

**Task Force on Harbourfront Developments
in Kowloon, Tsuen Wan and Kwai Tsing**

Minutes of Seventeenth Meeting

Date : 10 September 2014
Time : 2:30 pm
Venue : Conference Room , 15/F, North Point Government Offices
333 Java Road, North Point

Present

Prof Becky LOO	Chair
Mrs Margaret BROOKE	Representing Business Environment Council
Mr LAM Kin-lai	Representing Conservancy Association
Ir Prof CHOY Kin-kuen	Representing Hong Kong Institution of Engineers
Dr Sujata S. GOVADA	Representing Hong Kong Institute of Urban Design
Mr Franklin YU	Representing Hong Kong Institute of Architects
Mr Shuki LEUNG	Representing Real Estate Developers Association of Hong Kong
Mrs Karen BARRETTO	Representing Friends of the Earth
Ms Debby CHAN	Representing Society for Protection of the Harbour
Mr CHOW Ping-tim	
Mr SHUM Siu-Hung	
Mr Thomas CHAN	Deputy Secretary (Planning and Lands) ¹ , Development Bureau (DEVB)
Mr Cyrus FUNG	Senior Manager (Tourism) 2 (Atg.), Tourism Commission (TC)
Mr Wilson PANG	Chief Traffic Engineer/ Kowloon, Transport Department (TD)
Mr Janson WONG	Chief Engineer 2/Kowloon Development Office, Civil Engineering and Development Department (CEDD)
Miss Margrit LI	Assistant Director (Leisure Services) ¹ , Leisure and Cultural Services Department
Ms Amy CHEUNG	Assistant Director/Territorial, Planning Department (PlanD)
Mr Mann CHOW	Secretary

In Attendance

Miss Christine AU	Principal Assistant Secretary (Harbour), DEVB
Mr Larry CHU	Assistant Secretary (Harbour)1, DEVB
Miss Ingrid TJENDRO	Assistant Secretary (Harbour)2, DEVB

Absent with Apologies

Mr LAU Chun-kong	Representing Hong Kong Institute of Surveyors
Mr Peter COOKSON- SMITH	Representing Hong Kong Institute of Planners
Mr Paul CHAN	Representing Hong Kong Institute of Landscape Architects
Prof Raymond FUNG	
Mr Derek HUNG	
Ms Nancy POON Siu-ping	

For Agenda Item (3)**West Kowloon Cultural District Authority (WKCDA)**

Mr Derek SUN	Head, Planning and Development
Ms LAU Man-sze	Manager, Destination Development
Mr Eric NG	Senior Civil Engineer
Mr Brian TAM	Senior Environmental Specialist
Mr Patrick LAM	Senior Traffic and Transport Engineer

CEDD

Mr Ringo MOK	Chief Engineer/K5
Mr Andrew CHEUNG	Senior Engineer/14
Ms Castle WONG	Senior Engineer/K2

Dennis Lau & Ng Chun Man Architects & Engineers (HK) Ltd

Mr CHEUNG Kwong-wing	Director
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Hyder Consulting Limited

Mr Taj ISHOLA	Technical Director
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Mott MacDonald Hong Kong Limited

Mr Ole WONG Ming-Yan	Principal Engineer
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For Agenda Item (4)**Environmental Protection Department (EPD)**

Dr YUNG Ying-kit	Senior Environmental Protection Officer (Water Policy and Science Group) (4)
Mr Daniel TAI	Senior Environmental Protection Officer (Regional Office (West)) (2)
Mr CF LAM	Senior Environmental Protection Officer (Sewerage Infrastructure) (4)

Drainage Services Department (DSD)

Mr Eric LEUNG	Senior Engineer (Mainland South) (2)
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Action**Welcoming Message**

The Chair welcomed all to the meeting, and informed Members that Mr Cyrus FUNG, Senior Manager (Atg.) of TC, was attending the meeting on behalf of Ms Emily MO.

Item 1 Confirmation of Minutes of the 16th Meeting

- 1.1 **The Chair** said that the Secretariat circulated the draft minutes of the 16th meeting on 7 August 2014. After incorporating the proposed amendments received, the revised draft minutes were circulated to Member on 25 August 2014. There being no further amendment, the revised draft minutes were confirmed at the meeting.

Item 2 Matters Arising

- A. *Advance Works of Cycle Track between Tsuen Wan and Tuen Mun (para. 3.8 & 3.11 of the minutes of the 16th meeting)*
- 2.1 **The Chair** informed the meeting that CEDD provided further details on pedestrian crossing, resting areas, entry/exit hubs as well as the promenade area to be occupied by the cycle track.

Information provided was circulated to Members on 7 August 2014.

- B. *Proposed Comprehensive Residential Development at Tung Yuen Street and Shung Yiu Street, Yau Tong, Kowloon (para. 4.21 of the minutes of the 16th meeting)*

- 2.2 **The Chair** informed the meeting that the summary of discussion was conveyed to the Town Planning Board (TPB) on 20 June 2014.

Item 3 Progress Update on the West Kowloon Cultural District (Paper No. TFK/08/2014)

- 3.1 **The Chair** invited Members to declare interest.
- 3.2 **Dr Sujata GOVADA** informed the meeting that she was conducting a walkability study which covered West Kowloon. **The Chair** asked whether the study was funded by WKCD because there would be material difference in terms of vested interest with different funding body of the study concerned. **Dr GOVADA** declared that it was uncertain at this stage. Given the uncertainty, **the Chair** decided that **Dr GOVADA** should refrain from participating in the discussion but could stay at the meeting.
- 3.3 **Mr Derek SUN** and **Mr CHEUNG Kwong-wing** presented the paper with the aid of PowerPoint.
- 3.4 **Ir Prof CHOY Kin-kuen** enquired the progress of the foundation works of Xiqu Centre, the difficulties encountered and the implementation timetable of the Park.
- 3.5 **Mr LAM Kin-lai** enquired about the tree species to be planted; proposed use of the lawn; cultural characteristics in the design of the Park; provision of shading at the waterfront promenade; arrangement of public transportation; and pedestrian connections to the facilities in anticipation of the possible delay in completing the Express Rail Link (XRL). He also asked about the measures to address any noise and other nuisances to be generated by

WKCD facilities to the residents in the vicinity.

3.6 **Mr Shuki LEUNG** was concerned about pedestrian connectivity between WKCD and the hinterland.

3.7 **Mr Derek SUN** responded as follows:

- (a) the Park was targeted for completion in 2017 in tandem with other infrastructural works. The waterfront promenade was already open for public enjoyment. During the construction stage, WKCDA would strive to maintain partial opening of the Park and promenade area ahead of time with the use of some provisional facilities while awaiting the completion of the remaining ancillary facilities and infrastructure works;
- (b) WKCDA built an on-site temporary tree nursery in 2013 as a testing ground for possible tree varieties to be grown in the Park. Tree species would be selected according to the results and the team could then report back to the Task Force for information afterwards; and
- (c) technical assessments were conducted on possible noise impact to be generated by WKCD. The architectural design, such as the orientation of facilities, would be adjusted so as to avoid affecting nearby residents. The stage and installation of acoustics systems would also be carefully designed.

3.8 **Mr Patrick Lam** made the following responses:

- (a) the foundation works of Xiqu Centre had commenced in September 2013. All piles were completed in Q2 2014. The superstructure works of Xiqu Centre would commence in Q4 2014;
- (b) construction works would still be underway in the central part of WKCD when the Artist Square Development Area (ASDA) was scheduled to be opened around 2020.

Members of the public could use the western entrance to gain access to the facility. WKCDA was designing a new footbridge to enable direct access from Elements (the mall above the Kowloon Station) to the ASDA. Pedestrian connectivity could be significantly improved afterwards; and

- (c) drop-off lay-bys would be provided at the eastern part of the Park to improve public access.

3.9 In response to the Chair's further enquiries on pedestrian connectivity, **Mr Patrick Lam** supplemented that funding approval had been obtained from the Legislative Council for the design of the proposed footbridge. WKCDA would consult the Advisory Committee on the Appearance of Bridges and Associated Structures on the design of the footbridge within 2014. Funding approval for the construction of the footbridge would be sought from the Legislative Council. Construction of the footbridge would precede that of the completion of the ASDA. After the opening of the Park but before the completion of the entire footbridge, WKCDA would make efforts to complete part of the footbridge so as to enable pedestrian access to the Park via Austin Road West. A consultant would be engaged to formulate a Traffic Operation Plan for WKCD.

3.10 **Mr CHEUNG Kwong-wing** supplemented the following:

- (a) the design concept of the Park was to create a space for the various performances. About 70% of the Park would be covered by greening while the remaining would be hard paved ground with ancillary amenities within an urban park setting. Subject to management rules to be promulgated by WKCDA, performances could take place in multiple locations within the Park, including some sloping areas; and
- (b) the southern part of the Park would comprise two levels allowing visitors to enjoy harbour view at different angles. The upper level could also serve to provide shading for visitors walking beneath it. Consideration would be given

to providing food & beverage facilities for patrons.

- 3.11 **Mr Franklin YU** enquired if there would be any designated spots for spontaneous performances in the Park; whether pets would be allowed in the Park; and whether any water features enabling boat rowing would be provided in the Park.
- 3.12 **Ms Debby CHAN** was of the view that public pier should be provided in WKCD. She also enquired whether subway or at-grade crossing would be planned as alternative options for pedestrians to gain access to WKCD.
- 3.13 **Mr SHUM Siu-Hung** enquired whether improvised performances with no prior approval from WKCDA would be allowed in the Park. He asked about the location of the pontoon to be provided for waterborne transport and loading/unloading areas for coaches.
- 3.14 **Mrs Margaret BROOKE** opined that more shading should be provided at the waterfront promenade. She expressed that at-grade pedestrian connection should be provided in addition to the footbridge option. She enquired if there would be any supporting facilities such as lighting and sound equipment for facilitating outdoor performances, and whether water-land interface facilities could be provided before the commissioning of the ASDA around 2020.
- 3.15 **Mr Derek SUN** made the following response:
- (a) WKCDA would enact bylaws to ensure proper operation and management of the Park for the comfort and safety of the public. These bylaws would be scrutinised by the Legislative Council;
 - (b) a public engagement exercise entitled "A Park We Share - Public Survey on the Operation of the Future West Kowloon Cultural District Park" was conducted. It was hoped that future management rules of the Park to be devised would meet public aspirations. Issues such as pets and street

performances were covered in the survey. Report on the views gathered was under preparation;

- (c) given the need to accommodate facilities such as the existing ventilation building of the Western Harbour Crossing and Airport Railway as well as, cultural and leisure facilities of the Park, large-scale water features such as a lake for boat rowing would be unlikely. That said, small-scale water features such as fountains might be possible in other locations within the WKCD;
- (d) provision had been reserved in the integrated basement of WKCD for coach parking. Temporary coach parking facilities would be provided before completion of the integrated basement;
- (e) suitable supporting facilities such as lighting, electricity, temporary stage, etc. would be provided for outdoor performances; and
- (f) pontoons might be provided for marine transportation and, if appropriate, as performance stages. However, the installation of pontoons might have to subject to the Protection of the Harbour Ordinance.

3.16 **Mr Patrick Lam** supplemented the following:

- (a) the upcoming Traffic Operation Plan Study for WKCD would cover the study of public transportation, car parking, marine transportation and coach parking facilities. A survey on the demand for coach parking spaces in respect of major tourist attractions in the territory would be also undertaken for recommending an appropriate number of coach parking spaces in accordance with the development programme of WKCD;
- (b) according to the latest plan, more than 40 coach parking spaces would be provided upon completion of the WKCD development. Such provision would be more than that

currently available at the Peak and Golden Bauhinia Square;

- (c) WKCD had been working with government departments and MTRCL on improving pedestrian signage. Some of the signage in Kowloon Station had already been improved. A design consultancy was underway for the design and improvement of signage outside WKCD; and
- (d) discussion with government departments was also ongoing to resolve the technical issues related to providing marine landing facilities at WKCD. WKCDA was hoping to provide marine transport services when the ASDA was commissioned. However, some issues, such as the proximity of the potential location of marine landing facilities with the fairway of high speed vessels, would need to be further studied.

3.17 **Mr LAM Kin-lai** commented that the Conservancy Association had been advocating for adopting local tree species over the years, and these species should be selected for the Park. Separately, WKCDA should request the relevant party to open up the roof top of the ventilation building for public enjoyment. He enquired if district-based art programmes would be organised within the Park in addition to LCSD's cultural events.

3.18 **Mr Franklin YU** enquired whether the Park would be open around the clock and any measures would be in place to ensure public safety. He commented that large-scale water features should be considered.

3.19 **Mr CHOW Ping-tim** enquired whether supporting facilities, such as bicycle track, bicycle parking area and bicycle renting kiosks, would be provided in WKCD. He also opined that the Park should be divided into zones with different themes. He was concerned about bird droppings as well as public safety with the water features. He asked whether fishing would be allowed along the waterfront and the possibility of using innovative lighting at specific locations to make the Park more visually attractive in the evening.

3.20 **The Chair** enquired about the timetable for opening the waterfront promenade in WKCD.

3.21 **Mr Derek SUN** and **Mr CHEUNG Kwong-wing** responded as follows:

- (a) Members' comments would be consolidated and relayed to the design team for consideration;
- (b) a section of the waterfront promenade to the south of Xiqu Centre could only be implemented upon relocation of the existing fire station. In the interim, a new footbridge connecting China Hong Kong City to the waterfront would be constructed to link with the existing footbridge from China Hong Kong City to Kowloon Park;
- (c) at the time when the XRL works were completed, the works area occupied by MTRCL would be handed over to relevant government department for the construction of integrated basement. Top-side developments and the waterfront promenade could only be constructed after completion of the basement works. The development programme would be reported to the Task Force at a later stage; and
- (d) for street performances, there would be gentle slopes serving as performance venues. The area close to the Black Box Theatre, i.e. the small lawn, could be used for small scale performances. There should hence be no specific need to construct yet another stage to accommodate these performances.

3.22 **The Chair** thanked the representatives of WKCDA for the report and asked the project team to take into account Members' comments when drawing up detailed designs for the facilities and preparing management bylaws. An at-grade pedestrian route should be explored in the upcoming Traffic Operation Plan Study. She asked WKCDA to keep the Task Force updated on the progress of the project on a regular basis.

Item 4 Water Quality along the Tsuen Wan Waterfront (Paper No. TFK/08/2014)

- 4.1 Upon **the Chair's** invitation, no members declared interest for this item.
- 4.2 **The Chair** informed Members that during the site visit to Tsuen Wan held on 21 May 2014, Members expressed concern about the water quality along the Tsuen Wan waterfront which might significantly affect public enjoyment and the potential for further enhancing the promenade. The 16th Task Force meeting held on 26 May 2014 agreed to invite relevant departments to brief Members on the short-term and long-term mitigation measures to tackle the problem.
- 4.3 **Dr YUNG Ying-kit** presented the paper with the aid of PowerPoint.
- 4.4 **Ir Prof CHOY Kin-kuen** opined that the water quality along the Tsuen Wan waterfront had improved recently. He supported the commissioning of a consultancy study on "Further Enhancing Coastal Water Quality of Victoria Harbour". He cautioned that tackling the pollution sources of the existing storm drainage system was not simple and enquired how to prevent discharge of effluent from street washing activities and food waste from restaurants into the storm drains. He suggested government department to further step up cleansing and enforcement actions.
- 4.5 **The Chair** asked if the odour assessment conducted by EPD was scientific and reliable. She further asked for more information regarding the four proposed dry weather flow interceptors.
- 4.6 **Dr YUNG Ying-kit** explained that the overall odour assessment was conducted by the Hong Kong Polytechnic University. The odour from different pollution sources and chemical substance was measured following scientific procedures and assessment methods.
- 4.7 **Mr Daniel TAI** said that on a district level, the odour level was

assessed by the smelling sense of trained persons. There were four odour levels, i.e. (i) no odour; (ii) "faint" odour, such as the seawater smell; (iii) "mild" odour, with intermittent bad smell; and (iv) "strong" odour, with continuous bad smell.

- 4.8 In reply to Prof CHOI's question on the objective of the proposed consultancy study, **Mr CF LAM** said that the study aimed to identify specific solutions such as prevention at source and pollution control measures to enhance the quality of coastal waters of Victoria Harbour. EPD planned to commence the proposed consultancy study in 2015. After consultation with relevant experts, and district councils, the following areas were accorded priority for improvement works - West Kowloon, Kowloon East, the New Central Harbourfront and Wan Chai/Causeway Bay. Other areas including Tsuen Wan would also be considered during the consultancy study.
- 4.9 **Mr Daniel TAI** said that street washing activities would not be in violation of any law but waste water discharge from improper washing activities at rear lanes by restaurants was illegal. EPD would step up its inspections to complement FEHD's enforcement actions against such activities.
- 4.10 **Mr Eric LEUNG** said that DSD had commenced a consultancy in July 2014 for the investigation and design of sewerage upgrading works at West Kowloon and Tsuen Wan, including the installation of four proposed dry weather flow interceptors at Pak Tin Par Street, Chuen Lung Street/Tsuen Wan Market Street, Yeung Uk Road/Wo Tik Street, Chung On Street/Ho Pui Street; as well as construction of a new sewer.
- 4.11 **Mr CHOW Ping-tim** made the following comments:
- (a) the problem of illegal sewage discharge was serious. The odour problem could only be effectively improved when the dry weather flow interceptor at Yeung Uk Road was constructed. FEHD should also strengthen cleansing and enforcement actions against illegal sewage discharge at rear lanes;

- (b) the odour problem at Tsuen Wan waterfront was more serious in the summer season during low tidal flow. He did not regard the odour assessment conducted by EPD at district-level to be scientific enough and hence could not be relied upon to reflect the actual situation; and
- (c) the short term measure to install PVC curtain at the culvert should be implemented as soon as possible.

4.12 **Mr Eric LEUNG** supplemented that upon request of the Environmental and Hygiene Affairs Committee of Tsuen Wan District Council at a site visit on 28 July 2014, DSD undertook to conduct a trial by installing PVC curtain at the Ma Tau Pa Road Culvert after the rainy season. The installation was expected to start in November/December 2014.

4.13 **The Chair** thanked the project team and asked EPD to continue identifying pollution sources and using scientific methods to tackle the odour problem at the Tsuen Wan waterfront. With the coordinated efforts of various parties, she hoped that the odour problem in Tsuen Wan waterfront could continually be improved.

Item 5 Any Other Business

5.1 **The Chair** asked and **Mr Wilson PANG** informed the meeting that the at-grade pedestrian crossing outside Peninsula Hotel, Tsim Sha Tsui, was opened for public use on 28 August 2014. She thanked TD for the efforts made in implementing this at-grade crossing which would enhance pedestrian connectivity to the waterfront.

5.2 The Chair invited Member's suggestion on the action area(s) to be discussed at upcoming meetings. **Dr Sujata GOVADA** suggested focusing on the Hung Hom Action. **The Chair** agreed to explore whether there were any significant issues in Hung Hom Action Area for discussion.

- 5.3 **Ms Debby CHAN** asked if a site visit to Tsing Yi waterfront would be pursued. **The Chair** responded that so far no concrete proposal was received. **Dr Sujata GOVADA** said that a site visit to Tsing Yi had been held for Task Force Members in 2010. **The Chair** reminded Members that the Task Force at its meeting held on 26 May 2014 agreed that future site visits would only be arranged when (1) there was a clear purpose of the site visit; and (2) half or more than half of the non-official Members expressed interest to join the site visit. The Member who proposed the visit would be invited to elaborate on the exact destinations he/she would like to see and the objectives of the proposed visit. If there was half or more than half of the attending Members would join the proposed visit, the Task Force Secretariat would then proceed with arranging the said visit.

(Post-meeting note: The Secretariat received a proposal to visit Tsing Yi from Mr Paul Zimmerman on 13 September 2014, and the proposal would be deliberated at the next Task Force Meeting.)

- 5.4 There being no other business, the meeting was adjourned at 5:00pm.

Secretariat
Task Force on Harbourfront Developments
in Kowloon, Tsuen Wan and Kwai Tsing
January 2015