

# Harbourfront Commission

For discussion  
on 9 March 2023

HC/03/2023

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

### **REPORTING PERIOD**

This progress report covers the period from mid-June 2022 to late-February 2023, where three Task Force meeting were conducted.

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

#### Forty-fourth Meeting – 30 August 2022

2. The Task Force discussed the following items –

**(a) *Kai Tak Promenade and Landscape Deck near Metro Park***

- The Highways Department (HyD) submitted a proposal of the conceptual design for reinstating the works area of Kai Tak Metro Park (paper no. TFKT/03/2022).
- The subject site was mainly occupied by the Central Kowloon Route (CKR) project as the works area. In view of high public aspiration for opening more waterfront area, HyD proposed to release the works area concerned from the CKR project to enable early construction of the promenade and landscape deck for public enjoyment. The site would link up the Kai Tak Sports Park and the public open space (POS) to be provided by the Government under Road D3 (Metro Park Section) as well as POS by private developers.
- The design proposal by HyD comprised three phases of works, namely –

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- (i) Phase 1: to build a 315 metre (m)-long promenade fronting the Victoria Harbour and a 400m-long corridor connecting such promenade and Road D3 fronting the Kai Tak Approach Channel. Target completion of this portion is by end 2023/first half of 2024;
  - (ii) Phase 2A: to build a 280m-long promenade fronting the Victoria Harbour to connect the promenade built in Phase 1 and the adjacent public open space (POS) by private developers in Site 4E2. Target completion of this portion is by end 2024; and
  - (iii) Phase 2B: to provide a landscape deck connecting the future Kai Tak Metro Park and the POS of Road D3. Target completion of this portion is by end 2024.
- Members noted the key features in the above phases, including the Greenway in Phases 1 and 2A; a food and beverage facility in Phase 2A; over 500-m long harbour steps in Phase 1 and Phase 2A; and a spacious plaza with grand staircase in Phase 2B. In particular, Members supported the provision of harbour steps along the promenade, which would bring people closer to water and enhance vibrancy of the waterfront.
  - Members suggested adopting more tree planting and cooling devices to improve shading and ventilation, which would enhance public enjoyment of the promenade in all seasons. Greater use of renewable energy and environmental friendly materials was also recommended. Provision of water and electricity should be arranged to facilitate events to be held in future.
  - In conclusion, the Task Force supported the project to proceed and look forward to the early opening of

promenade in phases in 2023 - 24.

**(b) Kwun Tong Action Area Public Open Space  
(Waterfront Promenade) – Quick-win Portion**

- As background, the Energizing Kowloon East Office (EKEO) briefed the Task Force on 28 September 2021 regarding their proposed quick-win portion of the POS near the Kwun Tong Ferry Pier at the Kwun Tong Action Area (KTAA). EKEO was then invited to consult the Task Force again on the detailed development programme and design proposal of the project when available.
- Against this background, EKEO submitted the detailed design proposal of the said quick-win portion of the POS at KTAA for the Task Force’s consideration (paper no. TFKT/04/2022). Works of the project would commence in September 2022, with target completion in March 2023. The site, upon completion, would connect with Tsui Ping River and a portion of Cha Kwo Ling Promenade (which were also targeted for completion in 2023).
- While Members appreciated the theme of “Low-carbon and Healthy Living” in this project, some suggested the project team to consider using more environmental-friendly materials or building in more sustainability elements to better illustrate the theme.
- In conclusion, the Task Force supported the project which would enhance the connectivity with adjacent areas and look forward to the early completion of the project.

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### Forty-fifth Meeting – 18 October 2022

3. This ad-hoc meeting was held for the Task Force's discussion of the following item –

***Urban Renewal Authority Ming Lun Street/Ma Tau Kok Road Development Scheme (KC-018) and To Kwa Wan Road/Ma Tau Kok Road Development Scheme (KC-019)***

- As background, the Urban Renewal Authority (URA) submitted the draft development schemes (the Schemes) on Ming Lun Street/Ma Tau Kok Road Development Scheme (KC-018) and To Kwa Wan Road/Ma Tau Kok Road Development Scheme (KC-019) to the Town Planning Board on 7 October 2022. The two development schemes were located on the waterfront in To Kwa Wan, which connected the Kai Tak Development Area and the old urban area of To Kwa Wan in the hinterland. URA proposed to rezone the sites from Comprehensive Development Area (CDA) to Residential (A), with the lowest two to three floors for commercial and Government, Institution or Community uses. Since URA planned to consult the Kowloon City District Council on 27 October 2022, it would like to seek the Task Force's views beforehand and hence this ad-hoc meeting was held.
- As part of the redevelopment schemes, URA proposed to construct a 130m long, 20m wide waterfront promenade, with seaside footpath, cycle track and sitting areas. A waterfront plaza with an area of about 4,000 sq. m with outdoor cafes and alfresco dining was also proposed.
- Members generally appreciated URA's efforts in enhancing the waterfront areas under the Schemes. Noting the estimated completion time of the project in 2033, Members urged URA to open the waterfront promenade/waterfront plaza in phases for earlier

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public enjoyment. Members also enquired about the management and maintenance matters regarding the waterfront promenade and the revitalised pier structure outside the site boundary of the Schemes.

- Members suggested URA to further consider possible enhancement in terms of connectivity and interface with the surrounding areas. In addition, Members suggested the project team to explore the feasibility of linking up the two proposed basement carparks for more effective use of the site and better traffic flow.
- In conclusion, the Task Force requested the project team to consult the Task Force again after refining the development schemes based on Members' comments raised at the meeting.

## Forty-sixth Meeting – 22 February 2023

4. The Task Force discussed the following items –

### ***(a) Design of Public Open Space in Private Development of Kai Tak Site 4E2 at the former runway***

- The Civil Engineering and Development Department (CEDD) submitted a design proposal of the Public Open Space in Private Development (POSPD) of Kai Tak Site 4E2 at the former runway, which marks the 10<sup>th</sup> POSPD on the former runway, after the opening of the first POSPD at Site 4B2 at the former runway in December 2022 and the upcoming completion of 8 POSPDs at the former runway (i.e. Sites 4A1, 4A2, 4B1, 4B3, 4B4, 4C1, 4C2 and 4C3) by around mid-2023 to 2024. (paper no. TFKT/01/2023).
- The POSPD at Site 4E2 will be about 150 metres long and 34 metres wide. Upon its completion in 2024/25, it will connect with the POSPD at Site 4A2 (to be

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opened in 2024) to its east and the promenade of Metro Park (to be opened in 2024/25) to its west.

- The design proposal adopted the coherent design features of the whole Kai Tak development, and will comprise four main zones, namely open plaza; centre island and maze city (both with play equipment); and wave garden.
- While Members generally supported the proposal, some suggested to provide more tables and benches with chairs for better visitors' experience, and plant more trees to improve shading and ventilation, which would enhance public enjoyment of the promenade in all seasons. Provision of water and electricity supply and drainage system should be arranged to facilitate events to be held in future. Furthermore, Members also requested the project proponent to provide more information on the interface between the promenade and the ground-floor development fronting the promenade.
- In conclusion, the project team was invited to take into account Members' comments in taking forward the development. The Task Force also urged CEDD to closely monitor the implementation of the project.

### ***(b) “Connecting People Through Waterfronts” – Presentation by Worcester Polytechnic Institute students***

- A group of Worcester Polytechnic Institute (WPI) students gave a presentation under the theme of “Enabling Social Connections through Waterfront” to Members to report their study findings of waterfronts at Ma On Shan, Shatin, Tai Po, Kwun Tong, Sheung Wan and Quarry Bay, with a view to investigating how waterfront spaces impact communities and documenting how people use waterfront spaces.

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- Members appreciated WPI students for the presentation, which could serve as reference for future harbourfront projects.

## PAPER CIRCULATION

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

- (a) TFKT/C05/2022 – Proposed Temporary Government Land Allocation to Lands Department as Open Storage Compound at Cheung Yip Street, Kowloon Bay;
- (b) TFKT/C06/2022 – Transitional Housing Project at Area 1B3, Muk On Street, Kai Tak, Kowloon;
- (c) TFKT/C07/2022 – Transitional Housing Project at Area 1B2, Muk On Street, Kai Tak, Kowloon;
- (d) TFKT/C08/2022 – Kai Tak Development Progress Report as of April 2022;
- (e) TFKT/C09/2022 – Proposed Amendments on draft Kai Tak Outline Zoning Plan No. S/K22/7;
- (f) TFKT/C10/2022 – Extension of Temporary Government Land Allocation for a Works Area for Construction of Animal Management and Animal Welfare Building Complex;
- (g) TFKT/C11/2022 – Kwun Tong Promenade Stormwater Storage Scheme;
- (h) TFKT/C12/2022 – Kai Tak Development Progress Report as of July 2022;

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- (i) TFKT/C13/2022 – Application of Time Extension of TGLA at Long Yuet Street for Central Kowloon Route;
- (j) TFKT/C14/2022 – Kai Tak Sports Park Proposed Arrangement of Temporary Works Areas;
- (k) TFKT/C15/2022 – Proposed Minor Relaxation of Building Height Restriction for Kai Tak Area 2B Sites 3 and 4 and Plot Ratio Restriction for Kai Tak Area 2B Site 4 for Permitted Public Housing Development at Kai Tak Area 2B Sites; and
- (l) TFKT/C01/2023 – Kai Tak Development Progress Report as of October 2022.

**Secretariat**  
**Task Force on Kai Tak Harbourfront Development**  
**March 2023**