

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

Minutes of Forty-first Meeting

Date : 28 April 2022
Time : 3:00 p.m.
Venue : Online meeting

Members (attending online)

Prof Becky LOO	Chairlady
Mr Vincent NG	Chairman, Harbourfront Commission
Mrs Margaret BROOKE	Representing Business Environment Council
Dr Vivian WONG	Representing Friends of the Earth (HK) Charity Limited
Mr Joel CHAN	Representing Hong Kong Institute of Urban Design
Mr LEUNG Kong-yui	Representing the Chartered Institute of Logistics and Transport in Hong Kong
Ms Iris HOI	Representing the Hong Kong Institute of Landscape Architects
Mr Anthony CHEUNG	Representing the Hong Kong Institute of Architects
Ir Ringo YU	Representing the Hong Kong Institution of Engineers
Ms Sam LOK	Representing the Hong Kong Institute of Planners
Sr Francis LAM	Representing the Hong Kong Institute of Surveyors
Mr Jeff TUNG	Representing the Real Estate Developers Association of Hong Kong
Mr Paul ZIMMERMAN	Representing Society for Protection of the Harbour
Ir Janice LAI	Individual Member
Ms Christina LEE	Individual Member
Hon NGAN Man-yu	Individual Member

Official Members (attending in person)

Miss Rosalind CHEUNG	Commissioner for Harbourfront, Development Bureau (DEVB)
Mr Derek TSE	District Planning Officer/Tsuen Wan & West Kowloon (Atg.), Planning Department (PlanD)
Mr William LEUNG	Secretary

Official Members (attending online)

Ms Anny TANG	Senior Manager (Tourism) 21, Tourism Commission (TC)
Mr Horman CHAN	Assistant Director (Leisure Services)1, Leisure and Cultural Services Department (LCSD)
Mr Vincent CHOW	Senior Engineer/Kowloon District Central, Transport Department (TD)

Mr Clarence YEUNG Chief Engineer/South 1, Civil Engineering and Development Department (CEDD)

In Attendance

Mr Carlos FUNG Senior Engineer (Harbour) 1, DEVB
Mr NG Shing-kit Senior Engineer (Harbour) 2, DEVB
Miss Novella MAN Landscape Architect (Harbour), DEVB

Absent with Apologies

Dr CHUNG Shan-shan Representing the Conservancy Association

For Agenda Item 3

Mr Timothy MAK Project Proponent (SHK)
Mr K L PO Project Proponent (SHK)
Ms Wendy LEE Project Proponent (SHK)
Mr Leo WONG Project Proponent (SHK)
Mr Paul TSE Landscape Designer (NOW)
Ms Evelyn TING Landscape Designer (NOW)
Ms Pauline LAM Town Planner (KTA)
Mr David FOK Town Planner (KTA)
Mr Billy KO Marine Engineer (AECOM)
Mr Arthur NG Marine Engineer (AECOM)
Mr Jacky FONG Project Architect (P&T)

For Agenda Item 4

Mr John YEUNG Sky Asia Properties Ltd.
Mr Thomas LAU Sky Asia Properties Ltd.
Mr Billy WONG Sky Asia Properties Ltd.
Ms Connie WONG WT (Project Architect)
Ms Alison LEE ADI (Project Landscape Architect)
Ms Kam LEUNG ADI (Project Landscape Architect)
Mr King LIU ADI (Project Landscape Architect)
Mr Dickson HUI LD (Project Planner)
Mr Man HO LD (Project Planner)

Welcoming Message

The Chairlady welcomed all to the 41st meeting of the Task on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing (KTF) and informed that the meeting is held online in light of the COVID-19 pandemic.

She also informed the meeting that -

- (a) Mr William LEUNG has taken over the post of Assistant Secretary of the Harbour Office from Ms Angora NGAI and serve as the Secretary of the Task Force; and
- (b) Mr Vincent CHOW, Senior Traffic Engineer of the Transport Department (TD), attends on behalf of Mr Gary WONG, Chief Traffic Engineer /Kowloon; and
- (c) Ms Anny TANG, Senior Manager of the Tourism Commission (TC), attends on behalf of Ms Elsa HUNG, Assistant Commissioner for Tourism (2).

Item 2 Confirmation of Minutes of the 40th Meeting

- 2.1 **The Chairlady** informed Members that the draft minutes of the 40th meeting were circulated on 21 February 2022. 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 Waterfront Promenade Adjoining Approved Comprehensive Hotel Development at New Kowloon Inland Lot (NKIL) No. 6550 at Lai Ying Street, Cheung Sha Wan, Kowloon (Paper No. TFK/02/2022)

Introduction

- 4.1 **The Chairlady** welcomed representatives of the project proponent to the meeting, and invited Members to declare any conflict of interest. **Mr Joel CHAN** declared that he was the Director of P&T Architects and Engineers Limited, which was

one of the proponents. **The Chairlady** decided that Mr CHAN could remain at the meeting but shall not participate in or make comments on the project concerned.

4.2 Upon **the Chairlady's** invitation, **Mr William LEUNG** briefed Members on the background of the project as follows:

- (a) The concerned sites were located in Cheung Sha Wan originally reserved for phase 2 development of the Cheung Sha Wan Wholesale Food Market. The area was rezoned in 2013 and included, amongst others, two waterfront sites zoned "Comprehensive Development Area" ("CDA") and "CDA(2)" which were intended for comprehensive development for residential and/or commercial uses and a planned waterfront promenade at Cheung Sha Wan Waterfront with a length of 380m zoned "Open Space" ("O") fronting the "CDA" and "CDA(2)" sites.
- (b) The developer of NKIL 6550 shall be responsible for the design, construction, management and maintenance of the respective section of waterfront promenade including a disused pier fronting the "CDA(2)" site as required under the lease.
- (c) The KTF was consulted in October 2018 on the planning application for proposed comprehensive hotel development at "CDA(2)" site including the design of the respective section of waterfront promenade and disused pier. Members raised no objection and expressed their support in-principle. Members in the meeting suggested various ways to better utilise the pier. The developer would conduct a feasibility study on the refurbishment works of the disused pier to explore the provision of public facilities, for instance, public landing steps to improve the water-land interface for the purpose of active use of the pier.
- (d) The TPB granted the planning permission for hotel development in February 2019 with conditions requiring the submission of a revised Landscape Master Plan and a feasibility study on the refurbishment works of the disused pier. The feasibility study concluded that it was technically feasible to modify two small parts of the existing pier into landing steps which allow berthing and mooring of vessels of not more than 35m long.
- (e) Given that the proposed landing steps were considered as 'Pier' use which was a column 2 use within "O" zone on the

South West Kowloon Outline Zoning Plan, the developer of NKIL 6650 submitted a Section 16 application for proposed landing steps to the TPB on 19 January 2022. According to the lease requirement and planning requirement, the hotel developer shall design, construct, manage and maintain the respective section of waterfront promenade including the landing steps for public enjoyment 24 hours a day.

- (f) In addition, the applicant also proposed modification works to the existing 25m Pedestrian Walkway connecting the MTR Nam Cheong Station, the hotel development, and the respective section of waterfront promenade and pier, including modifying the level difference and extending the sheltered passage with the existing 25m Pedestrian Walkway.

Presentation by the Project Proponent

- 4.3 With the aid of a PowerPoint, **Mr David FOK** from KTA presented to Members the proposal.

Discussion

25m Pedestrian Walkway

- 4.4 **Ms Iris HOI** noted that the 2.5m wide pedestrian walkway within the hotel development was well decorated with a continuous green wall. She remarked that the survival rate and the maintenance of the plants should be considered in advance, given that the access was rather narrow. She wondered if there would be sufficient sunlight for the green wall. Besides, in the evening or at night, the walkway might be quite dark in view of its length and narrowness. She suggested that special lighting should be adopted for the safety of pedestrians.
- 4.5 **Ir Ringo YU** expressed concern about the zigzag design of the walkway. He considered that the walkway should be straightened to provide a smoother path for joggers.
- 4.6 **Mr Vincent NG** opined that the planning submission included the landing steps only. The 25m pedestrian walkway was not within the private lot. The developer would be required to take the responsibility of the management and maintenance of it, after obtaining the support from the Harbourfront Commission.

- 4.7 **The Chairlady** enquired if the 25m walkway was permitted to be covered. **Mr Vincent CHOW** replied that TD would provide comments and followed up with relevant departments upon receipt of the detailed design of the proposed walkway from the proponent.

Disused Pier

- 4.8 **Ms Sam LOK** and **Mr Paul ZIMMERMAN** enquired about the opening hours of the disused pier and whether the public would be able to access the pier beyond its opening hours. **Mr LEUNG Kong-yui** suggested that the disused pier should be open round the clock.
- 4.9 **Miss Rosalind CHEUNG** supplemented that the open space including the promenade and disused pier would be open 24-hour daily for public access as per lease and planning requirements.
- 4.10 **Mr LEUNG Kong-yui** suggested that the disused pier could adopt fence-free-stepped-down water edge design which would bring the public closer to the waterbody. For safety reasons, lighting could be provided.
- 4.11 **Ir Ringo YU** considered that given the disused pier was an old pier, it might not be strong enough to support the construction of the designed rain shelters and sun shelters. Besides, he suggested that the developer should take note that the area was windy.
- 4.12 **Mr Anthony CHEUNG** also expressed concern over the design of the disused pier. There would be some limitations which made it difficult to hold exhibitions at the disused pier. The proponent should provide suggestions for possible events to be organised in future.

Facilities of Open Space

- 4.13 **Mr LEUNG Kong-yui** stressed that the suitability of the facilities was more important than the quantity of facilities as learnt from the experience in various promenades. He suggested that more open space should be reserved as "blank-leaving" to allow for flexibilities. He also said that the proponent could revisit whether real or artificial turf should be used for children play area, having regard the turf management. He recommended the provision of a pavilion to serve as a shelter as well as noise-barrier. Besides, more tables

and outdoor dining space should be provided so that people could bring takeaway and eat conveniently there.

- 4.14 **Ms Iris HOI** opined that the undulating landscape with tunnels for children to go through looked interesting, however, it was too small in scale. She suggested the proponent to examine the size of the play facilities.
- 4.15 **Ms Iris HOI** added that more shading in form of shelters should be provided as well as more diverse species of trees. **Mr Anthony CHEUNG** concurred with her view and remarked that there were only 14 trees according to the plan. **Mr Jacky FONG** responded that additional trees would be planted, and trees would be planted near the seating area to provide natural shading for the users.
- 4.16 **Mr Paul ZIMMERMAN** raised concerned about the dining space provided in this hotel development. He suggested the proponent to provide a designated area for public seating so that the public could enjoy their own food and beverages. He also enquired the types of food and drinks to be provided at the site. **Mr David FOK** and **Mr Jacky FONG** replied that the long bench with chairs on the stepped terrace outside the hotel were designed for public use where people could enjoy their own food and beverages while enjoying the view. The proposed furniture was fixed furniture which could not be relocated.

Landing Steps

- 4.17 **Mr Vincent NG** was delighted that the proponent had adopted landing steps in their proposal which enhanced the vibrancy of the harbour. He opined that the landing steps should be open round the clock. **Mr Paul ZIMMERMAN** echoed his views. **Mr David FOK** responded that they would re-consider the opening hours of the landing steps.

Accessibility and Connectivity

- 4.18 **Ms Iris HOI** opined that the design should consider the access for wheelchair users, especially the steps, so that they could enjoy the different design elements. **Ms Sam LOK** shared with her view and added that the proponent should cater for the needs of users with strollers. **Mr Jacky FONG** responded that the design of the 25m walkway had integrated a ramp for wheelchair users and pedestrians with strollers. A gradient of more than 1 to 21 would be used to provide a seamless

transition.

- 4.19 **Mr Vincent NG** supported the project in-principle with connectivity being emphasised throughout the design. Retail and dining facilities were provided at the site and the diverse elements of the design could bring vibrancy to the harbourfront areas. **The Chairlady** agreed that the connectivity of the project was one of the project highlights.

Future Management

- 4.20 **Ms Sam LOK** enquired if there was any restriction on the activities allowed at the venue and if it would be pet-friendly. **Mr David FOK** replied that the proposed promenade would be managed by the developer. Consideration would be given to allow pets in the open space as well as the promenade.

Other Comments

- 4.21 **The Chairlady** asked if there was any commercial element in the public open space outside the hotel complex. **Mr David FOK** replied that there was no commercial element along the 25m pedestrian walkway. The G/F, 1/F and 2/F of the hotel were planned to be full of restaurants and outlets where members of the public could purchase food and drinks and enjoyed them on the proposed benches and sitting area.

Way Forward

- 4.22 **The Chairlady** concluded that Members were supportive to the proposed design including the ramp for barrier free access. In addition, the Task Force recommended the proponent to provide 24-hour landing steps, offer more facilities for outdoor dining and provide more space for bringing various activities to the harbourfront. She requested the proponent to take into account Members' comments when carrying forward the project to better cater for the public need.

[Post Meeting Notes: The applicant submitted Further Information to TPB to extend the opening hours of the landing steps to 24-hour. The application, as revised, was approved by the TPB on 29 July 2022.]

- Item 5 Updated Design of Waterfront Promenade and Public Open Space at New Kowloon Inland Lot (NKIL) No. 6549, Off Hing Wah Street West, Cheung Sha Wan, Kowloon (Paper No. TFK/01/2022)**

Introduction

- 5.1 **The Chairlady** welcomed representatives of the project proponent to the meeting, and invited Members to declare any conflict of interest, if any.
- 5.2 Upon **the Chairlady's** invitation, **Mr William LEUNG** briefed Members on the background of the project as follows:
- (a) The KTF was consulted in May 2018 on the planning application for comprehensive residential development at the "CDA" site including the design of the respective section of waterfront promenade. Members of the Task Force indicated in-principle support to the proposed development and provided some comments requesting for a coherent and integrated design of the two sections of waterfront promenade implemented by respective developers.
 - (b) In response to the comments received at the meeting in May 2018, the developer had made some modifications to the design of the waterfront promenade. Also, the developer liaised with the proponent of item 4 (NKIL 6550) so as to incorporate a coherent design between the two sections of waterfront promenade. It was noted that the management and maintenance responsibility of the waterfront promenade fronting "CDA" site would be taken up by the LCSD.

Presentation by the Project Proponent

- 5.3 With the aid of a PowerPoint, **Ms Alison LEE** presented to Members the proposal.

Discussion

Provision of Shading

- 5.4 **Mr Vincent NG** stressed the importance of provision of ample shading areas and open space for the public. In particular, the proponent should be more careful in their choice of plants so as to maximize the visual permeability and openness of the waterfront. He expressed concern that people would not be able to sit under the trees as the base of the trees was surrounded by shrub and flowers. **The Chairlady** shared his vision and added that some trees should be planted along the waterfront and also other appropriate areas so that they could be scattered for more people to enjoy the place under the shade

of trees.

- 5.5 **Ms Alison LEE** replied that in the Public Open Space, tree planting within Drainage Reserve was omitted owing to the long-term management and maintenance concern, such that all proposed tree plantings were beyond the working zones for maintenance. Nevertheless, there were trees along the promenade. The proposal would also incorporate the recommendation of planting tall canopy trees to provide natural shading for the public.
- 5.6 **The Chairlady** enquired if the plan could still be modified to accommodate more planting along the promenade. **Mr Horman CHAN** replied that LCSD was open to the idea of planting more trees. The size of the proposed tree planting area was a limiting factor and proper distance between trees should be maintained. LCSD would continue to discuss with the developer on the selection of suitable trees species to be planted in the area.

Provision of Facilities

- 5.7 **Mr Paul ZIMMERMAN** raised concern about the limited facilities provided at the public space. He opined that the site was nicely decorated but it was not well equipped. He enquired if there was any plan for providing additional facilities for different users. **Mr Horman CHAN** replied that the promenade was only 280m. The current design mostly focused on providing passive amenities so there was no fitness corner nor fitness facilities. The lawn, such as the one in Jordan Valley, was very popular and allowed people to do various activities. Besides, the proposal had included a plaza of moderate size where users could practice Tai Chi or yoga. If deemed necessary, additional equipment could be provided in future.

Future Management

- 5.8 **The Chairlady** enquired if the site would be managed by LCSD or the proponent upon its commission. **Ms Alison LEE** replied that LCSD would be responsible for the management and maintenance of the site upon its completion. The proponent had been liaising with LCSD on the issues concerned.

Way Forward

- 5.9 **The Chairlady** thanked the proponent for updating the Task Force of their detailed design. She requested the project team and LCSD to take into account Members' comments when taking forward the project. In particular, more trees should be planted in the central area of the promenade and they should ensure that people could make use of the shade under the trees.

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 5:15 p.m.

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