

Harbourfront Commission

For discussion
on 21 December 2015

HC/18/2015

Progress Report from Task Force on Kai Tak Harbourfront Development

REPORTING PERIOD

This progress report covers the period from October to December 2015.

MEETING HELD AND THE MAJOR OUTCOME, FINDINGS AND RECOMMENDATIONS

Nineteenth Meeting – 18 November 2015

2. The Task Force discussed the following items –

(a) Multi-purpose Sports Complex at Kai Tak: Proposed Master Layout Plan and Findings of Planning Study

- The Home Affairs Bureau (HAB) briefed Members on the findings of the planning study and the indicative Master Layout Plan of the Multi-purpose Sports Complex (MPSC). The planning study suggested (i) an increase in the height limit of the main stadium to +75mPD; (ii) a podium deck to improve north-south connection of MPSC; and (iii) a 3 or 4-star hotel within the site for athletes and officials during major sports events.
- The Task Force understood that the MPSC would be an iconic structure at Kai Tak and there should be sufficient flexibility in terms of its architectural design. In the absence of traffic, environmental, urban design and other feasibility studies at this stage, the Task Force believed that any planning application, even if approved by the Town Planning Board (TPB), might prove to be redundant very soon. Specifically, Members pointed to the lack of integration and connectivity between the MPSC and its surrounding areas, including the future MTR stations. The MPSC should be designed in a holistic manner with the enclosing open space and lead people to the harbourfront through the stadium.
- Noting that major sports events would be numbered in Hong

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Kong, Members were wary that the site would become isolated and deserted most time of the year. There were also concerns over the market positioning, target audience and viability of the proposed hotel development. In this connection, Members suggested designing the site as a comprehensive development area instead of a mere stadium so that it could be of meaningful and vibrant use on a daily basis. The amount and manner of possible commercial activities would need to be carefully considered in the future design.

- The Task Force concluded that although they did not object to a proposed increase in the building height or proposed hotel development, however, without a detailed design or further technical assessment, Members opined that it was premature to submit any planning application to the TPB at this stage. HAB was advised to take into account Members' views and keep the Task Force informed of the progress of the project.

(b) Development of Tourism Node – Invitation for Expression of Interest (EOI)

- As part of Kai Tak Fantasy, the Tourism Node (TN) at the former Kai Tak runway tip was planned primarily for the provision of tourism-related use with commercial, hotel and entertainment facilities. The Energizing Kowloon East Office (EKEO) briefed the Task Force on the proposed development requirements and land use mix of the TN following the winning scheme of the Kai Tak Fantasy Design Ideas Competition. To formulate detailed requirements for the future land disposal of the TN, EKEO also launched a ten-week EOI exercise to solicit market ideas.
- Some Members worried that the EOI exercise would be seen as a fishing expedition and the private sector might not be willing to offer their best ideas in the sounding out exercise. Certain incentives would be needed to attract more meaningful market feedback. Members would also like to know whether the eventual developer of the TN would be allowed to get involved in the management of the waterbody and open space areas included in Kai Tak Fantasy.
- EKEO responded that it might be challenging to request

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developer of the TN to also manage the surrounding water and land due to high recurrent costs. They welcomed all constructive and creative ideas expressed in the EOI exercise and would take into account Members' comments when working out the detailed development approach for the TN in the upcoming consultancy studies.

(c) Proposed Comprehensive Residential Development with “Shop and Services” and “Eating Place” in “Comprehensive Development Area (2)” Zone at KIL 10578, 7628 and 1626 in Ma Tau Kok

- The project proponent, Kenneth To & Associates Ltd., briefed Members on the proposal of a comprehensive residential development at 7 Mok Cheong Street and 70 – 78 Sung Wong Toi Road in Ma Tau Kok.
- The proposed development comprised three residential tower blocks, providing a total of 979 dwelling units. “Shop and Services” and “Eating Place” were also included in the proposal as commercial elements in the lower levels of the development.
- The Task Force had no objection to the proposal and the project proponent would submit planning application to the Town Planning Board at a later stage.

**Secretariat
Task Force on Kai Tak Harbourfront Development
December 2015**