

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

**Minutes of Nineteenth Meeting**

Date : 13 May 2015  
Time : 2:30 pm  
Venue : Conference Room , 15/F North Point Government Offices,  
333 Java Road, Hong Kong

**Present**

Prof Becky LOO	Chair
Mr Tom CALLAHAN	Representing Business Environment Council
Mr LAM Kin-lai	Representing Conservation Association
Mrs Karen BARRETTO	Representing Friends of the Earth
Mr Franklin YU	Representing Hong Kong Institute of Architects
Mr Paul CHAN Yuen-king	Representing Hong Kong Institute of Landscape Architects
Dr Peter Cookson SMITH	Representing Hong Kong Institute of Planners
Mr LAU Chun-kong	Representing Hong Kong Institute of Surveyors
Mr Ivan HO	Representing Hong Kong Institute of Urban Design
Ir Prof CHOY Kin-kuen	Representing Hong Kong Institution of Engineers
Mr Shuki LEUNG	Representing Real Estate Developers Association of Hong Kong
Mr Paul ZIMMERMAN	Representing Society for Protection of the Harbour
Mr Derek HUNG	
Ms Nancy POON Siu-ping	
Mr Thomas CHAN	Deputy Secretary (Planning and Lands) <sup>1</sup> , Development Bureau (DEVB)
Mr Edward LEUNG	Senior Manager (Tourism) <sup>2</sup> , Tourism Commission (TC)
Mr Wilson PANG	Chief Traffic Engineer/ Kowloon, Transport Department (TD)
Ms Joyce LAU	Senior Engineer/ <sup>1</sup> , Kowloon Development Office, Civil Engineering and Development Department (CEDD)
Miss Margrit LI	Assistant Director (Leisure Services) <sup>1</sup> , Leisure and Cultural Services Department (LCSD)
Ms Amy CHEUNG	Assistant Director/Territorial, Planning Department (PlanD)

Mr Mann CHOW Secretary

**In Attendance**

Miss Christine AU Principal Assistant Secretary for  
Development (Harbour), DEVB  
Mr Kenneth WONG Assistant Secretary (Harbour)1 (Atg.),  
DEVB  
Miss Ingrid TJENDRO Assistant Secretary (Harbour)2, DEVB  
Ms Michelle YUEN Senior Town Planner/Yau Tsim Mong,  
PlanD

**Absent with Apologies**

Prof Raymond FUNG  
Mr SHUM Siu-hung  
Mr CHOW Ping-tim

**For Agenda Item (3)**

West Kowloon Cultural District Authority (WKCDA)

Mr Duncan PESCOD Chief Operating Officer  
Mr Derek SUN Head, Planning & Development  
Ms Helen CHU Senior Landscape Architect  
Ms LAU Man Sze Manager, Destination Development  
Ms Lisa TSANG Head, Operations Development  
(Performing Arts)  
Ms Wendy LAM Head, Communications and Marketing

**For Agenda Item (4)**

LCSD

Miss Margrit LI Assistant Director (Leisure Services)1  
Ms Stella LIU District Leisure Manager (Kwai Tsing)

Housing Department (HD)

Mr Oliver Y.K.CHAN Senior Property Service Manager/Wong  
Tai Sin, Tsing Yi, Tsuen Wan & Island  
Miss CHAN Lai-chun Property Service Manager/Service (Wong  
Tai Sin, Tsing Yi, Tsuen Wan & Island 3)

CEDD

Ms Joyce LAU Senior Engineer/1, Kowloon Development  
Office

Architectural Services Department (ArchSD)

Mr Andy SUEN Senior Project Manager 327  
Mr Chris LIU Senior Project Manager 323

Marine Department

Mr G.F. JIANG

Mr M.S. CHAN

Marine Officer/Harbour Patrol Section(1)

Marine Officer/Planning &  
Development(2)TD

Ms Cici CHEUNG

Engineer/Tsing Yi, NT Regional Office

Action**Welcoming Message**

**The Chair** welcomed all to the meeting. She informed Members that Mr Edward LEUNG, Senior Manager of TC, attended the meeting on behalf of Ms Emily MO; and Ms Joyce LAU, Senior Engineer of CEDD attended on behalf of Mr Janson WONG.

**Item 1 Confirmation of Minutes of the 18<sup>th</sup> Meeting**

1.1 **The Chair** said that the Secretariat circulated the draft minutes of the 18<sup>th</sup> meeting on 27 April 2015. No comments were received from Members. There being no proposed amendment, the draft minutes were confirmed at the meeting.

**Item 2 Matters Arising**

A. *Avenue of Stars (AOS) and Salisbury Garden Revitalisation Plan (para. 3.22 of the minutes of the 18<sup>th</sup> meeting)*

2.1 **The Chair** informed the meeting that the project proponent of AOS and Salisbury Garden Revitalisation Plan would consult the Task Force again on the commercial activities and the management approach for the renovated AOS in due course. Ms Margrit LI supplemented that the project proponent was still preparing the relevant information and would consult the Task Force once ready.

B. *The Cycle Track between Tsuen Wan and Tuen Mun (para. 6.2 of the minutes of the 18<sup>th</sup> meeting)*

2.2 In response to the Chair's invitation, **Ms Joyce LAU** reported that

the alignment of the cycle track under the advance works of the Tsuen Wan - Tuen Mun cycle track project (between Tsing Tsuen Bridge and Bayview Garden of Tsuen Wan) had been finalised. CEDD intended to consult the Tsuen Wan District Council (TWDC) on the latest alignment (which was essentially the same alignment presented to the Task Force in May 2014 except a slight adjustment to the orientation of the resting station underneath Tsing Tsuen Bridge) in July 2015. Subject to the support of TWDC, CEDD would gazette the cycle track alignment by end 2015. For the Stage 1 works between Bayview Garden and Ting Kau and the Stage 2 works between Ting Kau and Tuen Mun, CEDD was reviewing the alignment and the implementation strategy. They would consider consulting the Task Force again after the review.

C. *Tsing Yi Waterfront (para. 6.7 of the minutes of the 18<sup>th</sup> meeting)*

2.3 **The Chair** said that the issue would be deliberated under agenda item 4 of this meeting.

D. *Proposed Short Term Tenancy (STT) for Fee-paying Public Carparks at Wa Shun Street and Bailey Street*

2.4 **Mr Paul ZIMMERMAN** reiterated his objection to the proposed STT for fee-paying public carparks at Wa Shun Street and Bailey Street and urged for the early implementation of the Hoi Shum Park Extension project.

2.5 In response to Mr Paul ZIMMERMAN, **the Chair** said that Members' written comments had been conveyed to the Lands Department for consideration. **Mr Wilson PANG** supplemented that TD had presented a paper on "Coach and Goods Vehicle Parking at the Harbourfront" at the Harbourfront Commission (HC) meeting on 23 March 2015. HC noted the overview of the coach and goods vehicle parking situation at the harbourfront and the planning efforts made in meeting the demand in various districts. HC also recognised that coach parking should be treated differently from the parking of private vehicles because of the acute demand for coach parking spaces in major tourist spots. The STT public carparks at Wa Shun Street and Bailey Street were proposed as they were close to the tourist attractions at Tsim Sha Tsui waterfront and To Kwa Wan waterfront respectively.

- 2.6 **Mr Paul ZIMMERMAN** suggested that the issue of coach parking at the two sites should be further discussed at the Task Force, and urged Members to review the size, duration and the conditions for using the sites for STT coach parking. A decision should only be made after careful consideration.
- 2.7 **The Chair** said that the issue of coach parking at the harbourfront had been fully deliberated at the HC, whilst specific proposals should be considered by individual Task Forces taking into account the local context as well as operational issues. Based on the discussion at the HC meeting in March 2015, the Task Force could further discuss when there was specific item on temporary car parking issues.
- 2.8 **Ms Nancy POON Siu-ping** expressed support to the provision of coach parking spaces in major tourist spots such as Tsim Sha Tsui in order to support the tourism industry. However, it was important that coach parking should not adversely affect local traffic conditions.
- 2.9 **Mr Derek HUNG** said that the coach parking issue along Salisbury Road had been discussed at the Yau Tsim Mong District Council (YTMDC). While there were currently four to five coach loading/unloading bays at Salisbury Road, some of the bays were continuously misused as coach parking spaces, thus creating traffic and safety problems. Apart from the need for strengthening enforcement by the Police, TD should provide more coach parking spaces in the area in the long run.
- 2.10 **Mr Wilson PANG** thanked Ms Nancy POON and Mr Derek HUNG for their understanding for the need for coach parking provision near major tourist spots. He advised that more coach loading/unloading bays and parking spaces would be provided under the AOS and Salisbury Garden Revitalisation Plan. The STTs for fee-paying public car parks were proposed at Wa Shun Street and Bailey Street to meet the demand as an interim measure. He hoped that the proposals could be supported by Members.
- 2.11 To conclude, **the Chair** said that it was important to take measures to ensure a smooth traffic flow, enabling the waterfront area to be more accessible.

**Item 3 Public Open Space Bylaw of West Kowloon Cultural District (WKCD) (Paper No. TFK/04/2015)**

- 3.1 **The Chair** informed the meeting that at the 17<sup>th</sup> meeting of the Task Force on 10 September 2014, WKCDA reported the progress of the key development initiatives in WKCD, including the Park, and would introduce a set of bylaw to ensure an orderly operation and management of the Park. After further development, WKCDA would now like to seek the Task Force's views on the proposed WKCD Public Open Space Bylaw and the draft guidelines on street performances, outdoor events, and filming and photography at this meeting.
- 3.2 **Mr Duncan PESCOD** of WKCDA presented the paper with the aid of a PowerPoint.
- 3.3 **Ms Nancy POON Siu-ping** opined that it would be difficult to distinguish street performance and busking from begging in the Park; and she did not support busking activities. **The Chair** also requested WKCDA to clarify whether valid permission would only be issued to an individual for street performance/ busking, or if organisations would also be welcomed.
- 3.4 **Mr LAM Kin-lai** asked if people would be allowed to sit on the lawn.
- 3.5 **Ir Prof CHOI Kin-kuen** would like to know how casual photography/filming and commercial photography/filming could be differentiated.
- 3.6 **Mr Derek HUNG** had the following comments:
- (a) he declared that he was a resident in West Kowloon and a member of the Consultation Panel of the WKCDA. In November 2013, the Panel set up a task force, engaged a consultancy, convened focus group meetings, and carried out on-line questionnaire survey to gauge public views on the use and management of the Park in WKCD;
  - (b) the Panel would like the Park to be operated under the principle of mutual respect and users would be allowed to

enjoy the Park in a free manner;

- (c) the Bylaw might be amended in light of operational experience;
- (d) safety concerns regarding kite flying and fishing activities should be addressed; and
- (e) WKCDA should employ its own frontline management staff instead of outsourcing. Proper training of management staff would be important to ensure a good management and enforcement standard.

**3.7 Mr Duncan PESCOD** responded as follows:

- (a) WKCDA would adopt a registration system requiring all prospective street performers with demonstrated artistic ability to register first and obtain a permit in order to perform at the Park. If the performers could meet the registration requirements, they may raise funds but only in respect of their own performance or self-produced items and only on a voluntary basis from the spectators;
- (b) people would be encouraged to sit, run, and play ball games on the lawn, but the lawn would have to be properly managed to avoid damage from overuse, and it might also require periodic closure for maintenance;
- (c) Guidelines would be published setting out the arrangements for certain types of activity. Prior permission was required for professional filming and photography in WKCD. Casual photo-taking, including artistic activities by student groups, news photography and news filming would be allowed. However, professional filming and photography for wedding could create disturbance to other users of the Park as the film crews would usually bring along a lot of equipment for photo shooting ;
- (d) as a fundamental aspect of the implementation of the Bylaw and guidelines, WKCDA is placing a lot of emphasis on training the staff and preparing the operational manual to assist them in carrying out management responsibilities at the

Park. Management staff, including both in-house and out-sourced staff, would be properly trained to assist in managing the Park according to the philosophy of WKCDA, the Bylaw and relevant guidelines; and

- (e) safety of all visitors, users and staff in WKCD would be the top priority for the park management and interface issues between different activities, for example, kite flying, will be managed by frontline staff. Whilst no fishing area would be designated in the Park, some peripheral parts of the Park might be suitable for fishing activities due to their location and physical setting. The management staff would ensure safety of all users in the Park.

3.8 **Mr Paul ZIMMERMAN** had the following enquiries and comments:

- (a) the definition of “public open space” in the context of WKCD;
- (b) details of the open space and piazza proposed by WKCDA;
- (c) whether outdoor seating area, shop extension and hawker area would be allowed, and if so, how interface issues would be dealt with; and
- (d) the Bylaw might need to be more specific with respect to the types of activities that the business operators could or could not conduct in the public area.

3.9 **Mr Ivan HO** made the following suggestions and comments:

- (a) there should be clarification on the definition of art and culture, and whether only people with an art and culture background could perform at the Park;
- (b) the professional institutes should be consulted in the stakeholder engagement exercise; and
- (c) volunteers should be recruited to help manage the Park and organise events.

3.10 **The Chair** enquired about the nature of the Management



Sub-committee and how a system for volunteers could be incorporated into the Sub-committee.

- 3.11 **Mr Franklin YU** enquired whether spontaneous activities such as picnic, party, playing of musical instrument, camping in the Park and swimming at the seafront of the Park would be allowed.
- 3.12 **Dr Peter Cookson SMITH** had the following comments and enquiries:
- (a) the Bylaw would provide a certain degree of control on street performances, but it would be difficult to control other associated matters such as noise;
  - (b) how spontaneous and managed performances with permit could be distinguished, and how both types of performances would be monitored; and
  - (c) the use of the Park by pets and pet owners should also be suitably managed.
- 3.13 **Mr Tom CALLAHAN** enquired about the criteria for measuring the success of this new approach of public open space management in Hong Kong.
- 3.14 **Mr Duncan PESCOD** made the following responses:
- (a) there would be 23 ha of public open space including the Park, a number of pocket parks and public open space at different levels of arts and cultural buildings (such as terrace garden of M+) in WKCD;
  - (b) the public open space would be available for use by the public throughout the day and be managed according to the Bylaw. The advantage of having the Bylaw to regulate the use of public open space was that a standardised and consistent management practice could be adopted throughout WKCD;
  - (c) the interface between outdoor seating, shop extension and the open space would be subject to the contracts to be signed between WKCDA and the retail/dining/entertainment operators. Interface between hotel/office/residential

developments and the Park would also be specified in the Deed of Mutual Covenant;

- (d) whilst art and culture had a professional connotation, members of the public who would like to play musical instruments in the Park spontaneously would not be discouraged. The shared use of the Park by both professional and casual performers was a matter of balanced management and would depend on actual circumstances. All street performers within the WKCD had to obtain a valid permit in advance to ensure that they were aware of and had agreed to comply with the relevant conditions and regulations in the WKCD. Street performers with a valid permit would only be allowed to use the designated areas within a designated timeframe. Begging would be prohibited in the Park;
- (e) WKCDA would discourage swimming at the seafront of WKCD as a matter of safety;
- (f) camping by relevant groups such as boy scouts would only be permitted within designated area of the Park with prior application, but street sleeping would not be allowed;
- (g) picnicking would be welcomed, but not such activities as barbecuing/cooking;
- (h) professional institutions would be consulted in the stakeholder engagement exercise;
- (i) WKCDA had already employed and trained volunteers for M+. Recruitment and training of volunteers for the Xiqu Centre are underway and volunteers would also be deployed to guide visitors, initially in the nursery park and in due course in the Park proper;
- (j) a management sub-committee would be set up under WKCDA to assist the Authority to oversee the day-to-day operation. A liaison committee would also be set up to collect feedbacks from external parties on operations of the Park and public open space; and
- (k) there might be different methods to measure the success of the

Park management. Users' responses and comments from the public would be a good indicator.

3.15 **Ms Lisa TSANG** of WKCD supplemented that street performance was actually a kind of art. In devising the scheme and drafting the guidelines for street performance, WKCD had made reference to overseas practices and experiences. She highlighted the following aspects regarding the proposed arrangements for street performance in WKCD:

- (a) the sharing of public space by street performers, the public and other users required co-operation and mutual respect. The street performance guidelines aimed to provide a framework to allow a rich and diverse variety of street performance within WKCD;
- (b) regulation on location, time and sound level had been considered. Busking would be allowed at the Street Performance Areas. A map outlining all the Street Performance Area would be prepared to identify areas in which the restrictions would apply. Hours for performance would be from 10am to 10pm, from Monday to Sunday. With reference to local and overseas experiences, the volume of performance must be kept under a reasonable level, i.e. not above 85dB within two metres and intended for an audience within 10 metres. If amplification was necessary, the performers might use a small, battery-powered and portable amplifier; and
- (c) busking involved exchange of an item or experience for donations from the public. However, the goods or services (e.g. CDs and handicrafts etc.) should only contain original creations by the performers. Donation should be on a voluntary basis and this idea would be made clear to the public.

3.16 **Mr Paul ZIMMERMAN** appreciated the effort made to ensure the Park to be as free as possible for public enjoyment. He wondered whether the proposed public open space at different levels of arts and cultural buildings could be considered as good public open spaces with reference to the Public Open Space in Private Developments Design and Management Guidelines published by

DEVB. He also requested for a plan showing the areas for outdoor seating, hawkers and food trucks.

3.17 **Ms Nancy POON Siu-ping** reiterated that it was not acceptable for the street performers to collect any pecuniary rewards from the public within the Park. Again, she raised her concern on the potential risk arising from fishing activities. In drafting the Bylaw, she considered it necessary to minimise the grey area for enforcement.

3.18 **Mr Shuki LEUNG** said that the prime waterfront site in the WKCD would be welcomed by people of Hong Kong and visitors from overseas. The public open space in WKCD should be vibrant, well-connected and accessible. As the set of Bylaw was meant to manage activities, it should be open and reviewable, instead of being too restrictive.

3.19 **Mr Ivan HO** said that the new approach proposed by WKCDA to manage the public open space was different from the conventional approach of LCSD. He hoped that the new approach could be implemented as soon as possible and be suitably modified after review.

3.20 **Mr Duncan PESCOD** made the following responses:

- (a) the principle of the Bylaw was to encourage respect among various prospective users and to operate the Park safely for all users;
- (b) suitable sites would be identified for the use of outdoor seating, food trucks, etc., and such plans would be published later;
- (c) the good effort made by LCSD in launching a wide range of activities was appreciated. WKCDA would continue to work closely with LCSD to understand their management philosophy and take advice from them; and
- (d) the community's aspiration for a vibrant and lively open space was noted. WKCDA would take into account Members' comments in refining the Bylaw.

- 3.21 **The Chair** thanked WKCDA for their comprehensive presentation at the meeting. She asked WKCDA to duly consider Members' comments in refining the draft Bylaw and guidelines. She informed the meeting that Members' comments would be summarised and conveyed to the WKCDA.

*[Post-meeting note: Members' comments were summarized and conveyed to the WKCDA on 29 May 2015.]*

**Item 4 An Overview on Public Facilities along Tsing Yi Northeast Waterfront (Paper No. TFK/05/2015)**

- 4.1 **Ms Nancy POON Siu-ping** declared that she was a District Councillor of the Kwai Tsing District Council and her constituency was Tsing Fat which was within the Tsing Yi Northeast Waterfront. **The Chair** considered that as she had no personal or particular interest in the subject, she could take part in the discussion.
- 4.2 **The Chair** informed Members that at the last Task Force meeting, a representative of the Society for Protection of the Harbour (SPH) briefed Members on the design and management issues that it had identified on the Tsing Yi Northeast Waterfront. Issues included the present conditions of different sections of the promenade, public landing facilities, design of the railings, and the provision of food and beverages (F&B) facilities, etc. After deliberation, the Task Force agreed to invite LCSD and other relevant departments to look into the matter and report any follow up actions to address these issues. SPH's PowerPoint had also been circulated to Members for reference. At this meeting, the departments concerned would provide a preliminary report on the issues as identified.
- 4.3 **Miss Margrit LI, Ms Stella LIU** of LCSD and **Miss CHAN Lai-chun** of HD presented the paper with the aid of a PowerPoint.
- 4.4 **Mr Paul ZIMMERMAN** had the following comments:
- (a) Tsing Yi Northeast Waterfront was one of the most diverse and vibrant waterfronts in Hong Kong and was actively used by the local community. Since various sections of the waterfront were designed and built by different organisations

at different times, it was a place where a more in-depth study would be worthwhile to observe what worked and what did not work so well, and hence a site visit to this waterfront was proposed by SPH at the last Task Force meeting;

- (b) whilst LCSD's effort to open up the access to the landing steps was appreciated, he was disappointed at HD's explanations on refusing to allow access to the landing steps or to make changes to the parapets and railings within Cheung Fat Promenade, which was under their jurisdiction. He also asked HD to review the location of the entrances to the waterfront from Cheung Fat Estate so that the residents would not need to take a detour to the waterfront;
- (c) the erection of signage to alert anglers to use fishing equipment cautiously was appreciated;
- (d) LCSD should use denser canopy trees to provide more natural shading along the Tsing Yi Northeast Waterfront;
- (e) the lamp posts should not be located at the water-side edge of the promenade, as the glare of the light might cause visual barrier for the public to appreciate the sea view at night time;
- (f) the possibility of providing outdoor F&B facilities at Maritime Square should be explored; and
- (g) the drinking fountains were not convenient for refilling drinking bottles and should be re-designed for hygienic consideration.

**4.5 Ms Nancy POON Siu-ping made the following comments:**

- (a) being a resident of Tsing Tai Court, she knew the Tsing Yi area well. As the pier near Cheung Fat Estate was no longer in use, HD had locked up the gate leading to the landing steps for safety reasons. Since the waterfront near the public housing estates was particularly popular among the children, it would be dangerous to unlock the gate leading to the landing steps. She suggested that HD could improve the design of the gate;

*[Post-meeting note : notices have been posted up by HD at the entrance gates of the landing step at Cheung Fat Promenade, providing contact telephone number for rendering assistance]*

- (b) it was appreciated that dogs were not allowed in Tsing Yi Northeast Park under the management of LCSD; and
- (c) the design of the drinking fountains/water dispensers at the promenade should be reviewed to improve the hygienic condition.

4.6 **Mr Ivan HO** made the following comments:

- (a) Government or the concerned departments should improve the Tsing Yi Northeast Waterfront in a more uniform manner when its components were built at different times and managed by different organisations;
- (b) there should be a themed planting to represent and signify the whole area; and
- (c) public toilets and nursery rooms should be provided in this waterfront area.

4.7 **Dr Peter Cookson SMITH** had the following comments:

- (a) Tsing Yi Northeast Waterfront could not be considered as one of the best waterfronts in Hong Kong due to its limited variety and diversity;
- (b) whilst the open space was designed to be unobstructed so as to accommodate a large number of people for occasional large-scale events, it looked empty for the rest of the time;
- (c) the element of landscape was basic with limited tree species of low amenity value;
- (d) there was no outdoor eating area, whilst the design of the seating was poor and uncomfortable with no shading, and its disposition in the form of a straight line might also limit social interactions;

- (e) some of the fencing, parapets, and railings along Cheung Tai Road were not well-designed except for those in Tsing Yi Northeast Park; and
- (f) only passive leisure and recreation area was provided. More imaginative design and sufficient funding were required for the development of the waterfront in this densely populated area. Reference could be made to other successful waterfronts overseas.

4.8 **Mr Derek HUNG** had the following comments:

- (a) there were five sets of landing steps along the 3km promenade. Two of them near Cheung Fat Estate were locked up due to relatively low utilisation. MD should provide figures on the utilisation rate of the landing steps in Tsing Yi and close the under-utilised ones for safety reasons;
- (b) the relevant departments should look into the reasons for installing the lamp posts at the edge of the waterfront, i.e. whether it was to provide illumination to anglers and people embarking/disembarking boats. However, they should note that the relocation of the lamp posts might affect the tree roots underground;
- (c) the seating area should be further set back from the seawall/railing to allow people to enjoy a broader sea view;
- (d) more shading should be provided if possible; and

*[Post-meeting note: feasibility study is being carried out by HD on relocation of existing benches to appropriate location taking into account of factors such as enjoyment of sea view, shading and space constraint.]*

- (e) the possible nuisance from outdoor F&B facilities to the nearby residents should be considered.

4.9 **The Chair** enquired whether the two sets of landing steps near Cheung Fat Estate were no longer used at the moment.

4.10 **Miss Margrit LI** responded as follows:



- (a) LCSD was indeed very careful in the selection of tree species near the waterfront to cope with the wind and salinity level;
- (b) Some of the trees planted there had not reached maturity yet. Their crowns were still small with limited shading at the moment. The condition could improve when the trees became mature later;
- (c) LCSD had adopted a themed tree planting plan. However, there had been different views as to whether similar or different tree species at different sections of the promenade should be planted;
- (d) Apart from canopy trees, other facilities such as arbours, pavilions, etc. were also in place to provide shaded seating for various users;
- (e) LCSD would continue to identify suitable sites for greening and tree species with more shading, subject to the ground conditions. On the other hand, LCSD observed that some users might prefer to sit without shade;
- (f) in view of the glare from the lamp posts that were erected at the edge of the promenade, LCSD would explore if it was technically feasible to relocate these lamp posts taking into account the presence of underground utilities;
- (g) LCSD would review the design of the drinking fountains /water dispensers to improve the hygienic condition;
- (h) the various sections of the promenade were completed by different organisations at different time, resulting in divergent designs. LCSD would review and consider replacing the old-fashioned railing, lamp posts, seating, etc. to enable a consistent design when opportunity for major maintenance arose; and
- (i) parks and promenades managed by LCSD were primarily intended for general leisure and recreational purposes. LCSD kept an open mind on the provision of F&B facilities in the waterfront promenade. They would assess the demand,

business viability and suitability of site environment for F&B facilities. Other factors, such as possible noise nuisance from the restaurants and eateries and site constraints, would need to be considered in compliance with the relevant regulations, before deciding whether any F&B facilities could be provided in the existing venues or in future projects.

4.11 **Mr Chris LIU** of ArchSD supplemented the following:

- (a) the original design of the Tsing Yi Northeast Park was to reserve a large and unobstructed open area for holding major community events, such as the annual Dragon Boat Festival;
- (b) trees along the waterfront to provide shading were planted at reasonable intervals in order not to block the view of the waterfront. However, as the promenade was completed some time ago, Members' comments would be taken into account in future designs;
- (c) low level and transparent railing could be used for new projects; and
- (d) Members' comments would be taken into account in improving the landscape architecture of future projects.

4.12 **Ms Stella LIU** also supplemented that public toilets were provided near the Tsing Yi pier and Cheung Fai Road. However, due to objection from local residents, the previous proposal to provide public toilets near Villa Esplanada was not implemented. Should there be demand for public toilets in the future, LCSO would review such need and possibility, taking into account the availability of supporting underground sewerage system in the area.

4.13 **Mr G.F. JIANG** of MD said that MD was primarily responsible for regulating the using of public landing steps and berthing of vessels, and the proposed closure of landing steps due to low usage was beyond MD's jurisdiction, it should be decided by the managing department. The Chair enquired who the managing department was. MD said he was not sure the managing department for the landing steps in question as the managing department for different landing steps might not be the same. **The Chair** hoped that

managing departments would review the usage of and the need for the five sets of landing steps in Tsing Yi Northeast Waterfront and take necessary actions as appropriate.

4.14 **Mr LAM Kin-lai** enquired if there were any flowers, water bodies and facilities for children and the elderly in this waterfront promenade.

4.15 **Mr Paul CHAN Yuen-king** had the following comments and enquiries:

- (a) whether it was possible to provide active recreational facilities like cycle tracks on such a long promenade;
- (b) the Government should enhance the promenade by placing more seating under large-crown trees and plant more trees in the area; and
- (c) the mix of tree species should be duly considered in the planting plan for better ecological and aesthetic effect. The promenade should be wide enough to accommodate large plant beds to grow various plant species of different layers.

4.16 **Mr Paul ZIMMERMAN** had the following comments:

- (a) LCSD should elaborate why it was not attractive to bidders for operating open-air waterfront café in the area;
- (b) it was noted that around 30 to 40 people living in the housing estate in Tsing Yi owned sampans, but there was no proper mooring and landing steps for them. MD was requested to address the problem and to cater for such demand;
- (c) at the moment, people had to climb over the fences and railings onto the seawall for fishing. The railings should be set back to facilitate fishing activities;
- (d) pets should be allowed at the waterfront promenade and the provision of dog route should be explored; and
- (e) provision of outdoor eating area at the Maritime Square should be explored.

4.17 **Ms Nancy POON Siu-ping** had the following comments:

- (a) the pier at Cheung Fat Estate was not in use for many years. There were already five sets of landing steps in Tsing Yi Northeast Waterfront, which was considered to be more than abundant. At least two sets which were under-utilised should be closed to avoid any possible accidents;

*[Post-meeting note: HD is exploring the feasibility of permanent closure of the two landing steps at Cheung Fat Promenade. Consultation with relevant stake holders is under process.]*

- (b) there were only a few sampans found in the area;
- (c) should there be a demand for fishing activities there, a safe fishing area should be designated and properly managed;
- (d) the previous proposal to build public toilets near Villa Esplanada had been withdrawn due to strong objection from the residents. A nice public toilet near the bus terminus in the area was also demolished due to opposition from the nearby residents because of hygienic concern;
- (e) there were already many restaurants and eating premises in Cheung Fat Estate and Maritime Square. Given the abundance of eating places, the proposal to provide outdoor F&B facilities might not be viable and would instead lead to hygienic/noise problems to the surroundings. Besides, the waterfront promenade was frequented by residents especially from 6 pm to 10 pm. The proposed F&B facilities might affect the users and eventually be objected by the residents;
- (f) dogs were not allowed in the public housing estate and promenade under the Housing Authority's policy; and
- (g) while there were many children playing areas and elderly fitness facilities in Nga Ying Chau Park and the park managed by LCSD near Villa Esplanada.

4.18 **Mr LAU Chun-kong** made the following comments:

- (a) outdoor eating area could provide a different experience for users to enjoy the waterfront. He enquired the detailed requirements for establishing F&B facilities, including the areas for operation and seating, time required to obtain licence for selling alcoholic drinks, and tenure of the tenancy, etc. These issues would be crucial for the prospective operators to consider in view of the high overhead cost;
- (b) there was a nice cycle park in Tsing Yi Northeast Park, but the provision of different cycle tracks for different age groups should be explored and the cycling park should be enlarged. Also, car parking spaces for users were limited. More signage indicating the locations of the nearby public car parks should be provided; and
- (c) the provision of a designated fishing area farther away from other park users should be explored to ensure public safety.

4.19 **Mr Derek HUNG** asked MD to review the present utilisation rate of landing steps in Tsing Yi Northeast Waterfront. He noted that the café and refreshment kiosks in the Centenary Garden in Tsim Sha Tsui East was not financially viable and was eventually closed down. Competition with the various eating places nearby would be an important business consideration.

4.20 **Miss Margrit LI** and **Ms Stella LIU** responded as follows:

- (a) LCSD would provide basic facilities, such as the sink, and the frame for installing ventilation machines, etc. for the refreshment kiosks. The tenure for small and large scale catering outlets would usually be three years and seven years respectively;
- (b) there were more than ten car parking spaces in Tsing Yi Northeast Park. The directional signs could be further improved to facilitate car park users;
- (c) dog access was already provided from Tsing Yi Promenade to the pet garden at Cheung Wan Street Rest Garden. LCSD would review and consult the respective District Councils should there be further demand for dog routes in the community;

- (d) over 1,800 nos. of trees with seasonal changes and colourful flowers as well as shrubs of contrasting colours were planted along the waterfront promenade. In order to provide a wider passage, the flower beds were located away from the seaside. More flowers and trees might be planted if technically feasible;
- (e) more benches, children playing areas and elderly fitness facilities could be provided to meet public demand;
- (f) consideration was given to the location of the Tsing Yi Northeast Waterfront being along the Rambler Channel when designing the promenade. For example, a pond was provided in Tsing Yi Northeast Park as a water feature; and
- (g) as the Maritime Square was a private development, the proposal to provide outdoor eating places was raised to MTRCL some years ago, but there was no further development at the moment.

4.21 **The Chair** thanked the representatives of the relevant departments for their presentation and explanation. She encouraged them to consider Members' views regarding the various aspects for improvement, so as to make Tsing Yi Northeast Waterfront a more attractive and vibrant waterfront area.

## **Item 5 Any Other Business**

- 5.1 **The Chair** informed Members that this was the last Task Force meeting under the current term of HC. She thanked Members for their dedicated service to the Task Force in the past two years.
- 5.2 **Mr Paul ZIMMREMAN** enquired if there would be any further discussion on the seawall design, landing steps and possible mode of water transport at WKCD.
- 5.3 Regarding the seawall enhancement works to be implemented by CEDD in WKCD, **Ms Joyce LAU** said that CEDD would address the relevant comments as far as practicable.
- 5.4 **Miss Christine AU** of DEVB supplemented that CEDD would

consult the HC's Task Force on Water-land Interface on the overview of design of public seawalls in Hong Kong. The Task Force would be suitably consulted regarding the seawall enhancement in WKCD.

- 5.5 There being no other business, the meeting was adjourned at 6:00pm.

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