

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

**Minutes of Thirty-eighth Meeting**

Date : 17 September 2020  
Time : 10:30 a.m.  
Venue : Conference Room, 15/F, North Point Government Offices,  
333 Java Road, Hong Kong

**Present (in person)**

Prof Becky LOO	Chairlady
Mr Andy LEWIS	Representing Business Environment Council
Sr Francis LAM	Representing Hong Kong Institute of Surveyors
Mr Paul ZIMMERMAN	Representing Society for Protection of the Harbour
Mr Leo CHU	Co-opted Member (Yau Tsim Mong District Council (DC))
Mr TSANG Wing-hang	Co-opted Member (Individual)

**Present (online)**

Dr Vivian WONG	Representing Friends of the Earth (HK) Charity Limited
Ms Iris HOI	Representing Hong Kong Institute of Landscape Architects
Ms Sam LOK	Representing Hong Kong Institute of Planners
Mr TAM Po-yiu	Representing Hong Kong Institute of Urban Design
Ir Victor CHEUNG	Representing Hong Kong Institution of Engineers
Ir Janice LAI	Individual Member
Ms Christina LEE	Individual Member
Hon Tony TSE	Individual Member
Mr Steve CHEUNG	Co-opted Member (Kwai Tsing DC)
Dr Edmund LEE	Co-opted Member (Individual)
Mr Francis NGAI	Co-opted Member (Individual)
Mr Angus YICK	Co-opted Member (Tsuen Wan DC)

**Official Members (attending in person)**

Ms Doris HO	Deputy Secretary for Development (Planning & Lands) 1, Development Bureau (DEVB)
Mr David NGU	Chief Traffic Engineer/Kowloon, Transport Department (TD)
Mr Raymond LEE	Chief Engineer/South 1, Civil Engineering and Development Department (CEDD)
Mrs Doris FOK	Assistant Director (Leisure Services)1, Leisure and Cultural Services Department (LCSD)
Ms Katy FUNG	District Planning Officer/Tsuen Wan & West Kowloon (Atg), Planning Department (PlanD)
Mr Henry LAI	Secretary

**In Attendance**

Miss Rosalind CHEUNG	Principal Assistant Secretary (Harbour), DEVB
Mr Steven LEE	Assistant Secretary (Harbour) 2, DEVB
Mr William CHAN	Project Manager (Harbour), DEVB
Mr Carlos FUNG	Senior Engineer (Harbour), DEVB
Mr NG Shing-kit	Engineer (Harbour), DEVB
Ms Johanna CHENG	District Planning Officer/Kowloon, PlanD

**Absent with Apologies**

Mr Freddie HAI	Representing Hong Kong Institute of Architects
Mr Terence LEE	Representing Real Estate Developers Association of Hong Kong
Dr CHUNG Shan-shan	Representing The Conservancy Association
Mr NGAN Man-yu	Individual Member
Ms Zoe CHOW	Co-opted Member (Sham Shui Po DC)
Ms Anny TANG	Senior Manager (Tourism) 21, Tourism Commission (TC)

**For Agenda Item 3**

Mr Alex AU-YEUNG	General Manager, Hong Kong Ice & Cold Storage Company Limited
Mr Alvin YAU	Chief Operating Officer, Ever Sun International Holdings Limited
Ms Theresa YEUNG	Director, ARUP
Mr James LEUNG	Associate Director, ALKF+
Ms Hydi WONG	Assistant Development Manager, Hong Kong Ice & Cold Storage Company Limited
Ms Alice YEUNG	Assistant Town Planner, ARUP

**For Agenda Item 4**

Ms Rebecca WONG	Planning Director, Sun Hung Kai Real Estate Agency Limited
Mr KU Yiu-chung	Assistant Development Officer - Planning, Sun Hung Kai Real Estate Agency Limited
Mr Ian BROWNLEE	Managing Director, Masterplan Limited
Mr Benson POON	Associate Director, Masterplan Limited
Ms Chinchin LAM	Assistant Town Planner, Masterplan Limited
Mr Ed GASKIN	Associate Director, Zaha Hadid Architects
Ms Bianca CHEUNG	Senior Associate, Zaha Hadid Architects

## Welcoming Message

**The Chairlady** welcomed all to the meeting and informed the meeting that Ms Katy FUNG had taken over the post of District Planning Officer/Tsuen Wan & West Kowloon from Mr Derek CHEUNG and became the representative of the Planning Department in this Task Force.

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

- 1.1 **The Chairlady** informed Members that the draft minutes of the 37<sup>th</sup> meeting were circulated on 14 September 2020. The revised draft minutes with Members' comments incorporated were circulated again on 16 September 2020. There being no further amendment, the draft minutes were confirmed at the meeting.

### Item 2 Matters Arising

- 2.1 No matters arising were raised at the meeting.

### Item 3 Proposed Commercial Development at Yau Tong Marine Lots 71, 73-74, New Kowloon Inland Lot 6138, and Adjoining Government Land in Yau Tong Bay, Yau Tong, Kowloon (Paper No. TFK/03/2020)

#### Introduction

- 3.1 **The Chairlady** welcomed representatives of the project proponent to the meeting.
- 3.2 **Ms Sam LOK** declared that the company which she was working for was one of the developers of a site nearby. **The Chairlady** decided that she could remain in the meeting as an observer but should refrain from taking part in the discussion.

#### Briefing by the Planning Department

- 3.3 With the aid of a PowerPoint, **Ms Johanna CHENG** briefed Members on the background and history of the case as follows:
  - (a) in 1993, the original Yau Tong Bay "Comprehensive Development Area (CDA)" zone was incorporated into the

draft Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP to reflect the previously reclamation proposal;

- (b) in 2002, the boundary of "CDA" was expanded to include the proposed enlarged reclamation area at Yau Tong Bay, the Site and adjoining seabed area;
- (c) in 2008, pursuant to the Court of Final Appeals' clarification on presumption against reclamation, the boundary of the Yau Tong Bay "CDA" zone was revised to excise the water area from the "CDA" zone;
- (d) the land status of the Yau Tong Bay "CDA" zone and its surrounding area included (i) two private lots owned by the applicant (i.e. Hong Kong Ice and Cold Store Yau Tong Bay Ice Plant and Wing Shan Industrial Building), (ii) a private lot not owned by the applicant (i.e. Cha Kwo Ling (CKL) Towngas Piggings Station) and (iii) Government lots (i.e. CEDD Maintenance Depot for all marine facilities in the Territory and WSD CKL Saltwater Pumping Station for flushing water supply in East Kowloon); and
- (e) as stipulated in the Planning Brief (PB), the Yau Tong Bay "CDA" was subject to Plot Ratio of 4.5 (up to 5 by minor relaxation upon approval from the Town Planning Board) and a maximum Building Height (BH) of 120mPD. A public waterfront promenade (PWP) of not less than 15m wide and a site area not less than 24,700m<sup>2</sup> shall be provided. The PWP would be designed for public use on a 24-hour basis with provision of landing steps and in compliance with the greening ratio of a minimum of 30%.

3.4 **Ms Rosalind CHEUNG** supplemented for Members' consideration as follows-

- (a) according to the existing PB, the BH should descend from east to the west in the subject portion of the CDA zone. The site was situated in the western side while the proposed building height in the submission was higher than those nearby in the eastern side; and
- (b) some merits proposed by the project proponent on connectivity and provision of PWP was approved in the previous scheme.

Presentation by the Project Proponent

- 3.5 With the aid of a PowerPoint, **Ms Theresa YEUNG** presented to Members the design of the project.

Discussion

*Proposed Landscape Deck atop Towngas' Pigging Station*

- 3.6 **Mr Andy LEWIS** and **Mr Leo CHU** expressed concerns on the public access to the landscape deck atop the CKL Towngas Pigging Station, as the only access would be from the proposed commercial tower at Yau Tong Marine Lot No. 71. **Mr CHU** and **Mr TSANG Wing-hang** further enquired if the landscape deck would be open 24-hour daily for public access as it was situated in the commercial tower. **Ms Theresa YEUNG** responded that the project proponents would explore the possibilities of providing other free public access to the landscape deck. For safety reasons, the landscape deck was not intended to be open 24-hour daily while the project proponents would explore the possibilities of enhancing security to make it possible.
- 3.7 **Sr Francis LAM** asked if Towngas, as the owner of the Pigging Station, had agreed to allow the project proponents to build the landscaped deck on its facilities. **Ms Theresa YEUNG** claimed that Towngas was one of the project proponents and had agreed with the proposal. **The Chairlady** asked PlanD to clarify on the role of Towngas in this project. **Ms Johanna CHENG** clarified that the concerned town planning application being processed by the Town Planning Board was submitted by the HK Ice & Cold Storage Company Limited and Wing Shan Industrial Building jointly. The Towngas was not one of the applicants. She further supplemented that Towngas had indeed offered a public comment on the application during the statutory public inspection period. It did not have objection to the rezoning application in principle, but expressed concerns on the proposed landscaped deck to be built over the Pigging Station for safety reasons. The proposed rooftop garden at the Pigging Station would invite unnecessary population to the Pigging Station and increase social risks. She responded that they would seek comments from Electrical and Mechanical Services Department (EMSD) on Towngas' comment.
- 3.8 **Mr Alex AU-YEUNG** responded that the project proponents had discussed with Towngas regarding the development of the

landscaped deck at the Piggling Station. The proponents would further sort out the technical details with Towngas.

*Implementation of PWP of the Area*

- 3.9 **Hon Tony TSE, Mr TAM Po-yiu, Sr Francis LAM and Ir Victor CHEUNG** expressed concerns over the implementation timeline of PWP at the private lots of the area, as well as those at adjacent sites currently occupied by Government departments.
- 3.10 **Mr Raymond LEE** remarked that CEDD had not been approached regarding the relocation of CEDD Maintenance Depot. As the depot was currently serving all marine facilities in the Territory, the alternative place for relocation should be close to the water and in similar size. As regards the WSD's CKL Saltwater Pumping Station, **Ms Johanna CHENG** remarked that WSD had previously advised that they had no plan to relocate the facility and it was an important facility providing flushing water supply in East Kowloon. It is necessary to work out a way that could facilitate construction of the PWP within the site without affecting the operation of the facility.
- 3.11 **The Chairlady** recalled that the Task Force once discussed a proposal of in-situ retention of the Wing Shan Industrial Building. **Ms Johanna CHENG** confirmed that the proposal was submitted by the owner of Wing Shan Industrial Building, i.e. one of the current project proponents. **Mr Alvin YAU** responded that a s.16 planning application on shop and services use of Wing Shan Industrial Building was approved in 2005. The relevant lease modifications and payment of land premium were completed in 2009. Under that scheme, the existing Industrial Building could be converted into a mall without developing a PWP.
- 3.12 **The Chairlady** further asked if there was no requirement on the provision of PWP in the s16 application previously presented to the Task Force, and whether the plot ratio of the approved scheme was already 11. **The Secretary** supplemented that an in-situ conversion of existing industrial/go-down building for hotel/shop and services uses was discussed and supported by the Task Force at the 1<sup>st</sup> Meeting on 4 October 2010. The scheme involved demolition of the waterfront part of the 4-storey podium structure of the existing Industrial Building for a 20-metres wide promenade and a flight of landing steps, and construction of additional two floors above to maintain the plot ratio of 11 and increased the building height to 58.9 mPD. **Mr Alvin YAU** responded that a corresponding s.16 planning application was subsequently approved by the Town Planning Board in 2012. The concerned lease modification was still in progress while there were land issues to be resolved. **Mr YAU** added that given the

current high utilisation rate of the Industrial Building, there was no urgent need on redevelopment.

*Provisions within the Private Developments*

3.13 **Mr Leo CHU** and **Mr TSANG Wing-hang** asked if the toilets within the private developments in the PWP would be open 24-hour daily. **Mr TSANG** further asked if car parking facilities would be provided within the private development, and opined that free public access should be provided within the lots to facilitate the public to go to the PWP from the nearby MTR station. **Ms Theresa YEUNG** responded that the project proponents would explore the possibility of opening the toilets near the PWP 24-hour daily to the public. As regards car parking, there would be sufficient car parking provisions to the public in the commercial tower.

*Other Comments*

3.14 **Mr Leo CHU** asked if bicycle track and water-taxi services would be provided to attract the public to the PWP which was remotely located. **Ir Victor CHEUNG** suggested identifying a theme to make the PWP a new attraction to the public. **Dr Edmund LEE** concurred and suggested that developers could come up with a shared theme in order to have a coordinated design of the PWP. **Ms Theresa YEUNG** welcomed the provision of water-taxi services and the project proponents would explore the possibility of having a shared theme in making the PWP attractive. On the other hand, since there was no bicycle track in the other parts of the PWP, the project proponents did not intend to add a bicycle track in the proposal.

*Way forward*

3.15 **The Chairlady** concluded that while acknowledging certain merits that could be brought by the early redevelopment of the area to harbourfront enhancement, the Task Force cast doubt on the execution and details of the proposed scheme, including construction of a landscaped deck over the Towngas Pigging Station, provision of 24-hour and free public access to the deck, provision of round-the-clock access from the hinterland to the harbourfront and amenities to support the promenade such as toilets within the private developments, and implementation agent of the PWP at government land. The Task Force considered it premature to render support to the proposal at this stage, and invited the private proponents to refine it with due consideration to Members' comments.

**Item 4 Proposed Topside Development at West Kowloon Station  
- a Walk to Connect, a Place to Engage, a Harbour to Enjoy  
on the West Kowloon Parkway (Paper No. TFK/04/2020)**

Introduction

- 4.1 **The Chairlady** welcomed representatives of the project proponent to the meeting.
- 4.2 **Mr Andy LEWIS** declared that he was involved in the detailed design of the Guangzhou-Shenzhen-Hong Kong Express Rail Link (XRL) until about three years ago. **The Chairlady** decided that he could remain in the meeting and comment on the item given that he was not involved in the proposed topside development.

Briefing by the Planning Department

- 4.3 **Ms Katy FUNG** briefed Members on the background of the proposal before the proponent presents its scheme as follows-
- (a) the site was zoned Comprehensive Development Area (1) (CDA(1)) on the approved South West Kowloon Outline Zoning Plan No. S/K20/30;
  - (b) Plot Ratio restriction of 5 and 0.68 for the development above the railway station and above-ground railway facilities respectively;
  - (c) building height restrictions of 90mPD, 100mPD and 115mPD;
  - (d) the PB setting out the broad planning principles and development requirements to facilitate the preparation of Master Layout Plan for the "CDA(1)" zone was endorsed by the Metro Planning Committee of the Town Planning Board (TPB) in 2009 and the then-Harbourfront Enhancement Committee and Yau Tsim Mong District Council were consulted;
  - (e) major design considerations in the PB included improvement of traffic and pedestrian connectivity with surroundings, no massive podium-like structure, promote visual access to the harbour and project views to important ridgelines, optimise greening opportunities and integrate open space network with pedestrian linkages were



incorporated into the PB; and

- (f) interface consideration of avoiding functional and spatial conflicts between the topside development and the XRL terminus and a minimum of 8,900 square metres of public open space should be provided. The public open space had been duly delivered in the XRL project.

#### Presentation by the Project proponent

- 4.4 With the aid of a PowerPoint, **Mr Ian BROWNLEE** and **Mr Ed GASKIN** presented to Members on the design of the project.

#### Discussion

##### *Connectivity*

- 4.5 **Mr Andy LEWIS, Mr Paul ZIMMERMAN, Ms SAM LOK, Mr Tam Po-yiu** and **Sr Francis LAM** expressed concerns on the connectivity between the proposed topside development and the entire West Kowloon especially the connection to West Kowloon Cultural District.
- 4.6 As a missing puzzle of connecting the hinterland and harbourfront, **Sr Francis LAM** considered that it was a good opportunity to improve connectivity and develop a comprehensive walkway system. **Mr Andy LEWIS** echoed his views.
- 4.7 **Mr Paul ZIMMERMAN** opined that the provision of pedestrian access at ground level was encouraged and the proposal did not state clearly the connections between different levels. He added that changing of levels along the proposed West Kowloon Parkway should be minimised and be supported by elevators and escalators. **Mr Ed GASKIN** responded that the parkway plaza and the HALO was at level 2 while the community square was at level 4. They would be well connected with barrier-free facilities.
- 4.8 For enhancing connectivity, **Dr Edmund LEE** opined that the developer should encourage to use e-mobility mode for inclusive enjoyment.

##### *Provision of facilities*

- 4.9 **Mr TAM Po-yiu** suggested providing sufficient seatings in the parkway plaza and the Observation Deck (the Halo) for the public to enjoy the sea view there.

- 4.10 **Mr Leo CHU** requested provision of rain shelters and covered walkway for people who were walking from the XRL station to the hinterland. **Mr Paul ZIMMERMAN** considered that provision of shadings and shelters was important given the hot weather during summer in Hong Kong. It would attract people to walk along the parkway from the hinterland to the harbourfront. **Mr Ed GASKIN** agreed that provision of shelters was needed and the design of the proposed landscaped linkages with different levels could serve as a canopy for shading and sheltering.
- 4.11 **Mr Leo CHU** was also concerned about the provision of car parking space at the proposed topside development and if it would worsen the traffic condition at the surrounding area. **Mr KU Yiu-chung** responded that the design of car park facilities was subject to the existing structure on the lower floors constructed under the XRL project, and about 500 car parking spaces would be provided under the project.

*Additional Open Space*

- 4.12 **Mr TAM Po-yiu**, **Mr Paul ZIMMERMAN** and **Mr Leo CHU** appreciated the design of the Community Square for providing a spacious open space for public enjoyment. **Mr Leo CHU** enquired about the construction schedule and urged for an early opening of the additional open space and asked if it could be opened by phases for early public enjoyment. **Mr KU Yiu-chung** responded that the expected completion period of the proposed development was about 5 years and they would explore and try to speed up construction for early opening to the public.
- 4.13 **Mr Paul ZIMMERMAN** asked if provision of outdoor sitting areas for dining would be truly implemented and how it would be implemented during the detailed design stage. **Mr Ian BRWONLEE** responded that the proposed outdoor sitting areas would be subject to approval. **Mr KU Yiu-chung** supplemented that they had to tackle the problem of providing commercial activities at public open space and currently there was no formal dining area at the proposed site.
- 4.14 **Mr TAM Po-yiu** enquired about the details of how the open space would be managed to create a vibrant and enjoyable space for the public, as well as whether it would be open to the public round-the-clock.

*Other comments*

- 4.15 **Mr Paul ZIMMERMAN** remarked that it was important to collect views from residents of the nearby private residential developments as the design of the proposed topside development would have visual impact to them. Apart from that, **Mr ZIMMERMAN** would like to have more details on the shading plan, outdoor sitting plan and place-making plan.
- 4.16 **Mr Leo CHU** commented that the proposed topside development did not seem to have a coherent design with the existing podium deck of the XRL station.

*Way Forward*

- 4.17 **The Chairlady** concluded that as the project was related to a revised Master Layout Plan submission to the TPB on an iconic site, the Task Force considered that additional and outstanding planning merits should be presented under the latest scheme, in particular that the proponent was seeking approval for relaxing the heights of building which would exceed the ridgeline. While welcoming the proposed West Kowloon Parkway to enhance pedestrian connectivity from Tai Kok Tsui to WKCD, the Task Force considered that further information should be provided on how the section within the private proponent's lot would be connected to the other parts implemented by other parties (in particular to the harbourfront at the WKCD), whether it was all-weathered and functional, and how good the pedestrian experience would be created. As for the additional private open space proposed and to be open to the public, Members looked forward to the early delivery of the space but expressed concerns on how it would be managed to create a vibrant and enjoyable space for the public, as well as whether it would be open to the public round-the-clock. The vehicular flow for the surroundings area was another matter of concern. **The Chairlady** expected the project proponent to further engage Members on the project in future including but not limited to the detailed design through such format as workshops.

*(Post-meeting Notes: Members were informed of the planning application and the further information submitted by the applicant by emails on 5 October and 15 December 2020 respectively. Members' comments were relayed to the TPB on 15 January 2021.)*

**Item 5 Any Other Business**

*A. Open Space Development at Hung Hom Waterfront*

5.1 **The Chairlady** informed Members that the Leisure and Cultural Services Department (LCSD) would like to engage Members in the detailed design of the “Open Space Development at Hung Hom Waterfront” Project. An exchange session would be held on 25 September 2020 and an invitation email would be sent to Members shortly after the meeting.

5.2 **Mr Paul ZIMMERMAN** enquired if Kerry Properties Limited, the developer of the adjacent site, would also make presentation in the exchange session. **Miss Rosalind CHEUNG** responded that the the exchange session would focus on LCSD’s Project.

*B. Date of next meeting*

5.3 **The Chairlady** said that the Secretariat would inform Members of the date of the next meeting in due course.

5.4 There being no other business, the meeting adjourned at 1:20pm.

**Secretariat  
Task Force on Harbourfront Developments  
in Kowloon, Tsuen Wan and Kwai Tsing  
Harbourfront Commission  
June 2021**