

Task Force on Kai Tak Harbourfront Development (KTTF)

Minutes of Forty-eighth Meeting

Date : 14 March 2024 (Thursday)
Time : 2:30 p.m.
Venue : Room 1303, 13/F, Wing On Kowloon Centre, 345 Nathan Road,
Kowloon

Present

Mr Vincent NG	Chairman, Task Force on Kai Tak Harbourfront Development (also Chairman, Harbourfront Commission)
Mr Simon NG	Representing Business Environment Council Limited
Mr Chiky WONG	Representing Friends of the Earth (HK) Charity Limited
Mr Joel CHAN	Representing Hong Kong Institute of Urban Design
Mr Winston CHU	Representing Society for Protection of the Harbour
Prof Ir Sam CHOW	Representing The Chartered Institute of Logistics and Transport in Hong Kong
Mr Ken SO	Representing The Conservancy Association
Ms Corrin CHAN	Representing The Hong Kong Institute of Architects
Miss Theresa YEUNG	Representing The Hong Kong Institute of Planners
Sr Terence WAI	Representing The Hong Kong Institute of Surveyors
Ir Ringo YU	Representing The Hong Kong Institution of Engineers
Mr Jeff TUNG	Representing The Real Estate Developers Association of Hong Kong
Mr Ivan HO	Individual Member Chairman, Task Force on Harbourfront Developments on Hong Kong Island
Ms Sunnie LAU	Individual Member

Official Members

Mr Gary POON	Deputy Secretary (Planning and Lands)1, Development Bureau (DEVB)
Mr Johnny CHAN	Principal Assistant Secretary (Works) 2, DEVB
Ms Carrie TENG	Senior Manager (Tourism) 41, Tourism Commission (TC)
Mr Horace HONG	Chief Traffic Engineer/Hong Kong, Transport Department (TD)
Mr Stephen LO	Chief Engineer/E5, Civil Engineering and Development Department (CEDD)
Ms May CHEUNG	Chief Leisure Manager (Kowloon), Leisure and Cultural Services Department (LCSD)
Ms Vivian LAI	District Planning Officer/Kowloon, Planning Department (PlanD)
Miss Stella WONG	Secretary

In Attendance

Ms Leonie LEE	Commissioner for Harbourfront, DEVB
Mr NG Shing-kit	Senior Engineer (Harbour)2, DEVB
Ms Phoebe WU	Engineer (Harbour), DEVB
Mr LEUNG Kong-yui	Chairman, Task Force on Water-land Interface and Harbourfront Activation

Absent with Apologies

Dr Lawrence LI	Individual Member
Mr Wilson OR	Individual Member
Ms Angela SO	Individual Member

For Item 4

Mr Kasper NG	Principal Assistant Secretary (Further Education), Education Bureau (EDB)
Mr Jacky LAM	Assistant Secretary (Further Education) ² , EDB
Ms Michelle LAM	Senior Executive Officer (Further Education) ³ , EDB
Mr Bon LAW	Deputy District Leisure Manager (Kwun Tong) 1, Leisure and Cultural Services Department (LCSD)
Mr Simon YEUNG	Senior Executive Officer (Planning) 31, LCSD
Miss Judy LAU	Executive Officer (Planning) 31A, LCSD
Dr Eric LIU	Deputy Executive Director, Vocational Training Council (VTC)
Mr Philip SHUM	Director, Estates and Campus Development Office, VTC
Mr Patrick YUNG	Director, Arup
Mr Thomas LEE	Associate Director, Arup
Mr Joel CHAN	Group Director, P&T Group
Mr Plato TSO	Group Director, P&T Group

For Item 5

Mr YUEN See-king	Senior Health Inspector (Cleansing & Pest Control) Kowloon City 2, Food and Environmental Hygiene Department (FEHD)
Ms Shina CHUNG	Senior Project Manager 320, Architectural Services Department (ArchSD)
Ms Ellie LEUNG	Project Manager 313, ArchSD
Mr Stephen KU	Director, Chau Ku & Leung Architects & Engineers Ltd

As this was the first meeting of the Task Force on Kai Tak Harbourfront Development (KTTF) in the new term commenced on 1 July 2023, **Mr Vincent NG** informed the meeting that he would chair the meeting in the capacity of HC Chairman before the election of the new Task Force Chairperson. He welcomed all to the meeting, in particular, the following newly appointed Members –

- (a) **Mr Simon NG**, representing Business Environment Council Limited ;
- (b) **Mr Chiky WONG**, representing Hong Kong Institute of Urban Design ;
- (c) **Mr Ken SO**, representing the Conservancy Association ;
- (d) **Miss Theresa YEUNG**, representing the Hong Kong Institute of Planners ;
- (e) **Sr Terence WAI**, representing the Hong Kong Institute of Surveyors.

The Secretary informed the meeting that the following official members attended the meeting –

- (a) **Mr Gary POON**, Deputy Secretary (Planning and Lands) 1 of Development Bureau (DEVB) ;
- (b) **Mr Johnny CHAN**, Principal Assistant Secretary (Works) 2 of DEVB, attends on behalf of Mr Roger WONG, JP, Deputy Secretary for Development (Works) 2 ;
- (c) **Ms Carrie TENG**, Senior Manager (Tourism) 41 of Tourism Commission (TC), attends on behalf of Mr Henry LAI, Assistant Commissioner for Tourism 4 ;

- (d) **Mr Horace HONG**, Chief Traffic Engineer/Hong Kong of Transport Department (TD), attends on behalf of Mr CHOW Bing-kay, Assistant Commissioner/Urban ;
- (e) **Mr Stephen LO**, Chief Engineer/E5 of Civil Engineering and Development Department (CEDD), attends on behalf of Mr Michael LEUNG, Project Manager (E) ; and
- (f) **Ms May CHEUNG**, Chief Leisure Manager (Kowloon) of Leisure and Cultural Services Department (LCSD), attends on behalf of Mr Henry WONG, Assistant Director (Leisure Services) 1.

Item 1 Election of the Task Force Chairperson

1.1 The **HC Chairman** invited nominations from Members for the chairmanship of the Task Force. **Mr Ivan HO** nominated Mr Vincent NG and **Mr Jeff TUNG** seconded the nomination. **Mr Vincent NG** accepted the nomination. The nomination was supported by a majority of Members present at the meeting. **Mr Vincent NG** was elected as the Chairman of the Task Force and took over the chairmanship for the rest of the meeting.

Item 2 Confirmation of Minutes of the 47th Meeting

2.1 **The Chairman** informed Members that the draft minutes of the 47th KTTF meeting were first circulated to them on 12 January 2024. The finalised minutes, with Members' comments incorporated, were further circulated to them on 12 March 2024.

2.2 With no further amendments proposed at the meeting, the minutes of the 47th meeting were taken as confirmed.

Item 3 Matters Arising

3.1 **Mr Ivan HO** enquired if CEDD would consult the Task Force on the Smart and Green Mass Transit System (SGMTS) in Kai Tak, which has been discussed extensively in the media recently.

3.2 **Mr Stephen LO** responded that CEDD would present the SGMTS proposal for discussion at the 2nd meeting of the Traffic and Transport Committee of Kowloon City District Council on 14 March 2024. CEDD would also consult the Task Force.

3.3 **The Chairman** added that the proposed SGMTS will be located at the former airport apron and runway and fall within the harbourfront area under the purview of the Task Force, and in light of the public attention it had received, he invited the CEDD to update Members on its development progress at an upcoming KTTF meeting and to seek Members' views on the proposal.

Item 4 Development of New Campus of Vocational Training Council at Kowloon East (Cha Kwo Ling) - Main Works (TFKT/01/2024)

Briefing by the Proponent

4.1 **The Chairman** informed Members that the Education Bureau (EDB) and the Vocational Training Council (VTC) submitted a proposal (TFKT/01/2024) on the detailed design of the main works for the Development of New Campus of Vocational Training Council at Kowloon East (Cha Kwo Ling) (the Project).

4.2 Upon the Chairman's invitation, **Miss Stella WONG** briefed Members on the background of the item. In pursuance of the policy announced in the 2014 Policy Address to provide quality and diversified education pathways with multiple entry and exit points for young people with different aspirations and abilities through vocational and professional education and training (VPET), the Government and the VTC have been taking forward the Project to develop a new VTC campus in Cha Kwo Ling, providing state-of-the-art facilities pivotal to enhance the image and quality of VPET and meeting the needs of the VTC and VPET students.

4.3 The Project would be carried out in 2 phases, namely the pre-construction works and the main works. Further to the previous KTTF consultation on the proposal of pre-construction works in November 2021 and June 2023, EDB and VTC would consult the Task Force on the design proposal of the main works, including the new campus of VTC, the 1-hectare (Ha) public open space (POS) and the approximately 4.5 Ha POS of harbourfront promenade. According to EDB and VTC, subject to the funding approval, the construction was targeted to commence in 2025 with a view to completing the harbourfront promenade in phases starting from 2028 and the main construction works by the end of 2030.

4.4 **Prof Ir Sam CHOW** and **Miss Theresa YEUNG** declared that they worked at Arup, which was one of the consultancy firms involved in this Project. **Mr Joel CHAN** declared that he would be the presenter from the P&T group for the Project. **The Chairman** decided that both **Prof Ir Sam CHOW** and **Miss Theresa YEUNG** could stay at the meeting while **Mr Joel CHAN** was conducting the presentation. However, all of them should refrain from giving comments on the project to avoid any perceived conflict of interest.

4.5 With the aid of a PowerPoint presentation, **Mr Joel CHAN** briefed Members on the proposed design of the Project.

Discussion

Accessibility and Connectivity

4.6 **Ms Corrin CHAN, Mr Winston CHU and Mr Jeff TUNG** raised concerns regarding the connectivity of the waterfront and the site under this Project and hoped the project team could provide more detailed information in this regard. **Mr Ivan HO** enquired if the public could access the waterfront via the VTC campus round the clock or only at a specific time. **Mr Winston CHU** suggested that the project team considered adding landing steps to cope with the future development of water transportation, such as water-taxi, to enhance accessibility. **Mr Ivan HO, Mr Ken SO and Mr Jeff TUNG** concurred and stressed the importance of enhancing water-land interface. **Mr Chiky WONG** proposed adding some signage to direct the public to visit the surroundings of the Cha Kwo Ling village, such as the Tin Hau Temple.

4.7 Regarding public access to the waterfront via the VTC campus, **Dr Eric LIU** responded that VTC would prioritise the needs of its students during school hours. However, subject to operational needs, VTC would facilitate public access during non-school hours, in particular, when there would be special activities and collaboration with outside parties, which would often involve public participation. Concerning the enhancement of water-land interface, **Mr Joel CHAN** responded that the project team would consider Members' comments when taking forward the Project.

4.8 **The Chairman** supplemented that the project team should ensure visual and physical permeability and enhance accessibility when

moving forward with the Project as per the Harbour Planning Guidelines and Principle.

Facilities enhancing sustainability and public enjoyment

4.9 **Mr Ringo YU** enquired if the material used for the facilities along the waterfront could withstand extreme weather and if any environmentally-friendly facilities, like solar panels, would be used. **Mr Chiky WONG** also suggested using solar panels and wind turbines to generate clean energy and enhance sustainability.

4.10 **Mr Ivan HO** considered that the proposed seating furniture, with two seats and a tiny table in between, could be better designed. He proposed having larger standalone tables with sufficient chairs surrounding them to accommodate social gatherings and enhance public enjoyment.

4.11 Regarding the adoption of environmentally-friendly design, **Mr Joel CHAN** shared that the project team was working on several initiatives, including the installation of solar panels at the shelter. He also mentioned that the pre-construction sites had provisions for some of these elements. The table design, as suggested by **Mr Ivan HO**, would also be carefully considered.

Greening

4.12 **Ms Corrin CHAN** acknowledged the difficulty of balancing the need for sufficient public space and more greenery. However, she opined that the proposed landscape decks should include more greenery, and suggested that the project team could make reference to the multi-level greenery design of highway decks in South Korea.

4.13 **Mr Ivan HO** appreciated the attractive design with various species of plants on landscape decks, and enquired whether the plantation would be completed when the site opened. He also opined that achieving a 40% greening ratio for a project would be challenging, and a balance between environmental protection and public enjoyment should be carefully struck. He was of the view that instead of strictly following the greening ratio, it was more important to utilise the site in a way that sufficient public space could be provided to ensure overall public enjoyment.

4.14 **Mr Chiky WONG** shared the challenge in meeting greenery requirement while providing more space for public usage. In light of this, he suggested that the project team utilise the 11 trellises in the design for growing more climbing plants. This approach might increase greenery without sacrificing public space.

4.15 **Mr Joel CHAN** explained that the site's design, which must cater to various functions and activities, and the presence of areas with specific uses, such as the GreenWay Network and the Skatepark, pose challenges in meeting the 40% and 35% greening ratio for Promenade and 1 Ha POS respectively. He hoped Members would understand these constraints and support some adjustments on the ratio.

4.16 **Ms Vivian LAI** clarified that only Site 3 of the Project, following the standard set for Kai Tak Development, had a greening ratio of 40%, while the greening ratio for Sites 2 and 4, following the District Open Space standard, was 30%. She explained that a higher greening ratio was set for Kai Tak Development in response to the recent climate change caused by global warming to provide a more comfortable environment for the public. She hoped the project team could take note of the rationale while bringing

forward the Project. She supplemented that there was an established mechanism to adjust the greening ratio requirement for justified projects.

4.17 **The Chairman** noted that a number of project teams found it challenging to comply with the greening ratio in recent years and acknowledged that GreenWay Network in Kai Tak, which took up a considerable area, might have made the compliance more challenging. He suggested that relevant authority consider reviewing the greening ratio to allow more design flexibility to accommodate more ad-hoc activities and enhance vibrancy. As one of the largest projects in the district, the subject Project may be a good starting point for the relevant authority to review the practice.

Culture Revitalisation and Preservation

4.18 **Ms Corrin CHAN** suggested that apart from using stones originating from Cha Kwo Ling village for landscaping as proposed, the project team may consider rebuilding structures in Cha Kwo Ling village that were of historical value at the site, such as stone houses, to strengthen the cultural connection between the site and its neighbouring area. Other than hardware, she also suggested encouraging activities related to the traditional culture and history of Cha Kwo Ling, such as the celebration of the Tin Hau Festival and the Kylin Dance, at the site to preserve and revitalise the unique culture of the village. **Mr Chiky WONG** and **Ms Sunnie LAU** concurred. **The Chairman** pointed out that a responsive project design that echoes the historical and cultural elements of Cha Kwo Ling Village would be conducive to creating a unique identity for the harbourfront site. However, it might be unfair to expect the project proponent to preserve the village's traditional culture, history and structures, as the village is located at the site for Public Housing

Developments by the Hong Kong Housing Society, which is beyond the scope of this Project.

4.19 **Mr Chiky WONG** enquired if the historic dragon boat (i.e. “Hop Yee Lung”) was to be placed outdoors and suggested the project team consider placing it under a shelter for better preservation. **Ms Sunnie LAU** suggested that the project team may reserve some space to hold traditional cultural events.

4.20 **Mr Joel CHAN** responded that the project team would work with different stakeholders to incorporate Cha Kwo Ling village’s unique features and its surroundings into the design. For the display of the historic dragon boat, the project team would seek advice from relevant bureaux/departments regarding its ownership and explore placing it at appropriate locations, such as at the eastern portion of the harbourfront promenade. If relevant bureaux/departments decide to place the historic dragon boat at Tin Hau Temple, it would be outside the scope of the Project.

Other comments

4.21 **Mr Ivan HO** remarked that relevant policy bureau may be invited to provide updates on the Liquefied Petroleum Gas (LPG) filling station under the Project, which was discussed at the last meeting.

4.22 **The Chairman** suggested the project team to consider including more food and beverage facilities along the harbourfront given the growing public demand.

Way Forward

4.23 **The Chairman** concluded that Members generally supported the Project, and the project team should consider Members’ comments

raised in this Project and on other upcoming projects to enhance harbourfront vibrancy and physical permeability along the waterfront.

Item 5 Construction of Refuse Collection Point at Site 3A5 at Kai Tak Development (TFKT/02/2024)

Briefing by the Proponent

5.1 **The Chairman** informed Members that the Food and Environmental Hygiene Department (FEHD) and Architectural Services Department (ArchSD) submitted a proposal (TFKT/02/2024) for a new Refuse Collection Point (RCP) located in Kai Tak Site 3A5.

5.2 Upon the Chairman's invitation, **Miss Stella WONG** briefed Members on the background of the item. The proposed RCP is located in Kai Tak Site 3A5, which would be about 150m from the Kai Tak Approach Channel. The proposed RCP would have a site area of about 667 m² and be assembled in a matrix of cubic forms within the height limit of 15mPD, consisting of a refuse collection space, plant rooms and other auxiliary facilities such as an office and toilets.

5.3 With the aid of a PowerPoint presentation, **Mr Stephen KU** of Chau, Ku & Leung, Architects & Engineers, Ltd. briefed Members on the latest design proposal for the RCP.

Discussion

5.4 **Mr Ivan HO** acknowledged the project teams' efforts in meeting the greening ratio and highlighted the constraints and difficulties of such compliance in the proposed design. **Mr Jeff TUNG** concurred that

the relatively small site area made compliance with the greening ratio particularly challenging, and wondered if the rooftop of the RCP could be used to include more greenery.

5.5 **Mr Joel CHAN** appreciated the design, which allows the Refuse Collection Vehicles to be parked within the Refuse Collection Space with at-grade planters and vertical greening, providing visual relief for the public. He also wondered if it is feasible to further enhance greenery on the front elevation of the RCP facing Shing Yau Street.

5.6 **Ms Shina CHUNG** responded that the project team had previously considered including more green elements at the front elevation. However, they eventually found it not feasible as such space had to be reserved to support the RCP's operational needs.

5.7 **Mr Stephen KU** thanked Members for their comments. He pointed out that the current design was the best they could have achieved given the constraints on the size and the need to comply with the greening ratio requirement while utilising the RCP to provide refuse collection services.

5.8 **The Chairman** concluded that Members appreciated the effort and design proposed by the project team and generally supported the Project noting it is some distance away from the waterfront. He also pointed out that the requirement of a fixed greening ratio might hinder the design flexibility and as mentioned in the discussion of the previous item, relevant authority should review such requirements as appropriate.

Item 6 Any Other Business

6.1 **The Chairman** informed Members that CEDD will consult this Task Force on the Smart and Green Mass Transit System in Kai Tak, previously raised at Item 3 “Matters Arising”, in the next meeting.

6.2 The meeting was adjourned at 4:25 pm.

Secretariat

Task Force on Kai Tak Harbourfront Development

May 2024