

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

Minutes of Thirty-ninth Meeting

Date : 10 June 2021
Time : 3:00 p.m.
Venue : Room 1303, 13/F, Wing On Kowloon Centre,
345 Nathan Road, Kowloon

Present (in person)

Prof Becky LOO	Chairlady
Mrs Margaret BROOKE	Representing Business Environment Council
Dr Vivian WONG	Representing Friends of the Earth (HK) Charity Limited
Ms Sam LOK	Representing Hong Kong Institute of Planners
Sr Francis LAM	Representing Hong Kong Institute of Surveyors
Mr TAM Po-yiu	Representing Hong Kong Institute of Urban Design
Mr Paul ZIMMERMAN	Representing Society for Protection of the Harbour
Dr CHUNG Shan-shan	Representing The Conservancy Association
Ms Christina LEE	Individual Member
Ms Zoe CHOW	Co-opted Member (Sham Shui Po District Council (DC))
Dr Edmund LEE	Co-opted Member (Individual)
Mr Angus YICK	Co-opted Member (Tsuen Wan DC)

Present (online)

Mr Freddie HAI	Representing Hong Kong Institute of Architects
Ir Victor CHEUNG	Representing Hong Kong Institute of Engineers
Hon Tony TSE	Individual Member
Mr TSANG Wing-hang	Co-opted Member (Individual)
Mr Leo CHU	Co-opted Member (Yau Tsim Mong DC)

Official Members (attending in person)

Mr Vic YAU	Deputy Secretary for Development (Planning & Lands) 1, Development Bureau (DEVB)
Mr Clarence YEUNG	Chief Engineer/South 1, Civil Engineering and Development Department (CEDD)
Mr Homan CHAN	Assistant Director (Leisure Services)1, Leisure and Cultural Services Department (LCSD)
Mr Derek TSE	District Planning Officer/Tsuen Wan & West Kowloon (Atg), Planning Department (PlanD)
Ms Angora NGAI	Secretary

Official Members (attending online)

Ms Anny TANG Senior Manager (Tourism) 21, Tourism Commission (TC)
Mr Vincent CHOW Senior Engineer / Kowloon District Council, Transport Department (TD)

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 NG Shing-kit Senior Engineer (Harbour)2, DEVB

Absent with Apologies

Mr Paul CHAN Representing Hong Kong Institute of Landscape Architects
Mr Terence LEE Representing Real Estate Developers Association of Hong Kong
Ir Janice LAI Individual Member
Mr NGAN Man-yu Individual Member
Mr Steve CHEUNG Co-opted Member (Kwai Tsing DC)
Mr Francis NGAI Co-opted Member

For Agenda Item 3

Mr Lawrence LEE Chief Engineer (Harbour Area Treatment Scheme), Drainage Services Department
Mr Albert WONG Senior Engineer 4 (Harbour Area Treatment Scheme), Drainage Services Department
Mr Jason CHEUNG Engineer 10 (Harbour Area Treatment Scheme), Drainage Services Department
Mr Colin CHAN Technical Director, Binnies Hong Kong Limited
Mr Chris YUEN Head of Play Environment, Playright Children's Play Association
Mr Kingsman KWONG Lead Project Designer, Playright Children's Play Association
Mr BEH Kiang Hioke Kentis Director, A.LEAD Architects Ltd.

Welcoming Message

The Chairlady welcomed all to the meeting and informed the meeting that -

- (a) Mr Homan CHAN had taken over the post of Assistant Director (Leisure Services) 1 of the Leisure and Cultural Services Department from Mrs Doris FOK;
- (b) Mr Clarence Yeung had taken over the post of Chief Engineer / South 1 of the Civil Engineering and Development Department from Mr Raymond LEE;
- (c) Mr Derek TSE had taken over the post of District Planning Officer / Tsuen Wan & West Kowloon of the Planning Department from Ms Katy FUNG; and
- (d) Ms Angora NGAI had taken over the post of Secretary of the Task Force from Mr Henry LAI.

She further informed Members that Mr Vincent CHOW, Senior Traffic Engineer of the Transport Department, was attending the meeting on behalf of Mr Gary WONG; and Miss Annie TANG, Senior Manager of Tourism Commission was attending on behalf of Mr Anson LAI.

Item 1 Confirmation of Minutes of the 38th Meeting

- 1.1 **The Chairlady** informed Members that the draft minutes of the 38th meeting were circulated on 7 June 2021. No comment had been received from Members. 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 Introduction of Play Space and Latest Landscaping Works at the Dry Weather Flow Interceptor of Cherry Street Box Culvert (Paper No. TFK/01/2021)

Introduction

- 3.1 **The Chairlady** welcomed representatives of the project proponent to the meeting.
- 3.2 Upon **the Chairlady's** invitation, **Ms Angora NGAI** briefed Members on the background of the project as follows:
- (a) in 2013, the Drainage Services Department (DSD) consulted Members on the initial conceptual design of the dry weather flow interceptor (DWFI) with a proposed waterfront promenade at the Cherry Street Box Culvert;
 - (b) taking into account Members' comments on improving the design with a wider waterfront promenade and better integration with the adjacent Tai Kok Tsui Promenade, DSD explored the possibility of providing a play space by co-using the open space area of the DWFI; and
 - (c) the idea was mentioned in the 38th meeting of the Harbourfront Commission on 28 January 2021. The meeting decided to defer to the Task Force for further discussion on the detailed design.

Presentation by the Project Proponent

- 3.3 With the aid of a PowerPoint, **Mr Lawrence LEE** and **Mr Chris YUEN** presented to Members the design of the project.

Discussion

Introduction of educational and sustainable elements of play facilities

- 3.4 **Dr CHUNG Shan-shan** suggested introducing educational elements into the design of play facilities such as bicycle generators so as to promote energy conversation. **Dr Vivian WONG** echoed her views and recommended installing solar panels so that power could be generated for lighting in a self-sufficient manner while the panels could providing shades for people. She hoped that this could also be deployed at other public facilities at harbourfront. **Mr Lawrence LEE** responded that they would review the feasibility of their suggestions. **The Chairlady** further suggested educating visitors about the use of the dry weather flow interceptor of DSD via play facilities.

Facilities

- 3.5 **Dr Edmond LEE** shared his vision of an inclusive destination and stressed that the play space design should also cater for the needs of adults, for otherwise they would have little motivation to bring kids to the site. **Mr TAM Po-yiu** and **Mr Freddie HAI** echoed his view. **Mr Chris YUEN** responded that their goal was to create a family-based play space. He considered that the aesthetic design of play facilities could attract adults even though they might not be able to use all of the facilities, they could still enjoy the atmosphere and the free space of the proposed play space.
- 3.6 **Dr Edmond LEE** opined that more shades and seats should be provided in the proposed play space. In addition, exercise facilities should also be provided for various age groups. **Mr Leo CHU** and **Mr Freddie HAI** agreed that more shades and seats were needed. **Mr Angus YICK** expressed concern over the difficulty to introduce a variety of facilities within the limited space, but encouraged the project proponent to come up with creative solutions. **Mr Chris YUEN** acknowledged this difficulty, confirming that it might be challenging to add new facilities, and replied that seats and shelters would be provided at the site.
- 3.7 **Mr Leo CHU** expressed concerns that it might be cumbersome to repair or replace damaged facilities due to their unconventional designs. **Mr Chris YUEN** replied that efforts had been made to ensure that most facilities were easily replaceable.
- 3.8 **Mr TAM Po-yiu** enquired if there was a toilet at or near the site. **Mr Lawrence LEE** responded that there was no room for toilet facilities inside the box culvert compound. **Dr Vivian WONG** advised to introduce environmentally-friendly, standalone toilets featuring ground-water recycling and solar power. **Miss Rosalind CHEUNG** supplemented that toilets were to be provided at nearby sites managed by the Leisure and Cultural Services Department (LCSD), which were within about 200 metres from the proposed play space. **Mr Paul ZIMMERMAN** invited the project proponent to provide signage to guide visitors to the toilets.

Connectivity and Accessibility

- 3.9 **Sr Francis LAM** raised concern over the accessibility and safety of the proposed play space. The stairway entrance might

obstruct disabled access and the location of the site posed a danger of falling from height. **Mr Lawrence LEE** replied that barrier free access to the site should be available from the nearby Hoi Fai Road Promenade.

- 3.10 **The Chairlady, Mr TAM Po-yiu and Mr Leo CHU** emphasised the importance of accessibility of the proposed play space. **Mr Paul ZIMMERMAN** opined that the site was not a convenient one due to the heavy traffic to and from the nearby cargo working area, as well as the lack of authorised crossing on the adjacent Hoi Fai Road. **Mr Lawrence LEE** responded that the DSD had communicated with the Transport Department (TD) to introduce signage to guide visitors from the Olympic MTR station and provide a precautionary crossing at Hoi Fai Road near promenade. **The Chairlady** opined that a precautionary crossing might not provide adequate protection. **Mr Vincent CHOW** replied that depending on the evaluation of pedestrian and traffic flow, provision of signalised crossing could be considered. **Mr TSANG Wing-hang** opined that whether a crossing with traffic lights or speed limits should be provided, it was important to enhance connectivity from the hinterland to harbourfront.
- 3.11 **Mr Leo CHU** said that the heavy traffic on Hoi Fai Road might have safety concerns on the part of the children. **Mr Chris YUEN** replied that planters would be placed next to the passageway in order to separate pedestrians from vehicles.
- 3.12 **Mr Angus YICK** enquired about loading capacity of the box culvert for building the play facilities onto it. **Mr Lawrence LEE** responded that measurements had been made to ensure that the box culvert can support facilities and users safely. **Mr Chris YUEN** responded that user capacity would be monitored when the facilities were opened.

Proposed use of the site

- 3.13 **Mr Paul ZIMMERMAN** recognised the goos design of proposed play facilities but commented that it was not suitable to be built at the proposed site. Apart from the reasons of inaccessibility and safety concerns, he considered that there were many playgrounds in nearby private housing estates for use by exact same age group. He recommended revising the use to provide a space for skateboarders. **Dr Vivian WONG** shared his viewpoints. **Mr Chris YUEN** clarified that his team had been careful in differentiating the design of the proposed play space from the existing private playgrounds, citing

features such as trampoline, swings and climbing nets. He was of the view that dedicating the site for extreme sports would limit the targeted age group. **The Chairlady** agreed with the current proposal of the project proponent, which could help public access to play facilities, and this was not something that could be offered by private playgrounds.

Other Comments

- 3.14 **Mr TAM Po-yiu** and **Ms Sam LOK** asked about the smell coming from the culvert and pipes at the waterfront. **Mr Lawrence LEE** explained that the smell resulted from polluted rainwater was minimal and devices were in place to eliminate the odour. The box culvert was a sealed compartment and a thorough evaluation had been carried out to dismiss the smell concerns.
- 3.15 **Sr Francis LAM** and **Mr TAM Po-yiu** enquired how the proposed play space might utilise the scenic location at the harbourfront. **Ms Sam LOK** would also like to know more about the night-time experience of the playground.
- 3.16 **Mr Angus YICK** noted that the planters might draw mosquitoes. He also enquired if there was any plan for the adjacent waste collection point. **Mr Lawrence LEE** clarified that the waste collection facility was run by the Marine Department and was currently under active use.
- 3.17 **Mr Freddie HAI** considered that the design of the proposed play space was too colourful and childish.
- 3.18 **Mr Leo CHU** asked whether the proposal was to be discussed at the District Council. **Mr Lawrence LEE** undertook to contact the District Council and arrange consultation sessions if necessary.

Way forward

- 3.19 **The Chairlady** thanked the project team for their proposal and had taken a step forward to open up their facilities in order to provide more open space for public enjoyment. While acknowledging the project team's efforts, Members' questions on the improvement of connectivity, introduction of educational and sustainable elements to the play facilities as well as provision of barrier-free facilities in order to achieve inclusiveness should be looked into.

Item 4 Any Other Business

A. Pedestrian Link Between Tai Kok Tsui and West Kowloon Cultural District

4.1 **Mr Paul ZIMMERMAN** enquired when a pedestrian link would be established between Tai Kok Tsui and West Kowloon Cultural District (WKCD). **Miss Rosalind CHEUNG** replied that the initial route of a pedestrian pathway had been plotted. Upon agreement with the new tenants of the nearby cargo working sites, a more detailed plan would be prepared. **Mr Paul ZIMMERMAN** hoped that the TD could set back the width of the road to make more room for the pedestrian.

B. Landing Steps at the Southern Tip of the West Kowloon Cultural District

4.2 **Mr Paul ZIMMERMAN** asked whether landing steps were to be constructed at the southern tip of the WKCD. **Mr Clarence YEUNG** responded that the Marine Department considered it not recommendable to adopt landing steps for the location on marine traffic safety grounds, due to the proximity of the tip to a busy ferry pier (i.e. the China Ferry Terminal). **Mr Paul ZIMMERMAN** said that measures could be taken to guarantee safety, such as speed controls on ferries passing by the tip, and a gate could also be provided to bar pedestrians when the steps were not in use. He stressed that the introduction of landing steps at the southern tip was highly desirable because it could substantially shorten the sailing distance to the WKCD from other populated areas, while providing convenient access to the bars and restaurants located at the tip.

C. Waterfront Site at 2220 Hoi Fan Road

4.3 **Mr Paul ZIMMERMAN** wanted to know whether there was consultation with the Harbourfront Commission on the use of the harbourfront site adjacent to 2220 Hoi Fan Road, which had recently granted to the Office for Safeguarding National Security of the Central People's Government in Hong Kong Special Administrative Region. . In particular, would the use of the site affect public access to harbourfront area alongside Hoi Fan Road. **Mr Paul ZIMMERMAN** emphasised that it was the position of the Task Force to build a connected waterfront around the entirety of the Victoria Harbour. He would like to know more details as to whether the proposed use of site would affect the accessibility of the harbourfront for public enjoyment. **Miss Rosalind CHEUNG** suggested to refer to a press release issued

in April 2021 for relevant information.

D. Date of the Next Meeting

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

4.5 There being no other business, the meeting adjourned at 4:33 p.m.

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