

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

Minutes of Fortieth Meeting

Date : 2 September 2021
Time : 1:30 p.m.
Venue : Conference Room, 15/F, North Point Government Offices,
333 Java Road, Hong Kong

Present (in person)

Prof Becky LOO	Chairlady
Mr Vincent NG	Chairman, Harbourfront Commission
Mrs Margaret BROOKE	Representing Business Environment Council
Mr Sam CHOW	Representing the Chartered Institute of Logistics and Transport in Hong Kong
Mr Jacky CHEUNG	Representing Hong Kong Institute of Architects
Mr Joel CHAN	Representing Hong Kong Institute of Urban Design
Ir Ringo YU	Representing Hong Kong Institute of Engineers
Ms Sam LOK	Representing Hong Kong Institute of Planners
Dr CHUNG Shan-shan	Representing The Conservancy Association
Mr Jeff TUNG	Representing Real Estate Developers Association of Hong Kong
Mr Paul ZIMMERMAN	Representing Society for Protection of the Harbour

Present (online)

Ms Iris HOI	Representing Hong Kong Institute of Landscape Architects
Ms Christina LEE	Individual Member
Mr NGAN Man-yu	Individual Member

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)
Ms Phyllis SO	Chief Executive Officer (Planning) 3, Leisure and Cultural Services Department (LCSD)
Ms Katy FUNG	District Planning Officer/Kowloon (Acting), 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 Carlos FUNG	Senior Engineer (Harbour) 1, DEVB
Mr NG Shing-kit	Senior Engineer (Harbour)2, DEVB

Absent with Apologies

Sr Francis LAM	Representing Hong Kong Institute of Surveyors
Dr Vivian WONG	Representing Friends of the Earth (HK) Charity Limited
Ir Janice LAI	Individual Member

For Agenda Item 4

Ms Jessie KWAN	Senior Town Planner/Kowloon 5, PlanD
Mr Peter POON	Senior Engineer/2 (South), CEDD
Mr Oliver LAW	General Manager (Planning & Development), Hong Kong Housing Society (HKHS)
Mr FU Yee-ming	Senior Manager (Planning & Development), HKHS

For Agenda Item 5

Ms Dickie LEE	District Leisure Manager (Tsuen Wan), LCSD
Ms Jackie LEE	Senior Project Manager 330, ArchSD
Ms Vivian LAI	Project Manager 352, ArchSD
Mr Alfred YUEN	Architect, Chows Architects Limited

Welcoming Message

Mr Vincent NG, Chairman of the Harbourfront Commission (HC), welcomed all to the meeting, in particular the following new Members who were appointed on 1 July 2021 and attending the Task Force meeting for the first time-

- (a) Mr Joel CHAN Cho-sing, Representing Hong Kong Institute of Urban Design;
- (b) Mr Sam CHOW Man-sang, Representing the Chartered Institute of Logistics and Transport in Hong Kong;
- (c) Mr Jacky CHEUNG Hoi-fo, Representing Hong Kong Institute of Architects;
- (d) Ir Ringo YU Shek-man, Representing Hong Kong Institution of Engineers;
- (e) Mr Jeff TUNG, Representing the Real Estate Developers Association of Hong Kong; and
- (f) Professor Becky LOO Pui-ying has also been appointed as individual member since 1 July 2021.

He also informed the meeting that -

- (a) Ms Phyllis SO, Chief Executive Officer (Planning) 3 of the Leisure and Cultural Services Department (LCSD), attends on behalf of Mr Homan CHAN, Assistant Director (Leisure Services)1;
- (b) Ms Katy FUNG, District Planning Officer/Kowloon of the Planning Department (PlanD), attends on behalf of Mr Derek TSE, District Planning Officer/ Tsuen Wan & West Kowloon;
- (c) Mr Vincent CHOW, Senior Traffic Engineer of the Transport Department (TD), attends on behalf of Mr Gary WONG, Chief Traffic Engineer /Kowloon; and
- (d) Ms Anny TANG, Senior Manager of the Tourism Commission (TC), attends on behalf of Mr Anson LAI, Assistant Commissioner for Tourism 2.

Item 1 Election of the Task Force Chairman

- 1.1 **Ms Christina LEE** nominated and **Mr Jeff TUNG** as well as **Mr Paul ZIMMERMAN** seconded Prof Becky LOO to be the Chairlady of the Task Force. **Prof Becky LOO** accepted the nomination and officially took over the chairmanship of the meeting.

Item 2 Confirmation of Minutes of the 39th Meeting

- 2.1 **The Chairlady** informed Members that the draft minutes of the 39th meeting were circulated on 27 August 2021. No comment had been received from Members. There being no further amendment, the draft minutes were confirmed at the meeting.

Item 3 Matters Arising

- 3.1 No matters arising were raised at the meeting.

Item 4 Proposed Public Housing Developments at Cha Kwo Ling Village (CKLV) and Ex-Cha Kwo Ling Kaolin Mine Site (Ex-CKLKMS) Phase 2 Development, and Proposed Amendments to the Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan (OZP) No. S/K15/25 (Paper No. TFK/02/2021)

Introduction

- 4.1 **The Chairlady** welcomed representatives of the Planning Department (PlanD), Civil Engineering and Development Department (CEDD) and Hong Kong Housing Society (HKHS) to the meeting and invited Members to declare any conflict of interest.
- 4.2 **Mr Joel CHAN** declared that he was involved in the proposed development of New Campus of Vocational Training Council at Kowloon East (Cha Kwo Ling) which included the waterfront promenade along Cha Kwo Ling. **The Chairlady** decided that Mr CHAN could stay at the meeting but should refrain from giving comments on the project.
- 4.3 Upon **the Chairlady's** invitation, **Ms Angora NGAI** briefed Members on the background of the project as follows:

- (a) Members of the Task Force were briefed on the findings of

the planning review on the Ex-Cha Kwo Ling Kaolin Mine Site (Ex-CKLKMS) on 22 January 2013, including the proposed use of the upper part of the site for medium-density private housing development. Members commented on the monotonous appearance of the buildings and suggested removing one or two buildings while slightly increasing the building height for the remaining blocks to improve the overall visual effect of the proposed development;

- (b) due to the changes in planning circumstances and societal needs, including the acute and continuous demand for public housing and various Government, institution or community (GIC) facilities, and improved local traffic capacity, CEDD has conducted the Design Review to examine the scope to increase development intensity for the Ex-CKLKMS Phase 2 Development for the high-density public housing development; and
- (c) in the 2019 Policy Address, the Government put forward the proposal to resume private land in Cha Kwo Ling Village (CKLV) squatter area for high-density housing development, with a view to expediting the development of the area and rebuilding a new community mainly comprising public housing and GIC facilities. CEDD commenced the Feasibility Study (FS) in May 2019 to investigate the long-term land use of CKLV and the details of site formation and infrastructure works required.
- (d) As the FS and the Design Review were substantially completed, CEDD would like to brief members the results of these study and review, including the development proposals at CKLV Development and Ex-CKLKMS Phase 2 Development. PlanD would brief the proposed OZP amendments with stipulation of appropriate development restrictions for taking forward the development proposals.

Presentation by the Project Proponent

4.4 With the aid of a PowerPoint, **Ms Jessie KWAN** presented to Members the proposal.

Discussion

Proposed Plot Ratios and Building Heights

4.5 **Mr Vincent NG** expressed understanding of public's demand for

housing. Despite the proposed maximum domestic/non-domestic gross floor area (GFA) of 227,250m²/30,300m² (equivalent to plot ratios of 7.5 and 1 respectively) and maximum building heights to the proposed CKLV development were 110mPD fronting the waterfront and 130mPD approaching to inland side which were relatively high to the general standard to harbourfront areas, he considered that the proposed plot ratios and building heights were still acceptable. He appreciated efforts made by the project team to follow the stepped building height profile.

- 4.6 **Ms Iris HOI** had no objection in-principle to the proposed plot ratios. However, she considered that more stringent control should be applied to the maximum building heights to the buildings which might have visual impact to ridgeline as viewed from the harbour.

Facilities

- 4.7 **Mr Jeff TUNG** opined that the proposed location of the standard sub-divisional fire station cum ambulance depot was too close to waterfront and suggested relocating to another area to allow more flexibility to the design of waterfront in future. **Ms Katy FUNG** responded that the proposed standard sub-divisional fire station cum ambulance depot was proposed to be situated above Cha Kwo Ling Tunnel which was under construction. Having considered the loading constraint on Cha Kwo Ling Tunnel which would not be suitable to build high-rise building block and the operational requirements of the station, the proposed location of the station was considered suitable.
- 4.8 **Mr Jacky CHEUNG** enquired for the details of the proposed Joint-user Government Complex such as the works programme and what kind of facilities would be provided. He would like to know if the proposed standard sub-divisional fire station cum ambulance depot could be merged to the proposed Joint-user Government Complex. **Ms Katy FUNG** replied that the building height of the proposed Joint-user Government Complex would be 70mPD, the Ground Floor was a planned for a Public Transport Interchange, with a sports centre, social welfare facilities as well as facilities of the Department of Health, etc., proposed atop. Actual provision would be subject to review in detailed planning and design stage under the "Single Site, Multiple Use" principle.

Connectivity and Accessibility

- 4.9 Noting that the three existing at-grade pedestrian crossings across Cha Kwo Ling Road would be maintained for provision of accesses to the waterfront area, **Ir Ringo YU** enquired if one or two of the three existing at-grade pedestrian crossings can be replaced by footbridges so that residents of the proposed public housing development could access to waterfront easier. He wondered if the road speed would be high for Cha Kwo Ling Road and concerned about road safety to residents when using pedestrian crossings.
- 4.10 **Mr Jeff TUNG** agreed that connectivity should be further improved as the three at-grade pedestrian crossings might not be able to cope the increasing population growth at there. He opined that additional connections were required and suggested providing accesses at podium level of the housing developments, and/ or providing underpass for vehicles so that people could have a direct access on grade walking from hinterlands to waterfront, which could bring vibrancy to waterfront. **Mr Jacky CHEUNG** concurred his views.
- 4.11 **Mr Paul ZIMMERMAN** concerned about the connection and integration between the proposed housing developments and waterfront. He agreed with Members' suggestions of providing additional and different types of pedestrian access such as underpass or deck linking the podium level of the housing developments so that people could have a more direct and easy access to waterfront. **Mr Vincent NG** shared the same views.
- 4.12 In response, **Mr Peter POON** said that according to the recommendations made by the FS, the three existing at-grade pedestrian crossings across Cha Kwo Ling Road, each with 4m-wide would be maintained and could cope with the demand arising from the proposed housing developments. If grade-separated crossings were to be constructed, their visual impacts to the waterfront areas should be carefully considered. Nevertheless, members' comments on the provision of additional and alternative way of pedestrian crossings were heard and would be reviewed in the detailed design stage.
- 4.13 **Mr Sam CHOW** said that the Government had formulated walkability strategies with a view to developing Hong Kong into a walkable city. To this end, he enquired whether there was provision of sufficient pedestrian access to connect between the Ex-CKLKMS Phase 2 Development at uphill and the waterfront. **Mr Peter POON** answered that a pedestrian link was proposed

at the proposed Joint-user Government Complex connecting with the footpath of the proposed access road close to the Ex-CKLKMS Development. Residents of Ex-CKLKMS Development could use the proposed pedestrian link to visit the public waterfront promenade via the existing at-grade pedestrian crossings near the Joint-user Government Complex.

Integrated planning

4.14 **Mr Paul ZIMMERMAN** saw the proposed housing developments as an opportunity to vitalising the waterfront and expected an integrated planning of the proposed housing and waterfront development as a whole to maximise local characteristics. He requested for an overall planning to the whole area including the proposed public housing developments at CKLV, Ex-CKLKMS Phase 2 Development as well as the planned CKL waterfront. **Mr Jeff TUNG** agreed. **Ms Katy FUNG** replied that it would be further reviewed with the planned CKL waterfront in the next stage by relevant bureaux/ departments.

4.15 **Ms Iris HOI** emphasised the importance on the integrated planning of the waterfront from Cha Kwo Ling to Yau Tong. She was of the view that an early planning to re-zone the "Government, Institution or Community" ("G/IC") and the "Other Specified Uses" ("OU") fronting the waterfront between CKL and Yau Tong Bay waterfront to "Open Space" ("O") was necessary. **Mr Vincent NG** agreed and asked PlanD if there was any plan to rezone the said area in order to develop a promenade forming a continuous promenade for public enjoyment. **Ms Katy FUNG** responded that as the said "G/IC" zone was under the approved Kai Tak OZP, it would be amended as appropriate. The said "OU" zone was the ventilation facility of the Eastern Harbour Crossing. It was understood that liaison among relevant parties was underway to see if there was opportunity to open up part of the site for public use.

[Post Meeting Notes: Amendments to the approved Kai Tak OZP to rezone the subject "G/IC" zone to "O" was gazetted on 10.12.2021]

4.16 **Miss Rosalind CHEUNG** supplemented that Cha Kwo Ling Public waterfront promenade was one of the nine key projects under the dedicated \$6.5 Billion funding. The promenade would cover from the waterfront fronting the proposed new VTC campus to the proposed CKLV housing development. For the section fronting along the proposed new VTC campus, the Task Force on Kai Tak Harbourfront Development would be consulted in November 2021. As mentioned by PlanD, the portion which

was zoned "G/IC" would be rezoned to "O" under the proposed amendments to the approved Kai Tak OZP. As for the remaining portion, which was zoned "OU", Harbour Office had been actively communicated with MTR Corporation to explore if set back would be implemented in order to provide a walkway linking to Yau Tong Public waterfront promenade.

Visual Impact and permeability

4.17 **Dr CHUNG Shan-shan** anticipated that the proposed wind corridor might not be enough to achieve its purpose and would like to have information of the major prevailing wind directions.

4.18 **Ms Iris HOI** opined that the proposed wind corridor was relatively narrow which might not achieve good performance with air ventilation. Apart from air ventilation, there was negative visual impact from the high-density developments and it affected permeability as viewed from the harbour. She suggested reducing footprint to allow for a wider wind corridor. **Mr Jeff TUNG** agreed and suggested providing additional wind corridor to improve air ventilation. He also considered that the building height of each housing blocks should be carefully articulated to allow visual permeability.

4.19 In response, **Ms Katy FUNG** said that the major prevailing wind directions were in northeast direction annually and in southwest direction for summer time. The proposed building deposition in CKLV Development was designed to avoid encroaching into the wind corridors and where inevitable, appropriate good design feature (e.g. urban window and building separations) would be incorporated for maintaining the wind corridors. HKHS would review the proposed building deposition in the detailed design stage.

Law Mansion

4.20 **Mr Jeff TUNG** concerned about the notional scheme with housing blocks surrounding the Law Mansion and its possible visual impact as viewed from this graded building. This would affect the whole setting of the Law Mansion such as reducing sunlight exposure.

4.21 **Dr CHUNG Shan-shan** would like to know more details of the preservation programme of Law Mansion, for instance, the programme and the way revitalise the building.

4.22 **Ms Katy FUNG** responded that a 20m-wide public passageway

leading to Cha Kwo Ling Road from the Law Mansion would be reserved for connection to the planned public waterfront promenade via the existing signal controlled pedestrian crossing. To enhance the vibrancy of the public realm, there would be retail uses at ground/podium levels of the building blocks surrounding the Law Mansion as well as the frontages facing the waterfront area. The preservation proposal of Law Mansion would be considered at the detailed design stage, subject to the recommendation of the Heritage Impact Assessments.

Other comments

4.23 **Ms Iris HOI** considered that the existing Cha Kwo Ling Road was well developed with many mature trees to serve as shading. She enquired for the scope to preserve existing trees along Cha Kwo Ling Road and considered it should be preserved all existing trees as far as possible.

Way forward

4.24 **The Chairlady** invited CEDD and HKHS to fine-tune their design, taking into account Members' comments including the improvement of connectivity, the building disposition surrounding Law Mansion, enhancing wind corridor between buildings, provision of additional crossings such as footbridge or underpass and to work out an integrated design of the proposed housing developments and waterfront. As for the interfacing issues with the promenade fronting the proposed new campus of VTC with the public waterfront promenade fronting the proposed housing developments, as it was under the purview of Task Force on Kai Tak Harbourfront Development, the Chairlady suggested co-organising a separate discussion platform for further discussion among members of the two Task Forces.

Item 5 Phase One Development of Improvement of Tsuen Wan Riviera Park and Tsuen Wan Park (Paper No. TFK/03/2021)

Introduction

5.1 **The Chairlady** welcomed representatives of the Leisure and Cultural Services Department (LCSD), Architectural Services Department (ArchSD) and Chows Architects Limited to the meeting and invited Members to declare any conflict of interest.

5.2 **Ms Sam LOK** declared that the company she worked at had

properties at Nina Tower and Nina Mall which were close to Tsuen Wan Riviera Park (TWRP) and Tsuen Wan Park (TWP). **The Chairlady** decided that Ms LOK could stay at the meeting but should refrain from giving comments on the project.

5.3 **Ms Iris HOI** declared that the company she worked for was the landscape consultant of the project but she did not involve in it. **The Chairlady** decided that Ms HOI could stay at the meeting but should refrain from giving comments on the project.

5.4 Upon **the Chairlady's** invitation, **Ms Angora NGAI** briefed Members on the background of the project as follows:

(a) the project is one of the projects under the "Five-Year Plan for Sports and Recreation Facilities" as announced in the Policy Address in 2017;

(b) TWRP and TWP situated in close proximity at the Tsuen Wan waterfront. The site of the Project comprises different areas of the existing TWRP and TWP;

(c) due to potential conflict of the project with the Widening of Tsuen Wan Road project being undertaken by the Highways Department, the project would be implemented by phases; and

(d) the Phase One development would cover the improvement works to the TWRP and would commence upon funding approval from the Legislative Council.

Presentation by the Project Proponent

5.5 With the aid of a PowerPoint, **Ms Phyllis SO, Ms Jackie LEE and Mr Alfred YUEN** presented to Members the proposal.

Discussion

Design

5.6 **Dr CHUNG Shan-shan, Mr Joel CHAN, Mr Jacky CHEUNG, Mr Ringo YU and Mr Jeff TUNG** appreciated the work of LCSD for enhancing the design and facilities for the park and the proposed design was comprehensive and met the changing needs of the community.

5.7 While **Mr Jeff TUNG** agreed that the design was comprehensive, he opined that the design should have integration with the public

waterfront promenade. He suggested that the project team could engage some young architects in designing and introducing different facilities like public furniture or play equipment with a view to bringing different experience to visitors. In addition, he considered that the proposed design of lighting at roof garden was too bright and suggested providing lighting under the benches in order to create a soft night environment for people to enjoy night time there.

5.8 Speaking of the design of the football pitch, **Mr Joel CHAN** considered that the fence at football pitch was too high and suggested using low fences and ball stop at the back of the goal so as to improve permeability to waterfront promenade. **Mr Jeff TUNG** proposed using lighter materials for the covered spectator stand and making a height difference of football pitch slightly lower than the spectator stand with a view to improving permeability. **Mr Paul ZIMMERMAN** agreed and considered that the disposition of the football pitch should be reconsidered as the proposed position of spectator stand would become a barrier between football pitch and waterfront promenade. He suggested opening additional entrance facing waterfront to allow greater permeability. **Ms Jackie LEE** responded that entrance which was facing waterfront would be provided and flimsy fences would be used for the football pitch for improving permeability.

5.9 **The Chairlady** opined that the project team could make reference to the winning entries of the recent public furniture competition organised by the Harbourfront Commission and suitably adopted to the project. She saw from the presentation that Vitoria Harbour logo had incorporated into the visionary concept plan and hoped it would be implemented to the project. **Ms Jackie LEE** replied that they would add the logo of Victoria Harbour at appropriate locations and would make reference to the winning entries of the public furniture competition when fine-tuning the design.

5.10 **Ir Ringo YU** suggested adding distance indicators to facilitate visitors in counting the distance they walked/ran. He also enquired whether if separated paths for cycling and pedestrian were designed to minimise the potential conflict between pedestrian and cyclists. **Ms Dickie LEE** said that the footpath and cycling path were separated and appropriate crossings were provided by CEDD and TD for pedestrians crossing the cycle track.

5.11 **Mr Sam CHOW** enquired about the proportion between soft

ground paving and hard ground paving of the park.

Provision of facilities

5.12 **Mr Joel CHAN** praised the provision of tables and chairs in pavilions for enjoying their meals at waterfront promenade. **The Chairlady** concurred.

5.13 **Dr CHUNG Shan-shan** enquired whether there was extreme climate resilience planning, for instance, if the project team would consider the suitability of the species of tree to be planted prior to tree planting. She asked if environmentally-friendly elements such as solar energy panels and water bottle filling station would be provided. As far as the public hygiene issue was concerned for using the water bottle filling station, she would like to know if there was any plan to encourage people to use this facility. **Mr Paul ZIMMERMAN** agreed and asked when the water bottle filling station would reopen for public use. **Ms Jackie LEE** replied that climate resilience materials would be used to the production of facilities. Environmentally-friendly elements such as solar energy panels would be installed on the pavilions. Water bottle filling station would be provided at Children Play's Area and all along the park as appropriate. The design of the water bottle filling station would be fine-tuned so that people would be encouraged to use the facility.

5.14 **Mr Paul ZIMMERMAN** enquired if the southern part of the TWRP was the turning point of the bicycle track. He also wondered if parking lots have been provided for cyclists. **Ms Jackie LEE** responded that the end of the cycle track was at the southern end of the TWRP. Parking lots for cyclists would be provided there for cyclists use and entrance would be opened for cyclists entering to the TWRP.

Connectivity

5.15 **Mr Jacky CHEUNG** said that the bridge on Tsing Tsuen Road was the existing route linking between Tsing Yi and Tsuen Wan. He saw opportunities to improve accessibility such as installation of lift at Tsuen Wan side so as to encourage people using the bridge crossing the Rambler Channel and enjoying the waterfront promenade at both side of Tsing Yi and Tsuen Wan. **Mr Paul ZIMMERMAN** concurred. **Ms Jackie LEE** said they would liaise with relevant departments and explore its feasibility.

5.16 **Mr Paul ZIMMERMAN** would like to know if any entrance would be opened at the southern end of the TWRP for accessing

the dragon boat facilities. **Ms Dickie LEE** responded that they would liaise with relevant departments and stakeholders for studying the feasibility to open an access linking the dragon boat facilities and the park.

Management

5.17 **The Chairlady** enquired about the opening hours of the roof garden and the management mode of the proposed community garden in the park. **Ms Dickie LEE** responded that the venue management would further assess the design of roof garden and it would be closed before midnight for security concerns. In regards to the management of the community garden, she said that LCSD launched the “Community Garden Programme” to encourage the public to participate in greening activities at community level and adopt greening activities as part of daily life. Under the programme, participants learn how to grow ornamental plants, fruits and vegetables in the garden with the guidance of qualified instructors.

Way forward

5.18 **The Chairlady** thanked LCSD and its project team and advised them to take into account Members’ comments when taking forward the project.

Item 6 Any Other Business

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

6.2 There being no other business, the meeting adjourned at 3:33 p.m.

**Secretariat
Task Force on Harbourfront Developments
in Kowloon, Tsuen Wan and Kwai Tsing
Harbourfront Commission
April 2022**