*

Co-opted Member

Prof Wallace CHANG*

Mr LAI Kwong-wai

Official Members

Mr Vic YAU Deputy Secretary (Planning & Lands) 1,
Development Bureau (DEVB)

Mr Johnny CHAN Principal Assistant Secretary (Works) 2, DEVB

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

Mr Patrick HO Assistant Commissioner/Urban, Transport
Department (TD)

Mr George MAK Chief Engineer/East 5, Civil Engineering and
Development Department (CEDD)

Mr Horman CHAN Assistant Director (Leisure Services) 1, Leisure and
Cultural Services Department (LCSD)

Ms Katy FUNG District Planning Officer/Kowloon (Acting),
Planning Department (PlanD)

Mr Steven LEE Secretary

In Attendance

Miss Rosalind CHEUNG Principal Assistant Secretary (Harbour), DEVB

Mr Henry LAI Assistant Secretary (Harbour) 1, DEVB

Ms Angora NGAI Assistant Secretary (Harbour) 1 (Designate), DEVB

Mr William CHAN Project Manager (Harbour), DEVB

Mr Peter MOK* Project Manager (Harbour) Special Duties, DEVB

Mr Carlos FUNG	Senior Engineer (Harbour), DEVB
Mr NG Shing Kit	Engineer (Harbour), DEVB
Ms Jessie KWAN	Senior Town Planner/Kowloon 5, PlanD

Absent with Apologies

Mr Edward LO	Representing The Hong Kong Institute of Planners
Sr Raymond CHAN Yuk-ming	Representing The Hong Kong Institute of Surveyors
Ms Vivian LEE	Individual Member
Hon Tony TSE	Individual Member

For Item 2

Ms Katy FUNG	District Planning Officer/Kowloon (Acting), PlanD
Ms Jessie KWAN	Senior Town Planner/Kowloon 5, PlanD
Mr KING Kwok Cheung	Deputy Head, Energizing Kowloon East Office (EKEO)
Ms Carol CHEUK	Senior Place Making Manager (Planning), EKEO

For Item 3

Mr KING Kwok Cheung	Deputy Head, EKEO
Ms Carol CHEUK	Senior Place Making Manager (Planning), EKEO
Mr Elton CHUNG	Place Making Manager (Planning) 2, EKEO
Mr Eric CHAN	Town Planner, Townland Consultant Limited
Mr Ray MUI	Associate, MVA Hong Kong Limited

*Denoting attendance online.

The Chairman welcomed all to the 40th meeting of the Task Force on Kai Tak Harbourfront Development (KTTF).

The Chairman informed the meeting that -

- (a) **Mr Johnny CHAN**, Principal Assistant Secretary (Works) 2, DEVB, attended on behalf of Mr Vincent MAK, Deputy Secretary (Works) 2;
- (b) **Ms Stephenie HO**, Senior Manager (Tourism) 41 of TC, attended on behalf of Mr Jason CHAN, Acting Assistant Commissioner for Tourism 4; and
- (c) **Mr George MAK**, Chief Engineer/East 5 of CEDD, attended on behalf of Mr Michael LEUNG, Project Manager (E).

Item 1 Matters Arising

1.1 **The Chairman** informed Members that the Task Force resolved at the 39th meeting to arrange a follow-up briefing session by the Kai Tak Sports Park project team, with a view to providing further details on the project for Members to better understand its design and various provisions. The briefing was being scheduled and Members would be informed of the relevant details when available.

[Post-meeting note: The Home Affairs Bureau arranged a follow-up briefing session on 2 June 2021 to take Members through the refined design of the Kai Tak Sports Park and the adjoining public open space.]

1.2 Since the last KTTF meeting was only held a short while ago, the Chairman informed Members that the minutes of the 39th meeting would be confirmed at the next meeting.

**Item 2 Amendments Incorporated in the Draft Kwun Tong (South)
Outline Zoning Plan No. S/K14S/23 (TFKT/C06/2021)**

Briefing by the proponent

2.1 **The Chairman** informed the meeting that the Planning Department (PlanD) submitted a paper (TFKT/C06/2021) on the amendments incorporated in the draft Kwun Tong (South) Outline Zoning Plan (OZP) No. S/K14S/23 which was circulated for Members' advance information on 23 April 2021.

2.2 Upon **the Chairman's** invitation, **Mr Steven LEE** briefed Members on the background of the item. EKEO commissioned the Planning and Engineering Study on Kwun Tong Action Area (KTAA) in 2016 to formulate proposals to better utilise the waterfront site in Kwun Tong. Subsequently, EKEO consulted the Task Force on the Preliminary Outline Development Plan and Recommended Outline Development Plan (RODP) in September 2017 and May 2019 respectively, which mainly consisted of a proposed commercial/office development, public open space, and road improvement works. During the last Task Force consultation, Members' comments were made mainly in relation to the vista towards the Victoria Harbour and the cityscape, the vertical connection between the at-grade public open space and the elevated green deck, and the provision of retail facilities, etc. To take forward the RODP, rezoning of relevant portions of KTAA was required. As per established practice, PlanD and EKEO were invited to brief KTTF Members on the details of the proposed OZP amendments and refinements made to the KTAA in response to Members' previous comments respectively.

2.3 With the aid of a PowerPoint presentation, **Mr KING Kwok**

Cheung and **Ms Carol CHEUK** from EKEO and **Ms Jessie KWAN** from PlanD briefed Members on the proposed OZP amendments and refinements in response to Members' previous comments.

Discussion

Public Transport Interchange (PTI)

2.4 **Mr Ivan HO** requested the project team to elaborate how the current proposal could address Task Force's previous comments in respect of the size and configuration of the PTI, which was a major concern raised during the last consultation in May 2019. **Mr Freddie HAI** opined that making reference to the past experiences at North Point and Hung Hom, the location of the proposed PTI near the waterfront was highly undesirable and not conducive to promoting a vibrant harbour and maximizing opportunities for public enjoyment.

2.5 **Mr KING Kwok Cheung** responded that subject to further liaison with relevant departments, EKEO could give further considerations as to how to reduce the size and adjust the configuration of the proposed PTI to allow more retail areas, so as to balance traffic need and natural ventilation requirements on the one hand, as well as to maintain vibrancy along the waterfront on the other.

2.6 **Mr Freddie HAI** raised concerns over the impacts brought about by the PTI, such as the requirements for natural ventilation and emergency staircase, etc., on the implementation of retail frontage. He urged the project team to work out a testing scenario to confirm the feasibility of the current proposal. **Mr Ivan HO** expressed that despite EKEO's response that they would further consider reducing the size of the PTI, he was concerned about the stipulated Gross Floor Area (GFA) of not less than 7,050 metre square in

the development restrictions on the draft OZP.

2.7 **Ms Katy FUNG** explained that only the maximum total GFA of 86,650 metre square for the new “Commercial (2)” (“C(2)”) area was incorporated into the Notes of the OZP, whereas the size of the PTI was only included in the Explanatory Statement of the OZP which carried no statutory effect.

2.8 **Mr Ivan HO** opined that in accordance with the established practice of the industry, the minimal area of the PTI as stipulated in the Explanatory Statement would leave little room and flexibility in reducing its size in detailed design stage.

Harbourfront Vibrancy and Retail Frontage

2.9 **Mr Paul ZIMMERMAN** opined that active retail and full-service food and beverage (F&B) frontage together with outdoor seating should be provided at the ground level edge of the proposed commercial development facing the waterfront. **Prof Wallace CHANG** considered that the project team should further review how the proposed frontage could enhance the vibrancy of the waterfront.

2.10 **Mr Freddie HAI** pointed out that the proposed 100-metre long retail frontage could not be guaranteed unless mandatory requirements were imposed. **Mr Ivan HO** asked about the proportion of the proposed 100-metre retail frontage that was located at ground floor and podium level respectively, as well as provision of public open space in private development (POSPD) in the project. He also added that further consideration should be given as to how to add more vibrancy to the waterfront promenade for public enjoyment along the 23-metre wide promenade.

2.11 **Mr KING Kwok Cheung** responded that upon deliberation with relevant departments since the last consultation, a strip of open space facing the waterfront promenade which was Drainage Reserve Area could be reserved to allow various activities to enhance vibrancy thereat. He remarked that together with the abutting space zoned “Open Space” (“O”) in the Kai Tai OZP, the 23-metre wide promenade would be designed and constructed by different implementation agents including CEDD, the Architectural Services Department and the future developer with provision of F&B elements under an integrated manner in accordance to relevant requirements. **Ms Katy FUNG** supplemented that a minimum of 6,500 metre square POSPD at ground level and at locations facing the waterbody with sea view within the “C(2)” zone and about 2,100 metre square of POSPD at ground level adjoining “O” zone to the north of the “C(2)” zone would be provided and such requirement would be specified in the lease.

2.12 **Mr Freddie HAI** suggested requiring the future developer to design and construct the waterfront promenade outside the commercial development before handing it back to the Government, so as to provide a seamless interface and better synergy between the retail strip and the adjoining harbourfront open space.

2.13 **Mr Paul ZIMMERMAN** raised concerns over the delivery of the proposed retail and F&B provisions. He opined that a detailed and concrete implementation plan should be provided to ensure proper delivery of the proposed at-grade retail frontage and outdoor seating. **Mr Ivan HO** considered that there was insufficient provision to allow sustainable retail and F&B activities under the current development proposal to bring vibrancy to the waterfront promenade.

2.14 **Mr KING Kwok Cheung** noted the suggestion and responded that EKEO would review the current development proposal with a view to

enhancing the synergy between the waterfront promenade and the adjacent commercial development. As regards future development control, he advised that relevant requirements could be reflected in the lease documents in due course to ensure proper implementation having regard to Members' comments.

2.15 **The Chairman** suggested that in order to maintain a vibrant waterfront, EKEO could consider reserving a strip of space outside the PTI along the current 23-metre wide waterfront promenade zoned "O" for retail and F&B purposes. **Mr Freddie HAI** concurred and opined that outdoor seating and alfresco dining should also be allowed by lease conditions outside the retail shopfront facing the waterfront promenade.

2.16 **Mr KING Kwok Cheung** noted Members' comments and responded that EKEO would continue to explore the feasibility to adjust the size and configuration of the proposed PTI and other ways as appropriate in consultation with relevant departments to allow more space for retail frontage and outdoor seating.

Kwun Tong Passenger Ferry Pier (KTPFP)

2.17 **Mr Ivan HO** reiterated the suggestion to open the rooftop of the Kwun Tong Passenger Ferry Pier for public use, which was previously suggested by Members during the last Task Force consultation in May 2019.

2.18 **Mr KING Kwok Cheung** responded that while the design of the concerned rooftop was not intended for public use and it was currently inaccessible, EKEO would further explore the potential for opening up the ferry pier and its rooftop for public use while meeting transportation needs.

Way Forward

2.19 **The Chairman** concluded that the Task Force was generally concerned about the impact of the proposed PTI near the waterfront and the delivery of a vibrant harbourfront for the general public. In the event that the proposed PTI could not be relocated further from the waterfront due to technical or other relevant considerations at this stage, suitable remedial measures, such as reserving a strip of space outside the PTI along the current 23-metre wide waterfront promenade zoned "O" for retail and F&B purposes, should be considered to minimize its potential impact. Specifically, EKEO should give further consideration as to how to add more vibrancy to the harbourfront promenade for public enjoyment and reach a balanced solution between meeting the traffic need and maintain vibrancy along the waterfront. In light of Members' substantial concerns over the implementation of the project, EKEO was requested to further consult the Task Force in a timely manner on the refinements to the development plan and the control measures to ensure its proper delivery and that comments of the Task Force could be taken on board, before finalising the land sale and lease documents.

[Post-meeting note: Subsequent to the meeting, the Secretariat made a representation reflecting the views of the Task Force to the Town Planning Board on 20 May 2021.]

Item 3 Technical Study on the Lai Yip Street Site in Kowloon East (TFKT/03/2021)

Briefing by the proponent

3.1 **The Chairman** informed Members that EKEO submitted a paper (TFKT/03/2021) on the technical study on the Lai Yip Street Site in Kowloon East (the Study).

3.2 **Mr Steven LEE** briefed Members on the background of the item. Following the 2017 Policy Address, a review on the future use of a site at Lai Yip Street near the Kwun Tong harbourfront, which covered studying the possibility of providing space for arts, cultural and creative industries (ACC) uses, commenced in March 2019. Upon completion, EKEO would like to brief Members on the proposed development, including the intended land uses and development parameters of the concerned site, hence this submission.

3.3 With the aid of a PowerPoint presentation, **Mr KING Kwok Cheung** from EKEO briefed Members on the proposed development.

Discussion

Land Uses and Development Parameters

3.4 **Mr Ivan HO** expressed that in light of the current underutilization of the concerned site, he supported the intended planning direction of the project which was expected to bring vibrancy. **Mr LEUNG Kong-yui** supported the development proposal as it could create synergy with the adjacent commercial and office developments with minimal adverse impact to the harbourfront.

3.5 **Prof Wallace CHANG** suggested the project team to consider revitalising the existing cooked food hawker bazaar at the site. He considered that instead of transforming the site into a normal commercial building, the project team could consider introducing civic elements and developing it as strategic connection node between Ngau Tau Kok MTR Station and Kai Tak waterfront. **Mr NGAN Man-yu** suggested that given the limited site size and its location, the project proponent could also consider

developing it as a harbourfront park instead of a commercial building for public enjoyment.

3.6 **Mr Ivan HO** added that in view of the small site size and the need to reserve spaces for ancillary parking, loading and unloading facilities, connection points for the proposed elevated walkway, etc., the proponent should suitably relax the proposed development parameters, in particular building height restriction, so as to allow more flexibility for the future developer. He also enquired about the control measures in ensuring the provision of ACC uses at the site as the proposed GFA distribution of 3,600 metre square did not specify the proportion among retail, F&B and ACC uses. **Mr Desmond NG** concurred and suggested that more flexibility should be given to the developments parameters, such as that in relation to minimum plot ratio for Retail, F&B, and ACC uses.

3.7 **Mr KING Kwok Cheung** responded that while there was a minimum GFA requirement on retail, F&B and ACC uses in the proposed development parameters, these uses could be provided at any level of the development with flexibility. He supplemented that under the new Revitalisation Scheme for Industrial Buildings, relevant developers would be required to designate 10% of the floor area for specific uses prescribed by the Government upon completion of their conversion works which allow a substantial potential floor area supply for ACC uses.

3.8 Making reference to the Wuhan K11 Art Village, **Dr Vivian WONG** further suggested the project team to consider introducing within the site an art colony for local artists to gather and encourage ACC usage.

Green Building Requirements

3.9 **Dr Vivian WONG** enquired if green building requirements,

such as solar panels and groundwater recycling, would be added to the proposed development. **Mr Desmond NG** advised that while the proposal to set a higher greening ratio was welcomed, the project team should examine and ensure the feasibility of its implementation before taking forward the proposed ratio.

3.10 **Mr KING Kwok Cheung** noted Members' comments and responded that instead of incorporating individual green requirements, a requirement for the BEAM Plus accreditation of Gold rating or above would be added in the lease conditions to facilitate a holistic consideration and design by the future developer.

Proposed Elevated Connection

3.11 **Mr Paul ZIMMERMAN** asked for more information on the elevated walkway along Wai Yip Street and the pedestrian-cum-cyclist bridge across Kwun Tong Typhoon Shelter, as well as their potential impacts. **Mr NGAN Man-yu** noted that implementation of the two relevant connections had yet to be confirmed and advised that he recalled there was a planned underground connection between the Ngau Tau Kok MTR Station and Hoi Bun Road.

3.12 **The Chairman** pointed out that the pedestrian-cum-cyclist bridge was an alternative initiative to the earlier proposed Environmentally Friendly Linkage System (EFLS), which had yet to be discussed by the Task Force. He advised that the Task Force would follow this up with relevant department.

[Post-meeting note: The Secretariat had made arrangement with the EFLS team for a briefing for the Task Force in due course.]

3.13 **Mr LEUNG Kong-yui** opined that the 1st floor of the proposed development would serve as a strategic point providing a convenient elevated pedestrian connection to link up the hinterland and the waterfront, in particular considering the busy traffic flow in Kwun Tong at ground level.

3.14 **Mr KING Kwok Cheung** responded that the linkage system connecting the Ngau Tau Kok MTR Station was being studied with a view to introducing barrier-free accesses to the waterfront including the Lai Yip Street site. Subject to further information being available from the study of the proposed elevated connections, relevant connection details would be incorporated into the lease of the Lai Yip Street development to facilitate the design by the future developer.

Way Forward

3.15 **The Chairman** concluded that in light of the relatively small size of the site and as an important pedestrian node, the project team was suggested to review the estimated pedestrian flow and feasibility of the proposed scheme when firming up various development parameters.

Item 4 Any Other Business

4.1 There being no other comments, the meeting was adjourned at 5 pm.

Secretariat

Task Force on Kai Tak Harbourfront Development

September 2021