

Harbourfront Commission

For discussion
on 24 January 2019

HC/02/2019

Progress Report from Task Force on Kai Tak Harbourfront Development

REPORTING PERIOD

This progress report covers the period from November 2018 to January 2019, where one Task Force meeting has been conducted.

MEETING HELD AND THE MAJOR OUTCOME, FINDINGS AND RECOMMENDATIONS

Thirty-third Meeting – 15 January 2019

2. The Task Force discussed the following items –

(a) Progress Update on Kai Tak Sports Park

- Subsequent to the presentation at the 30th Task Force meeting in March 2018, the Home Affairs Bureau (HAB) updated Members on the latest progress of the Kai Tak Sports Park (KTSP). HAB reported that a 25-year Design, Build and Operate contract had been awarded to a subsidiary of New World Development in December 2018. The contract would include four to five years for design and construction and approximately 20 years operation.
- Members were concerned about the accessibility and connectivity of the KTSP, such as the circulation between Kai Tak and Sung Wong Toi MTR stations, as well as the Dining Cove situated right at the harbourfront. In response, HAB said that there would be a number of 24-hour circulation routes within the KTSP for pedestrians and spectators to travel to different destinations, such as via the all weathered Kai Tak Sports Avenue, the north-south landscaped deck and footbridge, or through the indoor sports stadium. A number of open spaces in the KTSP would be opened round the clock and sufficient barrier-free access facilities would also be provided for elderly and the disabled. In terms of design, Members stressed that it would be important for the KTSP to integrate with the surrounding developments.

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- Members also noted that the KTSP project had included a Dining Cove near the harbourfront, which would include food and beverage facilities. Members said that the project team should consider integrating the Dining Cove development with the adjacent water body, such as constructing a set of landing steps therein for water-taxis to stop by. The Dining Cove should also be equipped with toilets, food trucks or other retail elements so as to support the surrounding harbourfront areas. There were also suggestions to connect the entire Sports Park with cycle track. The team said they were actively considering the ideas.
- In conclusion, the Task Force asked HAB to convey Members' comments to the design team for incorporation during the design stage, and appreciated the opportunity for continuous dialogue with the team. HAB undertook to consult Members on the detailed design when available in due course.

(b) Provision of an Additional District Cooling System at the Kai Tak Development

- The Electrical and Mechanical Services Department (EMSD) briefed Members on the proposed additional District Cooling System (DCS) in Kai Tak, which would cater for the substantial rise in cooling load demand arising from a number of projects and the increase in the development intensity in Kai Tak.
- Members acknowledged the operational need and environmental merits of the DCS. In terms of building mass, however, they considered the proposed plant building too bulky and visually intrusive, which might not be in line with the Harbour Planning Principles and Guidelines (HPP&Gs). They urged the proponent to minimise the building footprint and consider the opportunity of housing multiple uses on the same site.
- Members also raised concerns over the occupation of harbourfront areas as temporary works areas, which would compromise the vibrancy and public enjoyment of the waterfront. In response, EMSD stated that they would further coordinate with relevant departments, including the

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Kai Tak Office, on the use of temporary works areas when taking the project forward.

- The Task Force concluded that further justifications on site selection and building mass would be needed before the Task Force could further deliberate on this project and invited EMSD to brief the Task Force on a revised proposal in due course.

(c) Agriculture, Fisheries and Conservation Department Animal Management and Animal Welfare Building Complex

- The Architectural Services Department (ArchSD) and the Agriculture, Fisheries and Conservation Department (AFCD) jointly briefed Members on the design of AFCD's Animal Management and Animal Welfare Building Complex at the Kai Tak Development.
- Members commented on the accessibility and connectivity between the hinterland, the proposed Complex and the harbourfront. Noting that visitors would drive, Members also urged the proponent to consider providing more public parking spaces. They also suggested developing the basement so as to maximise the use of the building.
- In response to Members' comments, the project team said that the visitors could gain access to the building via an existing footbridge across Kai Fuk Road and by different modes of public transport. Upon the completion of the adjoining commercial development, it was anticipated that the number of parking spaces would also increase.
- All in all, the Task Force concluded that the project was in line with the HPP&Gs and had no adverse impact on the Harbour.

**Secretariat
Task Force on Kai Tak Harbourfront Development
January 2019**