

Harbourfront Commission

For discussion
on 17 May 2011

HC/09/2011

Progress Report from Task Force on Kai Tak Harbourfront Development

REPORTING PERIOD

This progress report covers the period from March to May 2011.

MEETING(S) HELD AND THE MAJOR OUTCOME, FINDINGS AND RECOMMENDATIONS

Fourth Meeting - 31 March 2011

2. The Task Force discussed the following items -

(a) Programme of Kai Tak projects

- In response to Members' comments made at the last Task Force meeting, CEDD tabled an updated programme chart showing the planning and design timeframe of key projects in Kai Tak.
- Among the projects under planning, Members expressed concern over the design of the paediatric hospital, the impact of the heliport at the tip of the runway on the adjoining the Runway Park, as well as the Environmentally Friendly Linkage Transport (EFLS) under study. CEDD would present the study findings on the EFLS to the Task Force in due course.

(b) First phase of Runway Park at Kai Tak

- In response to Members' comments, LCSD and ArchSD had revised the development scheme to enlarge the lawn area to be developed under the first phase as well as simplify the design to reduce abortive works and leave greater flexibility for second phase development.
- On the revised scheme, Members expressed concern over the extended construction period and considered that there was a lack of progress in formulating the design. ArchSD indicated that it would further consult the Task Force on more detailed designs at the next meeting.
- Regarding the weather station at the tip of the runway, the Hong Kong Observatory (HKO) outlined justifications for its location. It informed the meeting that the station's exterior design could be amended for better integration with the Runway Park and that consideration would be given to opening it to the public for educational purpose. Members noted HKO's position. Concern over the impact of the nearby heliport on the Runway Park was also raised.

(c) Stage 2 Public Engagement on the Preservation of Lung Tsun Stone Bridge

- CEDD briefed Members on the mainstream views collected during Stage 1 Public Engagement. The Stage 2 exercise started in January 2011 and the proposal of a 25m-wide preservation corridor with appropriate pedestrian linkage to Kowloon Walled City Park was put forward for discussion.

- Members noted the general support by the public for the preservation corridor and a subway connection in lieu of a previously proposed elevated walkway across Prince Edward Road East. The urban design of the preservation corridor and adjoining sites was a matter of interest, and would be developed further.

(d) Residential Development at 1-5 Kai Hing Road, Kai Tak South

- The project proponent Hong Tai Yuen Limited and their consultants presented the discussion paper on the redevelopment scheme. The scheme was approved by the Town Planning Board (TPB) in September 2010. Having consulted the Task Force on an amended scheme in November 2010, the project proponent made further amendments and sought the Task Force's views at the meeting.
- Members appreciated the proponent's initiative in returning to the Task Force to present the further amended scheme, and opined that there were improvements on aspects such as air ventilation and visual permeability. There was no objection from the Task Force to the scheme. The Secretariat had conveyed Members' conclusion to TPB for consideration.

(e) Residential Development at 7 Kai Hing Road, Kai Tak South

- The project proponent Kerry D.G. Warehouse (Kowloon Bay) Limited and their consultants presented the discussion paper on the redevelopment scheme prior to the submission of a Section 16 planning application to TPB. Members expressed concerns over building

disposition, visual permeability and adequacy of air ventilation corridors.

- The Task Force concluded that it would not be able to give in-principle support to the application at the meeting, and invited the proponent to refine the preliminary design in the light of Members' comments.

(f) Voices and Appeals from South Tokwawan Area near Kai Tak

- The South Tokwawan Concern Group (the Group) made a presentation on the environmental impacts of activities related to developments at Kai Tak on the residents it represented. While a variety of issues had been raised, the meeting agreed to focus on discussing the concrete batching plant and the sand depot within the Kai Tak site.
- CEDD and the Lands Department considered that the two facilities were serving useful purposes in support of the developments at Kai Tak. The Environmental Protection Department outlined mitigation measures already in place and informed the meeting that monitoring of air quality at the Kai Tak site and its vicinity was in place, and no exceedance of air quality objectives had been observed to date.
- The meeting noted the Group's concerns. The Administration would also produce a paper on the use of the Kai Tak site as works areas for different government projects/ short-term tenancies.

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Secretariat

Task Force on Kai Tak Harbourfront Development

May 2011