

Harbourfront Commission

For discussion
on 27 January 2022

HC/03/2022

Progress Report from Task Force on Kai Tak Harbourfront Development

REPORTING PERIOD

This progress report covers the period from mid-June 2021 to mid-January 2022, where two Task Force meetings and one briefing were conducted.

MEETINGS HELD AND THE MAJOR OUTCOME, FINDINGS AND RECOMMENDATIONS

Forty-first Meeting – 28 September 2021

2. The Task Force discussed the following items –

(a) Residential Development at 1 – 5 Kai Hing Road, Kai Tak South

- The Horizon Moon Limited, Vision Charm Limited and Wealthy Bay Limited briefed Members on the updated development scheme under the s.16 Planning Application No. S/K22/31, which concerned a proposed residential development with a 20 metre-wide waterfront promenade at 1-5 Kai Hing Road in the former South Apron; an earlier s.16 Planning Application No. A/K22/11 on the same site was approved by the Town Planning Board (TPB) in 2011.
- Members raised grave concerns over the lack of vibrancy offered under the proposed development scheme. Among others, Members were specifically concerned about the removal of the landing steps, as well as the retail and commercial elements as proposed in the previously approved scheme in 2011, in particular having regard to the fact that the developer had previously committed to design, construct, manage and maintain the landing steps, and that such costs would be not transferred to the residents.

- The Chairman concluded that the project team should consult the Task Force again after refining the development scheme based on Members' comments raised at the meeting, in the absence of which the proposed planning application would not be supported.

(b) Recommended Outline Development Plan on Kowloon Bay Action Area and Proposed Amendments to the Approved Ngau Tau Kok and Kowloon Bay Outline Zoning Plan

- The Energizing Kowloon East Office (EKEO) and Planning Department (PlanD) briefed Members on the Recommended Outline Development Plan on Kowloon Bay Action Area (KBAA) and the corresponding proposed amendments to the approved Ngau Tau Kok and Kowloon Bay Outline Zoning Plan (OZP).
- Members opined that the connectivity and walking experience from hinterland to harbourfront should be enhanced with a view to uplifting the existing pedestrian network in the area, taking into account the anticipated increase in traffic flow following implementation of KBAA. Members considered that, where appropriate, wider elevated linkages such as landscape deck should be adopted instead of narrow footbridge where appropriate.
- Members also suggested integrating the basement carparks of various lots to provide more parking spaces and flexibility, and implementing the proposed smart parking system with a view to promoting user-friendliness. It was also reminded that the implementation of the proposed automated refuse collection system should be formulated in conjunction with the waste and related policy in future.
- In conclusion, the Chairman invited EKEO to provide further information to the Task Force on the improved proposals on the pedestrian connectivity and walking

experience from hinterland to harbourfront. The relevant information was subsequently supplemented by EKEO and was circulated to Members on 31 December 2021.

(c) Additional District Cooling System at the Kai Tak Development

- The Electrical and Mechanical Services Department (EMSD) briefed Members on the revised design of the additional District Cooling System at the Kai Tak Development, further to their previous consultation with the Task Force in 2019.
- Noting that the building bulk of the proposed District Cooling System had been reduced in accordance with the comments raised during the previous Task Force consultation, Members expressed no in-principle objection to the proposal.
- Members further raised a number of suggestions to refine the design proposal by enhancing its soft landscape and permeability through the site, natural lighting and air ventilation, as well as the future management of its rooftop garden and education and visitor centre in facilitating public usage. Members also suggested utilising the opportunity brought by the additional District Cooling System and the surrounding facilities to improve the water quality at the Kai Tak Approach Channel.
- In conclusion, the project team was invited to take into account Members' comments in taking forward the development.

Forty-second Meeting – 1 November 2021

3. The Task Force discussed the following items –

(a) Further Review of Land Use in Kai Tak Development

- PlanD and the Civil Engineering and Development Department (CEDD) consulted Members on the Further Review of Land Use in Kai Tak Development, which covered the proposed amendments to the approved Kai Tak OZP.
- Notwithstanding that the Task Force raised no in-principle objection to the proposed rezoning for residential uses, Members expressed grave concerns over the removal of the Dining Cove and that the proposed remedial measures of implementing the public open space (POS) outside the original Dining Cove lacked vibrancy. While it was hoped that alfresco dining could be provided within this POS to be managed by the Leisure and Cultural Services Department (LCSD), if this was not possible in the near future, it was considered that there should at least be proper seating, tables and shelters on this LCSD site to support the restaurants inside the site to be managed by the Hong Kong Housing Society (HKHS).
- Members also provided other comments with less harbourfront angle. These included the implementation of the underground shopping street - it was proposed to be managed by a number of different private developers which was not conducive to holistic management. In addition, Members also urged the project team to study the possibility in linking up the basement carparks within the rezoned bundled residential sites in Area 2 so as to allow greater flexibility.
- In conclusion, the project team was invited to take into account Members' comments in taking forward the rezoning proposal for consideration by the TPB, and to consult the Task Force on the detailed design of the POS to be delivered by HKHS in due course.

(b) Pre-construction Works for Proposed Development of New Campus of Vocational Training Council at Kowloon East (Cha Kwo Ling)

- The Education Bureau (EDB) consulted Members on the project scope and programme of the development of the new campus of Vocational Training Council (VTC) at Cha Kwo Ling, including the adjoining Cha Kwo Ling Promenade.
- Members expressed concerns over the proposed location of the Liquefied Petroleum Gas filling station being right next to the harbourfront promenade, the uses of which might not be compatible. Members also urged the project team to expedite the development programme of the promenade for early public enjoyment.
- Members considered that the physical permeability across the VTC campus should be enhanced. It was stressed that the interface between the campus and the promenade should be carefully designed as it was vital in facilitating accessibility to and vibrancy of the waterfront.
- Noting that there was little room to relocate the campus to another location, the Chairman concluded that the project team should take into account Members' comments to enhance the harbourfront vibrancy and interfacing arrangements with the promenade.

BRIEFING

4. Further to the forty-first meeting of the Task Force, the Horizon Moon Limited, Vision Charm Limited and Wealthy Bay Limited briefed Members on 10 January 2022 on the further revised development scheme on the residential development at 1-5 Kai Hing Road.

5. At the end of the briefing session, it was concluded that while appreciating the reinstatement of the retail block and landing steps, the Task Force noted that the proposed retail block was facing

mostly inland instead of along the promenade. It was considered that the retail frontage along the waterfront should be extended with a view to enhancing harbourfront vibrancy. As regards the landing steps, it was pointed out that it would be up to the applicant to propose and then justify whether the landing steps would be provided out of traffic need or leisure purpose. Specifically, noting the applicant's commitment made in the 2011 scheme that it would design, construct, manage and maintain the landings steps, and that such costs would not be transferred to the residents, the Task Force would not accept an alternative scheme that would be less favourable than the one approved by TPB in 2011.

6. All in all, it was considered that unless the above comments were fully addressed under the development proposal, the planning application would not be supported by the Task Force. In view of the relatively generic design of the harbourfront promenade presented, the proponent should consult the Task Force on its detailed design before submission of the Landscape Master Plan so that further comments from Members could be duly incorporated in a timely manner.

PAPER CIRCULATION

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

- (a) TFKT/C07/2021 – Kai Tak Development Progress Report as of April 2021;
- (b) TFKT/C08/2021 – Proposed Minor Relaxation of Building Height and Plot Ratio Restrictions for the Public Housing Developments at Sites 2B3 and 2B4 in Kai Tak Development, Kowloon;
- (c) TFKT/C09/2021 – Central Kowloon Route Proposed Arrangement of Works Areas at Kai Tak Development Area;
- (d) TFKT/C10/2021 – Kai Tak Development Progress Report as of September 2021; and

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- (e) TFKT/C11/2021 – A 30-Classroom Primary School at Site 1B-4, Kai Tak Development.

Secretariat

Task Force on Kai Tak Harbourfront Development

January 2022