

# Harbourfront Commission

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For discussion  
on 11 April 2016

HC/03/2016

## **Progress Report from Task Force on Kai Tak Harbourfront Development**

### **REPORTING PERIOD**

This progress report covers the period from January to March 2016.

### **MEETING HELD AND THE MAJOR OUTCOME, FINDINGS AND RECOMMENDATIONS**

Twentieth Meeting – 1 March 2016

2. The Task Force discussed the following items –

#### **(a) A 30-classroom Secondary School at Site 1A-2 at Kai Tak Development**

- The Education Bureau (EDB) and the Architectural Services Department (ArchSD) briefed Members on the design of the proposed 30-classroom secondary school at Site 1A2 for relocation of Cognitio College. The proposed development would be low-rise in nature in order to match the design of the two completed primary schools in its vicinity. Subject to funding approval, construction works of the school would commence in Q4 2016 for completion in Q1 2019.
- Noting that the project site was more than 1km away from the harbourfront and that the proposed design would blend in well with the surrounding developments, the Task Force had no particular comments on the project.

#### **(b) Proposed Development with “Eating Place” and Shop & Services” for the Promenade fronting Hotel Sites at Kai Tak Runway**

- The Harbour Unit of the Development Bureau (DEVB) and its consultant briefed the Task Force on the proposed development approach of the waterfront public open space (POS) fronting hotel sites at the runway area. To tie in the development with the adjacent hotel sites for early public

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enjoyment, it was proposed to implement the waterfront area in accordance with the prevailing policy of Public Open Space in Private Development (POSPD). Future hotel developers would be required under lease to design, construct, manage and maintain the POS at their own costs for 24-hour public use. As part of the proposal, it was suggested to allow a certain level of activities, such as eateries and shop kiosks, on the POS to enrich vibrancy. A section 16 application was under preparation for seeking necessary approval from the Town Planning Board (TPB) for the suggested uses.

- Members appreciated and supported the proposed POSPD approach, considering the opportunity presented to tap private sectors' involvement for timely delivery and more diverse development of the waterfront area concerned to be welcoming. However, without a set of design and operation guidelines or a vetting mechanism in place, Members were concerned about the possible incongruity across various POS sections managed by potentially up to five developers. Amongst other architectural and technical considerations, they also opined that design of the waterfront POS should allow shared use of space between passive and active activities in a more integrated manner.
- The Task Force had no in-principle objection to the proposed POSPD approach or the allowance of certain commercial activities within 10% of the POS area, but raised the importance of formulating a set of clear design and management requirements to address the interface among possibly five POS sections. DEVB responded that the proposed development approach could help realise many of the aspirations to create a lively harbourfront expressed by the Commission all along. DEVB thanked Members for their comments and would further engage Members with more concrete guidelines.

**Secretariat**

**Task Force on Kai Tak Harbourfront Development**

**April 2016**