

Harbourfront Commission

For discussion
on 28 June 2021

HC/08/2021

Progress Report from Task Force on Kai Tak Harbourfront Development

REPORTING PERIOD

This progress report covers the period from January to mid-June 2021, where two Task Force meetings, one briefing, and two site visits had been conducted.

MEETINGS HELD AND THE MAJOR OUTCOME, FINDINGS AND RECOMMENDATIONS

Thirty-ninth Meeting – 14 April 2021

2. The Task Force discussed the following items –
 - (a) **Progress Update on Kai Tak Sports Park and Adjoining Public Open Space**
 - The Home Affairs Bureau (HAB) briefed Members on the latest progress and detailed design of Kai Tak Sports Park and the adjoining public open space.
 - To better understand the overall design as well as the inter-connections and the various provisions within the area, Members opined that further information in relation to the connectivity with the harbourfront and open space network both within the Kai Tak Sports Park and with the adjacent areas should be provided. Members also suggested that in addition to providing physical connectivity and accessibility, thematic and visual connectivity was also necessary.
 - In light of the identity and the prime location of the Kai Tak Sports Park, Members urged HAB to explore opportunities for enhancing the water-land interface and activating the waterfront, as well as incorporating water-sports elements as previously requested by the Task Force.

- Among others, Members also raised suggestions on the need for appropriate planting arrangements, and urged the project team to consider the cultural and historical relationships between Kai Tak Sports Park and the heritage around the area.
- In response to Members' request for a more in-depth briefing with the aid of a physical model and fly-through video, the Chairman invited the project team to take into account Members' comments raised at the meeting and to arrange a follow-up briefing session to take Members through the refined design in due course.

(b) Landscaped Deck above Kwun Tong Sewage Pumping Station

- The Drainage Services Department (DSD) briefed Members on the landscaped deck above Kwun Tong Sewage Pumping Station, as well as the reinstatement plan for the adjoining works area at the seafront upon expiry of their occupation in end 2022 for early opening to the public.
- Members raised various comments on the proposed design in terms of its soft landscape, air ventilation, future management, etc., and suggested that more seating and sufficient shelters should be provided. Members also stressed the importance of the interface and connectivity between the landscaped deck and the abutting waterfront promenade.
- In conclusion, the project team was invited to take into account Members' comments in refining the overall design and implementing the project. The Task Force also appreciated DSD's reinstatement plan to release their works area at the waterfront for early public enjoyment.

Fortieth Meeting – 11 May 2021

3. The Task Force discussed the following items –

(a) Amendments Incorporated in the Draft Kwun Tong (South) Outline Zoning Plan No. S/K14S/23

- The Planning Department and the Energizing Kowloon East Office (EKEO) consulted Members on the amendments incorporated in the draft Kwun Tong (South) Outline Zoning Plan (OZP) No. S/K14S/23.
- Members expressed concerns over the insufficient provision of opportunities under the development proposal to allow sustainable retail and food and beverage (F&B) activities. Members also pointed out the need for a better control mechanism, such as mandatory requirements to be incorporated in the land lease, to ensure proper delivery of the proposed at-grade retail frontage and outdoor seating.
- To add more vibrancy to the harbourfront, Members urged EKEO to give further consideration in providing an active retail and full-service F&B frontage, and also to adjust the size and configuration of the proposed public transport interchange (PTI) to reduce its physical and visual impact. Alternatively, EKEO was invited to consider reserving a strip of space outside the PTI along the waterfront promenade zoned “open space” for retail and F&B purposes.
- The Chairman concluded that given Members’ concerns over the implementation of the project, EKEO was invited to further consult the Task Force in a timely manner on the refinements to the development plan and the control measures to ensure its proper delivery, before finalising the land sale and lease documents. Subsequent to the meeting, the Secretariat also wrote to the Town Planning Board on 20 May 2021 reflecting the views of the Task Force for its reference when considering the OZP amendments.

(b) Technical Study on the Lai Yip Street Site in Kowloon East

- EKEO briefed Members on the recommendations including the proposed land uses and development parameters of the Technical Study on the Lai Yip Street Site in Kowloon East.
- As this site was expected to become an important pedestrian node, Members suggested EKEO to review the various parameters under the development proposal and their feasibility having regard to the estimated pedestrian flow and other development restrictions. EKEO was also invited to give further consideration in encouraging arts, cultural and creative industries activities at the site.
- In conclusion, the Chairman invited the project team to take into account Members' comments when taking forward the project.

BRIEFING

4. Further to the thirty-ninth meeting of the Task Force, HAB arranged a follow-up briefing session on 2 June 2021 to take Members through the refined design of the Kai Tak Sports Park and the adjoining public open space. At the briefing, Members mainly commented on the connectivity within the Kai Tak Sports Park, its integration with the adjacent open spaces, as well as its water-land interface in activating the waterfront. The Task Force expressed the wish to be kept closely updated of the project's updates in view of its strategic harbourfront location.

VISITS

5. The Task Force conducted a visit-cum-briefing to the Fly the Flyover Operation Sites in Kwun Tong on 22 January 2021 to, among others, offer views on the temporary government land allocation extension application by EKEO, and a site visit to the Kai Tak Sky Garden on 20 May 2021.

PAPER CIRCULATION

6. The following Task Force papers were circulated to Members during the period –

- (a) TFKT/C01/2021 – Fly the Flyover Operation – the three sites beneath Kwun Tong Bypass for creative, arts and cultural uses;
- (b) TFKT/C02/2021 – Extension of Temporary Government Land Allocation for a Works Area for Construction of Animal Management and Animal Welfare Building Complex;
- (c) TFKT/C03/2021 – Kai Tak Development Progress Report as of December 2020;
- (d) TFKT/C04/2021 – Footbridge Connection for MTR Sung Wong Toi Station Entrance C;
- (e) TFKT/C05/2021 – Proposed Comprehensive Development including Flat (Subsidized Sale Flats), Shop and Services and Eating Place in “Comprehensive Development Area (5)” Zone, Kai Tak Area 2B1, Kai Tak Development, Kowloon; and
- (f) TFKT/C06/2021 – Amendments Incorporated in the Draft Kwun Tong (South) Outline Zoning Plan No. S/K14S/23.

**Secretariat
Task Force on Kai Tak Harbourfront Development
June 2021**