

# Task Force on Kai Tak Harbourfront Development

For discussion  
on 14 March 2024

TFKT/01/2024

## Development of New Campus of Vocational Training Council at Kowloon East (Cha Kwo Ling) – Main Works

### PURPOSE

This paper seeks Members' views on the design of the new campus of the Vocational Training Council (VTC) and public open spaces (POS) of approximately 5.5 Ha comprising the waterfront promenade, as part of the development of the New Campus of Vocational Training Council (VTC) at Cha Kwo Ling (the Project).

### BACKGROUND

2. In pursuance of the Government's policy to provide quality and diversified education pathways with multiple entry and exit points for young people with different aspirations and abilities through vocational and professional education and training (VPET), the Government and the VTC have been taking forward the Project to develop a new VTC campus in Cha Kwo Ling to provide state-of-the-art facilities pivotal to enhancing the image and quality of VPET and meeting the needs of the VTC and VPET students since the announcement made in the 2014 Policy Address.

3. The Project site is located at the East Kowloon (Cha Kwo Ling) waterfront promenade, surrounded by Wai Yip Street to its north-east, a sewage treatment plant to its north-west and the Cha Kwo Ling Village (CKLV) to the east. The location plan is in **Annex A**. The VTC and the relevant bureaux / departments (B/Ds) consulted the Task Force on Kai Tak Harbourfront Development (Task Force) at its meeting on 16 June 2023 and the Housing, Planning, Lands, Development and Redevelopment Committee (HPLDRC) under the Kwun Tong District Council (KTDC) in July 2023 on the design of the pre-construction works, and have taken into account the feedback collected and prepared the design of the new VTC campus and the POS in question.

### SCOPE OF WORKS

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4. The Project consists of six sites, which will be carried out in two phases, namely the pre-construction works and main works. Pre-construction works involves site clearance, consultancy services, and re-provisioning of facilities affected by the proposed VTC campus development. Main works involves the construction of the VTC campus and the POS, which will be subject to the resource allocation exercise of the Government and the funding approval by the Finance Committee of the Legislative Council (LegCo). The scope of the pre-construction works and main works with reference to the relevant sites are outlined below. Sites 2 to 5 will be handed over to the Government for management and maintenance upon completion. The demarcation plan of pre-construction works and main works is in **Annex B**.

## **Main works**

Site 1: Construction of a new multi-disciplinary campus for VTC with a total GFA of around 180,000 m<sup>2</sup>.

Site 2: Construction of a new POS to be used by the public of approximately 10,000 m<sup>2</sup>.

Site 3: Construction of a waterfront promenade POS of approximately 45,000 m<sup>2</sup>.

## **Pre-construction works**

Site 4: Re-provisioning of the POS and the temporary soccer pitch.

Site 5: Re-provisioning of Wai Lok Street.

Site 6: Site clearance works to facilitate the re-provisioning of the Liquefied Petroleum Gas (LPG) Filling Station. The relocated LPG Filling Station is designed and constructed by others.

5. On the assumption that resources are secured in the resource allocation exercise and that the LegCo approves the Project, the Project is expected to commence in 2025, with a view to completing the waterfront promenade by phases from 2028 and the main construction works by the end of 2030.

## **PROPOSED DESIGN**

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6. With reference to public aspirations and opinions for an accessible and well-designed waterfront area, the integration of the POS with the waterfront in terms of accessibility, connectivity and air and visual permeability has been well considered in the design. To align with the aforementioned principles, the design concept of ‘Dynamic Water’ is proposed to be used for the Project. Inspired by water ripples and shines on Victoria Harbour, the design uses a poetic expression to accentuate its concept. The sculptural form of the buildings and landscape features reflects the dynamic motion of the water and waves, while the creative expression enhances the exploration theme of the development. The theme also links the neighbourhood to the waterfront and presents the idea of ‘Public Open Space integrated with the Waterfront’. Meanwhile, it makes reference to Chinese culture with a poetic message of “the inclusiveness of the sea” (海納百川) which suggests multiculturalism, multiple uses and universal design of the POS.

7. We have also taken into account the following Harbour Planning Principles when drawing up the design–

## **(a) Preserving Victoria Harbour**

The Project is situated at a prominent location facing Victoria Harbour. The design is developed based on an overall design objective of ‘Campus on the Waterfront’. It aims to deliver a new VTC campus that is well integrated with the adjacent POS to preserve Victoria Harbour and activate the Cha Kwo Ling waterfront promenade to become a driver for the creation of economic and social values.

## **(b) Stakeholder Engagement**

The community was engaged at an early stage of the Project since its rezoning in 2017. Given the community’s interest in and concerns on the design of the Project, KTDC and TPB will be further consulted on the design of the POS and VTC campus.

The design of the Project also aims to deliver a new VTC building that can integrate well with the POS at harbourfront areas to build positive interactions among stakeholders within and outside the new VTC campus. In order to have a unique identity for the POS and VTC campus, opportunities will be sought to display the

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artwork design of VTC students at suitable locations in the harbourfront area.

## **(c) Sustainable Development**

The Project embraces the principles of sustainable development by incorporating resilience and environmental design, introducing SMART facilities, etc.

The design has also taken into consideration the existing heritages preserved near the CKLV. Vista and open view from Tin Hau Temple to the harbour are ensured. The design language at the eastern portion of the promenade also echoes the old Cha Kwo Ling Village Cluster with integrated seating, tables and play areas to raise the awareness of Cha Kwo Ling's history.

## **(d) Integrated Planning**

The Project is designed to ensure connectivity with the hinterland and surrounding developments including the recently completed D1 bridge leading to Kwun Tong Promenade and Tsui Ping River, the recently completed Kwun Tong Sewage Pumping Station Landscape Deck Park, the re-provisioned Soccer Pitches & POS planned under the pre-construction of this Project, the planned link bridge (by others) leading to CKLV and the preserved heritages at CKLV.

The project theme of 'Campus on the Waterfront' with architectural and landscape expression under the concept of 'Dynamic Water' is adopted to deliver an integrated and holistic design for the overall development.

To further enhance integrated planning, a multi-level POS experience is proposed to allow the best utilisation of land as well as to echo with the design of the adjoining roof Landscape Deck Park above Kwun Tong Sewage Pumping Station. Landscape in wavy and undulating form integrated with seating, outdoor gym, fitness area, etc., is proposed at the POS. These landscape features also serve as a natural landscape buffer to minimize any potential nuisance caused by the reprovisioned LPG Filling Station and the skatepark to ensure the enjoyment of users at the POS and nearby residents.

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## **(e) Proactive Harbour Enhancement**

An elevated roof landscape deck is designed at the waterfront promenade in front of the VTC campus to integrate the VTC building into the waterfront promenade, create synergy between the campus and the POS and proactively enhance the potential for the public to enjoy the harbour view at an elevated level in addition to the at-grade promenade level. Light refreshment kiosks, covered seating areas and tables with open sea view at multi-levels are designed and integrated with the elevated landscape deck.

Welcoming Garden and Victoria Harbour Logo, with a design echoing the history of Cha Kwo Ling Slipway and mascots in sports styles, are also incorporated to the POS design to enhance the harbourfront areas as Hong Kong's brand identity to the international community.

## **(f) Vibrant Harbour**

The planting theme of the POS is Blossom Ensemble (百花齊放). Flowering season and colours are studied to promote visual interest. Feature trees and canopy trees are proposed near entrance nodes and key thematic zones nodes for a vibrant harbour. Provisional space with water and power supply, as well as sewage connection, will be provided at the POS for ad-hoc retail or food and beverage activities.

## **(g) Accessible Harbour**

The planning of the 1 Ha POS, which connects the hinterland to the waterfront promenade plus various pedestrian accesses along Cha Kwo Ling Road, ensures that the harbourfront areas integrate well with the hinterland in a comprehensive manner, including visual permeability and physical access for pedestrians at both at-grade and elevated levels to and along the harbourfront areas.

## **(h) Public Enjoyment**

Various facilities are distributed along the waterfront promenade. Facilities are strategically placed in different zones to maximize

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opportunities for public enjoyment. Ancillary facilities for the waterfront promenade will be accommodated under the elevated landscape deck together with an integrated covered seating area. Reserved space for temporary booths with water and power supply will be provided to cater for future ad-hoc food and beverages activities. This will further enhance the vibrancy of the waterfront promenade for public enjoyment.

8. The proposed design of the main works of the Project is in **Annex C**.

## WAY FORWARD

9. After consulting with the Task Force, KTDC and TPB, VTC will incorporate the comments received into the detailed design as appropriate.

10. Members are invited to give comments on the design of the POS and the main campus.

**Annex A** Location Plan

**Annex B** Demarcation plan of main works and pre-construction works.

**Annex C** Proposed Design

**Vocational Training Council**

**Education Bureau**

**Development Bureau**

**March 2024**

# Annex A – Location Plan



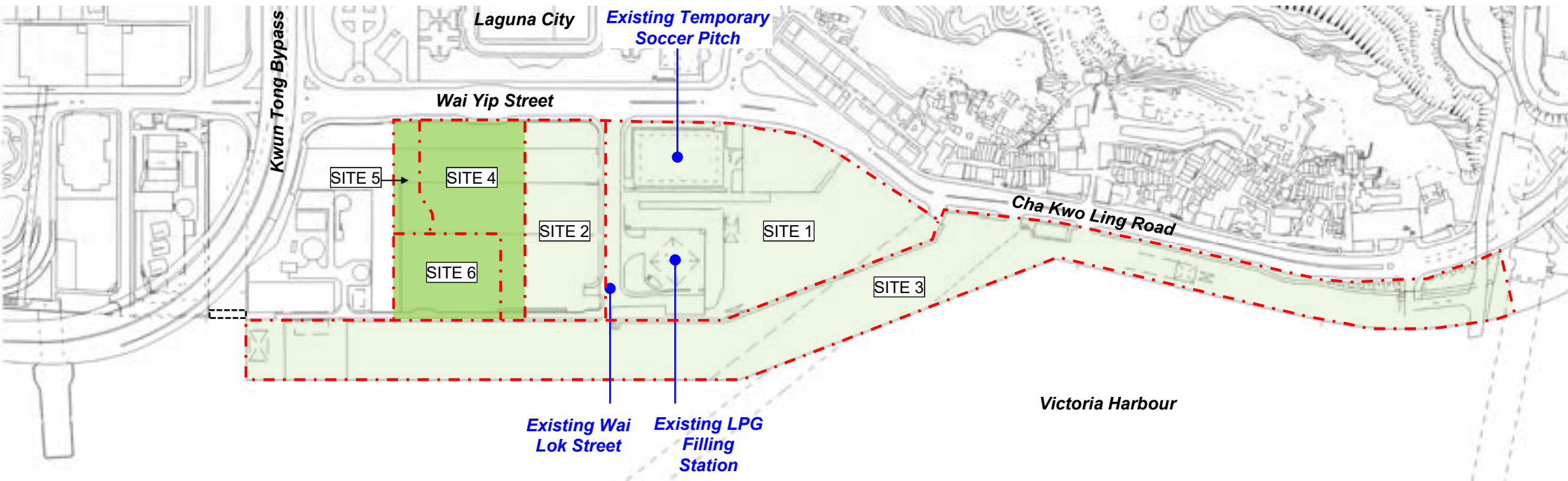
--- Project site boundary

## Construction Works

- SITE 1** A new multi-disciplinary campus for VTC to accommodate around 6,000 students (Site area around 32,000 m<sup>2</sup>)
- SITE 2** a new POS to be used by the public of approximately 10,000 m<sup>2</sup>
- SITE 3** an approximate 45,000 m<sup>2</sup> POS of Harbourfront Promenade

## Pre-construction Works

- SITE 4** Re-provisioning of the POS and the temporary soccer pitch (Site area around 8,690 m<sup>2</sup>)
- SITE 5** Re-provisioning of Wai Lok Street (Site area around 2,060 m<sup>2</sup>)
- SITE 6** Site clearance works to facilitate the re-provisioning of the Liquefied Petroleum Gas (LPG) Filling Station. The relocated LPG Filling Station is designed and constructed by others (Site area around 5,880 m<sup>2</sup>)



Existing Site Plan

## Annex B – Master Plan with Main Works and Pre-construction Works

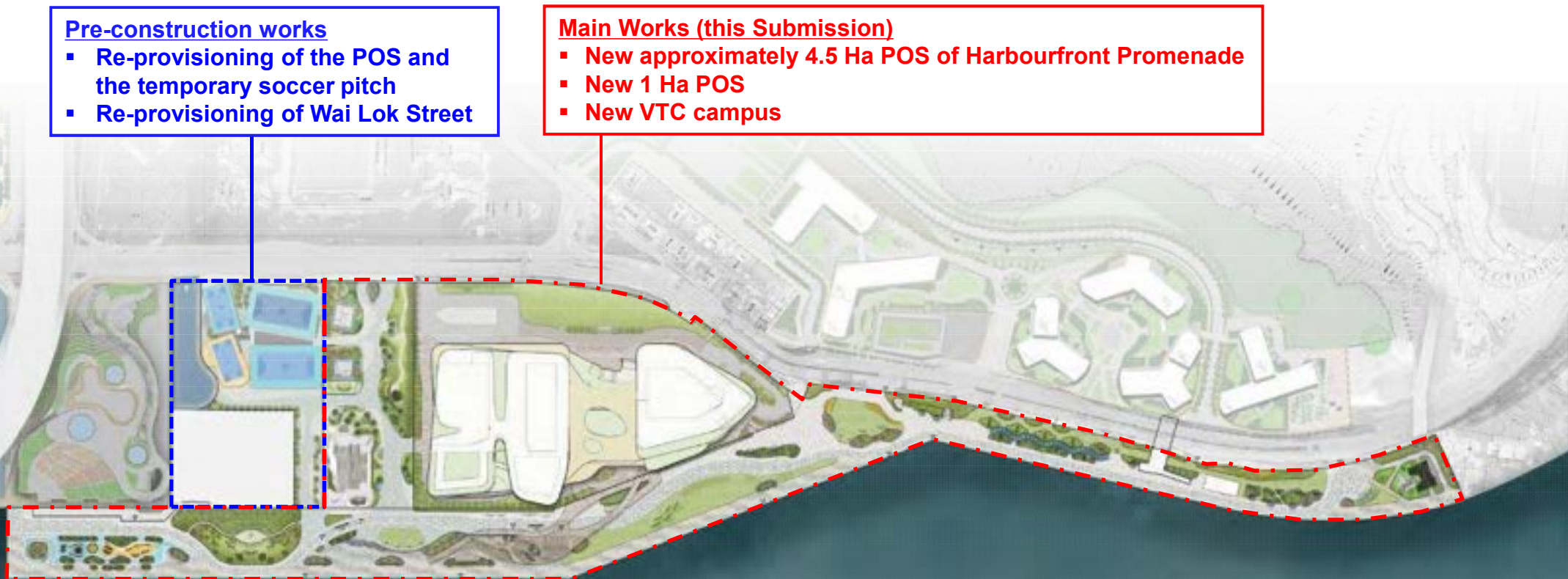


### Pre-construction works

- Re-provisioning of the POS and the temporary soccer pitch
- Re-provisioning of Wai Lok Street

### Main Works (this Submission)

- New approximately 4.5 Ha POS of Harbourfront Promenade
- New 1 Ha POS
- New VTC campus





# Annex C – Proposed Design



## Design Concept

*Dynamic Water*

*“A drip of water ripples and shines on the Bay”*

海纳百川



- A very **poetic expression** to speak loudly of its concept, like **a drip of water ripples and shines on the Victoria Harbour**
- *Sculptural form reflects the dynamic motion of the water and waves*

## Thematic Zoning

Expression of Dynamic Water in Project Sites

--- Boundary Line of this Project Site



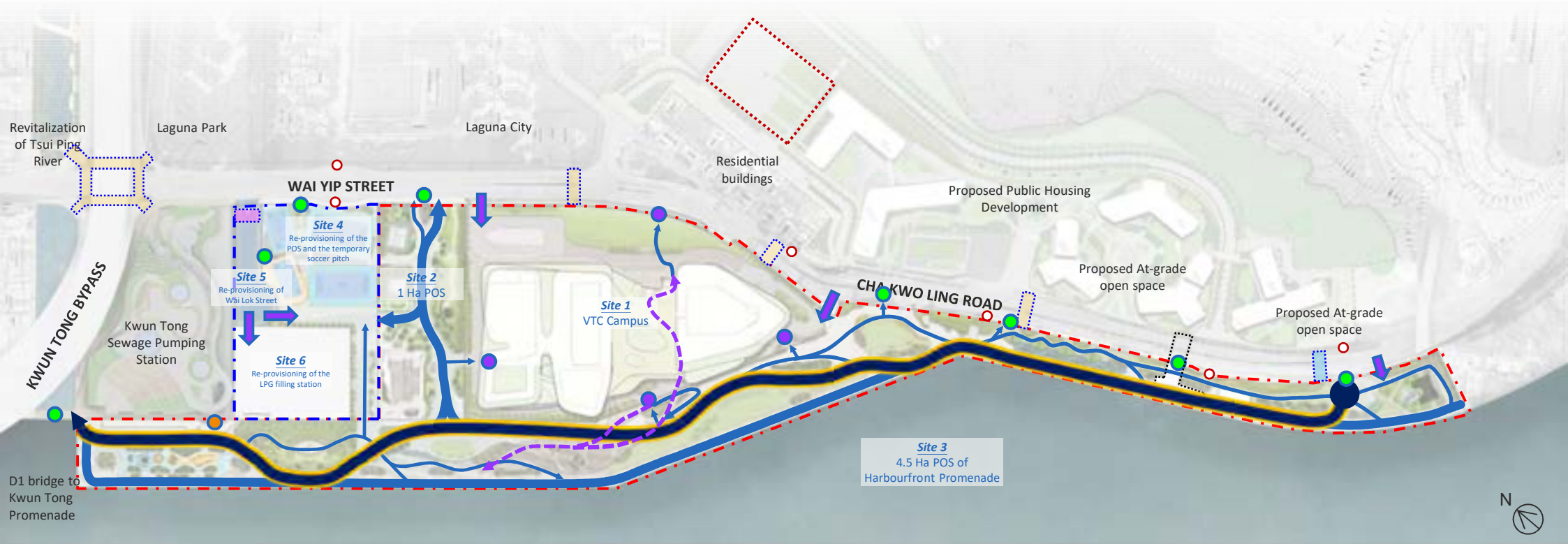
“雖由人作，宛自天開” 計成(明) - 《園冶》中國第一部造園學的專著

“Man-made as natural as God-made” Ji Cheng (Ming) - “Yuanye” China’s first monograph on gardening



## Urban Connectivity

Connecting the Neighbourhood



### LEGEND

- |  |  |  |   |  |  |  |  |
|--|--|--|---|--|--|--|--|
|  | Construction Works Boundary                                    |  | Greenway (6 - 10M)  |  | Promenade (Site3),<br>1Ha Open Space (Site 2) & (Site 4) Access Point                      |  | Planned Public Transport Interchange (PTI) (by others) |
|  | Pre-Construction Works Boundary                                |  | Secondary Pathway<br>(2m abutting to both side of greenway) |  | Proposed ground floor Entrances to VTC Campus  |  | Existing bus/ mini-bus stop                            |
|  | Existing At-grade Pedestrian Crossing                          |  | Primary Pedestrian<br>Circulation (at-grade)                |  | Vehicular Run-in-out   |  |  |
|  | Planned At-grade Pedestrian Crossing                           |  | Secondary Pedestrian<br>Circulation (at-grade)              |  | Lift and Staircase access to Existing<br>Kwun Tong Sewage Pumping Station Podium Landscape |  |  |
|  | Planned Elevated Pedestrian Crossing (by others)               |  | Elevated Pedestrian Circulation<br>through VTC Campus       |  |  |  |  |
|  | Proposed Signalized Crossing and<br>Widening Works (by others) |  |   |  |  |  |  |



# Annex C – Proposed Design



## Overall Planting Theme

## 百花齊放 Blossom Ensemble

Site 2 & 3

Proposed Tree Planting Palette

Species	Chinese	Remarks	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
Boehavia javanica	紅梗	Native				FLOWER					FRUIT			
Cassia bakeriana	紅刺木					FLOWER								
Clatocalyx nervosum	洋白	Native, GMP & STSG					FLOWER			FRUIT				
Cratogeomys unilocularis	刺桐				FLOWER									
Baeocarpus chinensis	牛車水	Native, GMP & STSG					FLOWER					FRUIT		
Liquidambar formosana	鴨舌	Native	FOUAGE			FLOWER				FRUIT				FOUAGE
Peltophorum tonkinense	刺桐					FLOWER				FRUIT				
Plumeria rubra	紅梅	GMP & STSG					FLOWER							
Plumeria rubra	紅梅	GMP & STSG								FRUIT				
Pongamia pinnata	木黃皮	Native, GMP & STSG					FLOWER				FRUIT			
Tabebuia impetiginosa	紫花刺桐	GMP				FLOWER				FRUIT				
Viburnum odoratissimum	刺桐	Native				FLOWER				FRUIT				

### LEGEND

--- Construction Works Boundary

--- Pre-Construction Works Boundary

Green Buffer Planting

Entrance Landscape

Lawn Area

Feature Planting Area

Sitting Area Planting

### Soft Landscape Zone

- 1 Garden Berm
- 2 Open Lawn
- 3 Sitting-out Garden & Space
- 4 Botanical Garden
- 5 Landform Surfing Garden
- 6 Rock Garden



Soft Landscape Theme 01  
彩虹花丘  
Blossom Hillside



Soft Landscape Theme 02  
花鳥島岸  
Floral Oasis



Soft Landscape Theme 03  
園林百景  
Scenic Mosaic



# Annex C – Proposed Design



Viewpoint



## Site 2: Welcoming Entrance

*Perspective*



Way-finding Signage  
導向標示牌

# Annex C – Proposed Design



## Site 2: Landform Trail & Leisure Facilities

*Perspective*



Viewpoint



# Annex C – Proposed Design



## Site 2: Organic Berm & Skatepark Integration

*Perspective*



# Annex C – Proposed Design

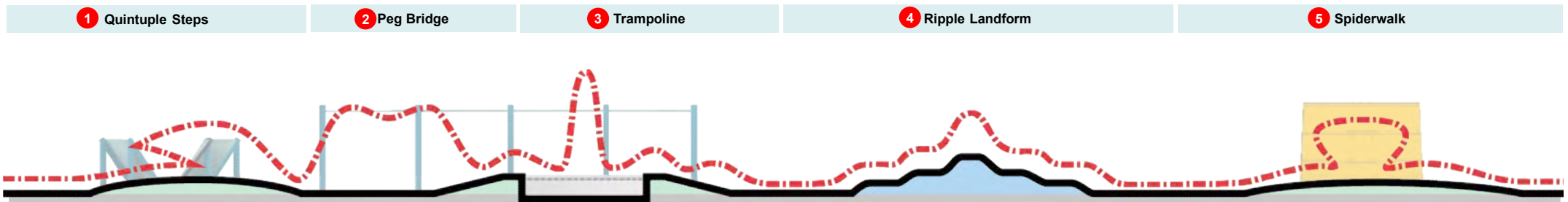


## Site 3: Outdoor Gym

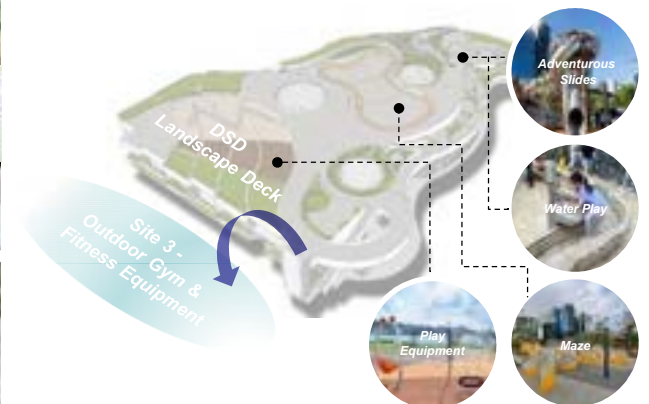
Costal & Archipelago



- Undulating
- Dynamic & High-Intensity



### Reinforce Active Zone Character





# Annex C – Proposed Design



## Site 3: Intergenerational Fitness Area

Costal & Archipelago



- Flexible
- Inclusive Blends of Activities
- Cover all 7 Movements Foundational to Humans
- Accessible equipment for wheel-chair user

### 1 Boxes and Steps Components



7 Primal Movements



Squat

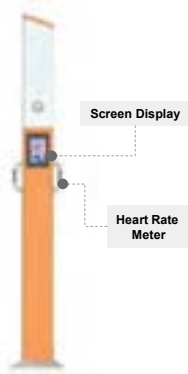
Hinge

Lunge

### 4 Accessible Equipment



### 5 Smart Fitness Equipment



Screen Display

Heart Rate Meter



LCSD Mascots in sports styles  
活力仔和思文啱

### 2 Floor-based Zone



7 Primal Movements



Push



Gait

### 3 Bar Components



7 Primal Movements



Pull



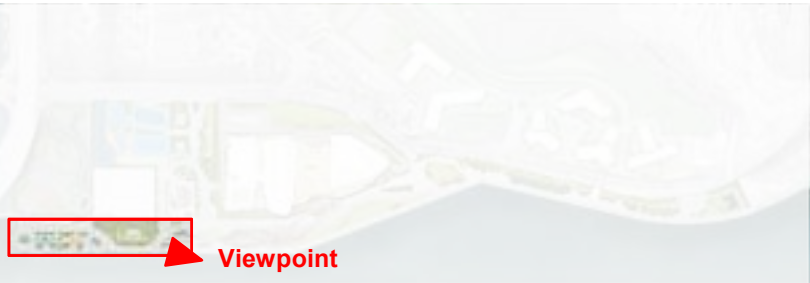
Rotation

# Annex C – Proposed Design

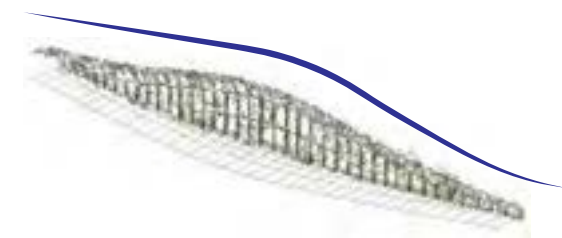


## Site 3: Western Section

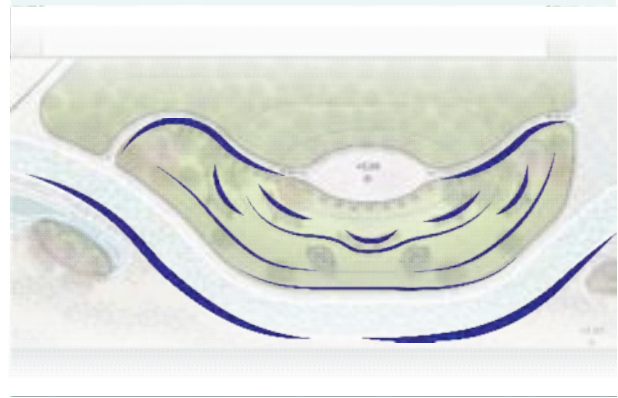
Perspective



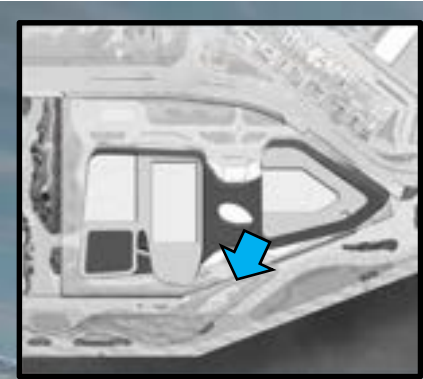
### Undulating Trellis



### Layers of Wave



Elevated Landscape Deck at Promenade



## Elevated Landscape Deck at Promenade



Architectural Impression

# Annex C – Proposed Design



## Site 3: Elevated Deck & Performance Plaza

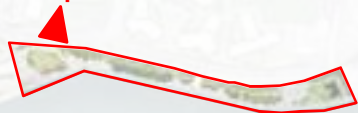
*Perspective*



# Annex C – Proposed Design



Viewpoint



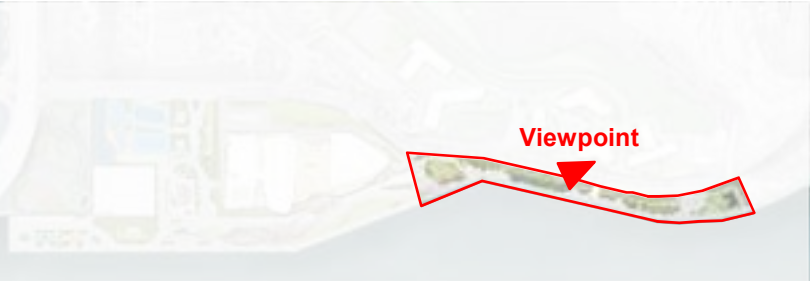
## Site 3: Welcoming Garden & Victoria Harbour Logo

Perspective

Echo Cha Kwo Ling Slipway  
呼應茶果嶺橋台



# Annex C – Proposed Design



## Site 3: Undulating Landform

Perspective



Form of Wave  
波浪形態

Design  
Inspiration



Potential Relocation of  
Hap Yi Lung (合義龍) Dragon Boat

Echo with Cha Kwo  
Ling Village History  
呼應茶果嶺村歷史

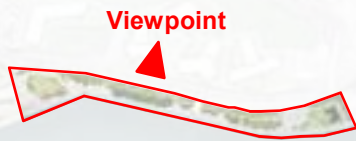


假蘋婆  
Sterculia lanceolata



龍船花  
Ixora chinensis

## Annex C – Proposed Design



### Site 3: Undulating Landform

*Perspective from Cha Kwo Ling Village*



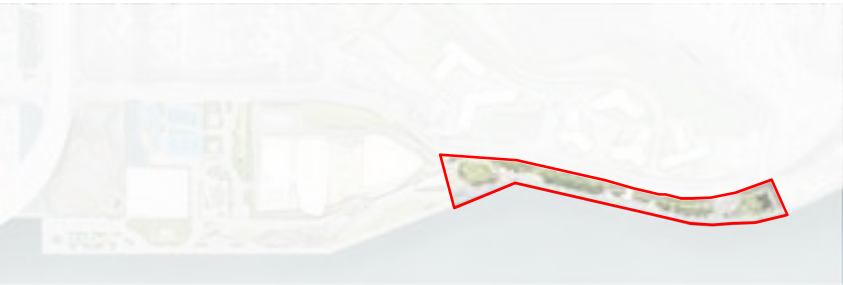


# Annex C – Proposed Design

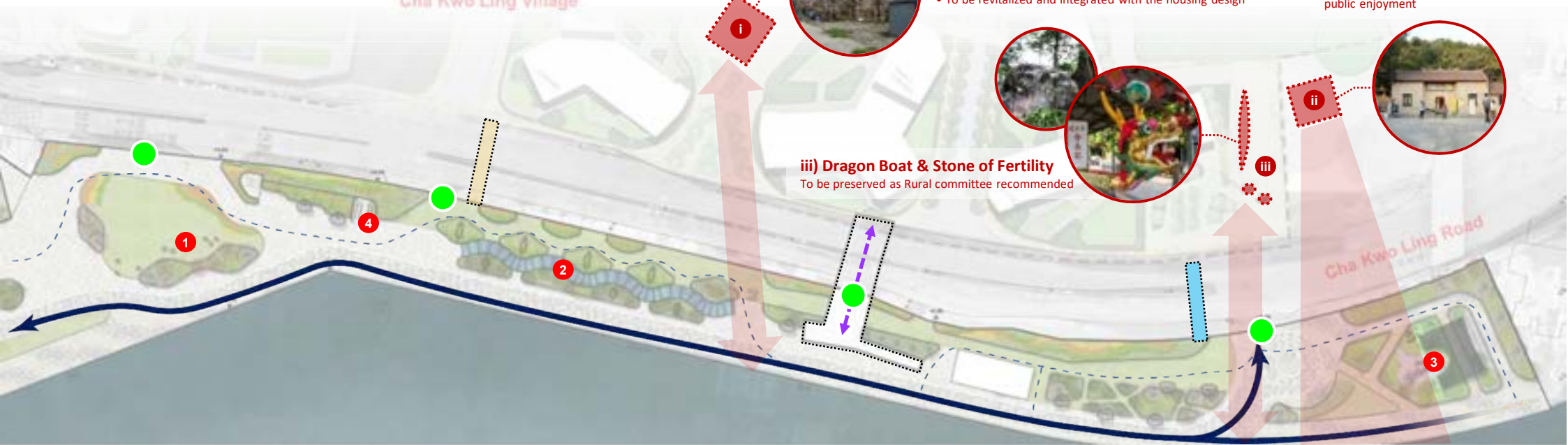


## Site 3: Eastern Section

Welcoming Garden; Surfing Landform & Rock Garden



Cha Kwo Ling Village



**i) Law Mansion** (Grade 3 Historical Building)  
 • To be preserved in-situ as AMO recommended  
 • To be revitalized and integrated with the housing design

**ii) Tin Hau Temple**  
 (Grade 3 Historical Building)  
 • Not affected by the CKLV Development  
 • A 900sqm buffer area is designated for public enjoyment

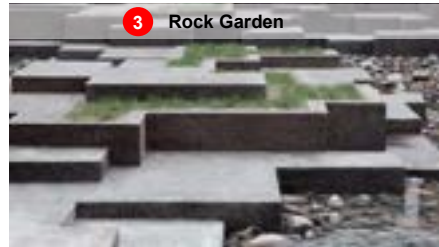
**iii) Dragon Boat & Stone of Fertility**  
 To be preserved as Rural committee recommended



1 Welcoming Garden



2 Undulating Landform



3 Rock Garden

**LEGEND**

	Elevated Pedestrian Circulation through VTC Campus		Existing At-grade Pedestrian Crossing
	Primary Pedestrian Circulation (At-grade)		Proposed signaled crossing & widening works (by others)
	Secondary Pedestrian Circulation (At-grade)		Planned Elevated Pedestrian Crossing (by others)
	Pedestrian Access Point		Vista Corridor
			Bicycle Rack (50 sqm)

# Annex C – Proposed Design



## Site 3: Rock Garden

Perspective

呼應天后廟傳統  
*Response to Tin Hau Temple Tradition*

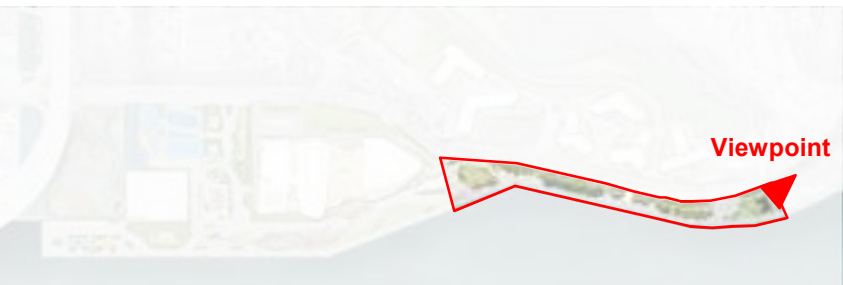


# Annex C – Proposed Design



## Site 3: Rock Garden

Perspective



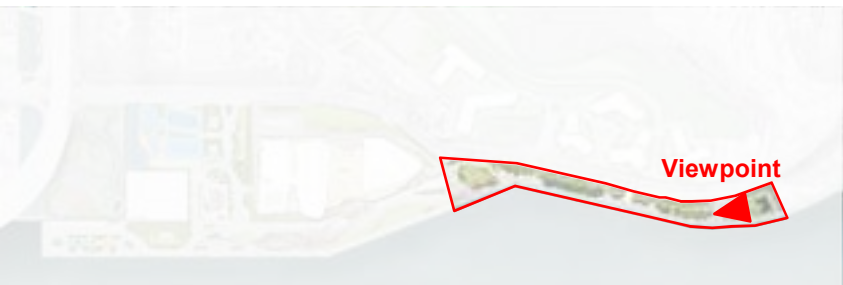
Stone Wall Design  
石牆設計

Stone Wall of  
Lawn Mansion  
羅氏大屋石牆

天后古廟石牆  
Stone Wall of  
Tin Hau Temple



# Annex C – Proposed Design



## Site 3: Rock Garden

Perspective



堆疊石景呼應茶果嶺村落  
*Rockscape as Miniature of  
Cha Kwo Ling Village Cluster*










## POS Facilities Summary





Existing toilet at Landscape Deck Park





POS Facilities	Quantity
 Shelter	26 No.
 Trellis	11 No.
 Look-out Shelter	1 No.
 Thematic Shelter	1 No.

POS Facilities	Quantity
 Seating & Planter Seat Wall	Approx. 1670M
 Table <i>(Integrated w/ Seat Wall)</i>	Approx. 270 Nos. <i>(1 Table per 5M Seat Wall)</i>
 Table & Chair <i>(Under Elevated Deck)</i>	Several sets of fixed seating with tables at under the elevated landscape deck

POS Facilities	Quantity
 Toilet	Toilet facilities at appropriate locations
 Drinking Fountain	To be determined at later stage <i>(Preferably under shelter; near active facilities; and close to fresh water supply)</i>

Legend

-  Construction Works
-  Pre-Construction Works

# Annex C – Proposed Design



## Landscape Furniture Design

Shelter; Trellis & Seawall Railing



To Kwa Wan Promenade, 2023

### SEAWALL RAILING DESIGN



150X100mm RHS GMS MAIN FRAME PVDF COATING  
COLOUR : MEDIUM BEIGE

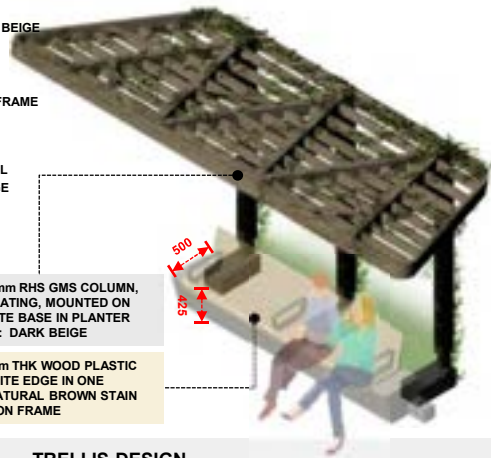
100X5mm THK. GMS TOP PLATE PVDF COATING  
COLOUR : MEDIUM BEIGE

150X50mm RHS GMS MAIN FRAME PVDF COATING  
COLOUR MEDIUM BEIGE

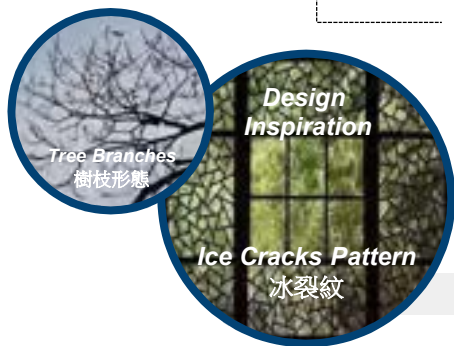
50X150mm RHS GMS PANEL W/ PATTERN MEDIUM BEIGE PVDF COATING

200x100mm RHS GMS COLUMN, PVDF COATING, MOUNTED ON CONCRETE BASE IN PLANTER  
COLOUR: DARK BEIGE

100x25mm THK WOOD PLASTIC COMPOSITE EDGE IN ONE PIECE NATURAL BROWN STAIN MOUND ON FRAME

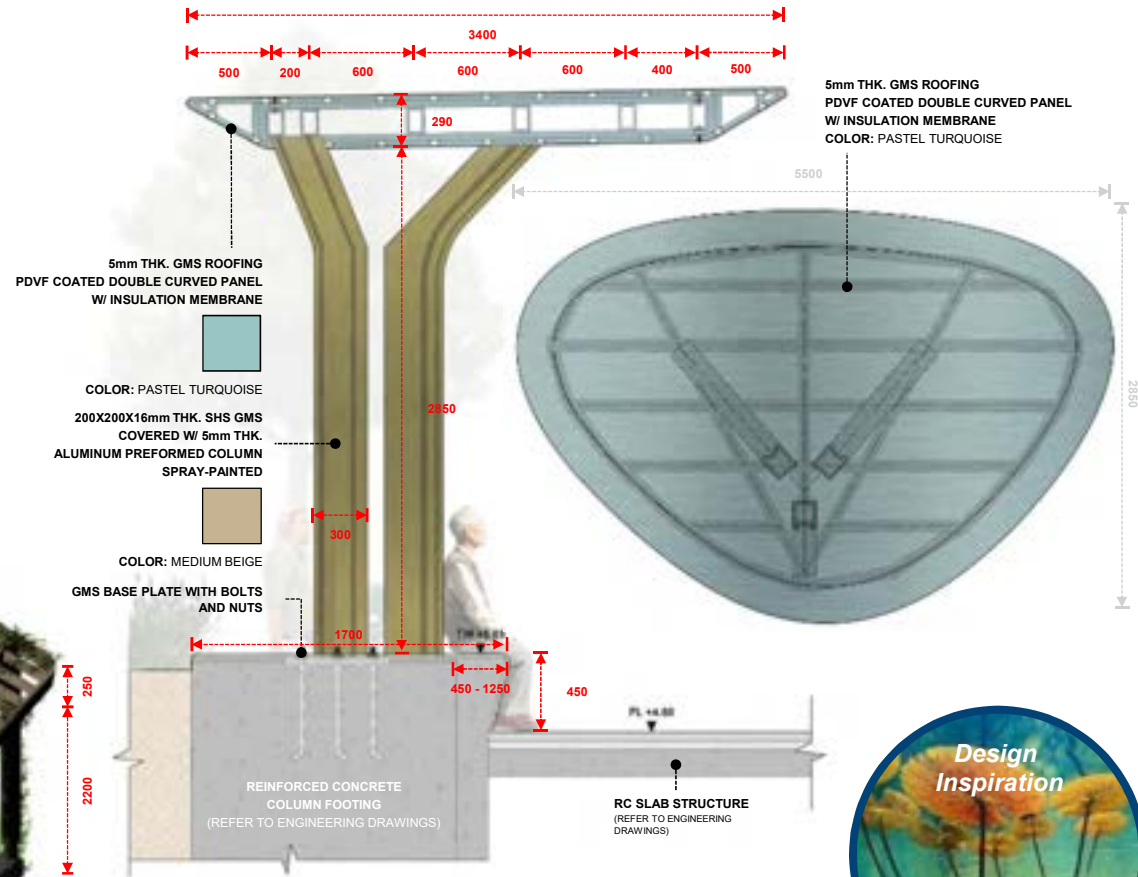


### TRELLIS DESIGN



Design Inspiration

Ice Cracks Pattern  
冰裂紋



5mm THK. GMS ROOFING  
PDVF COATED DOUBLE CURVED PANEL  
W/ INSULATION MEMBRANE  
COLOR: PASTEL TURQUOISE

5mm THK. GMS ROOFING  
PDVF COATED DOUBLE CURVED PANEL  
W/ INSULATION MEMBRANE

COLOR: PASTEL TURQUOISE  
200X200X16mm THK. SHS GMS COVERED W/ 5mm THK. ALUMINUM PREFORMED COLUMN  
SPRAY-PAINTED

COLOR: MEDIUM BEIGE

GMS BASE PLATE WITH BOLTS AND NUTS

REINFORCED CONCRETE COLUMN FOOTING  
(REFER TO ENGINEERING DRAWINGS)

RC SLAB STRUCTURE  
(REFER TO ENGINEERING DRAWINGS)

### SHELTER DESIGN



Design Inspiration

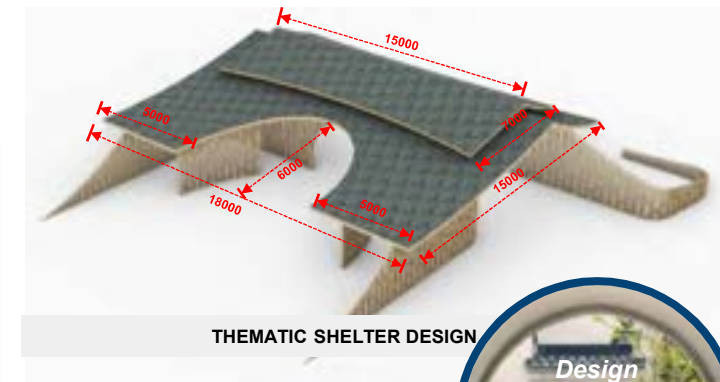
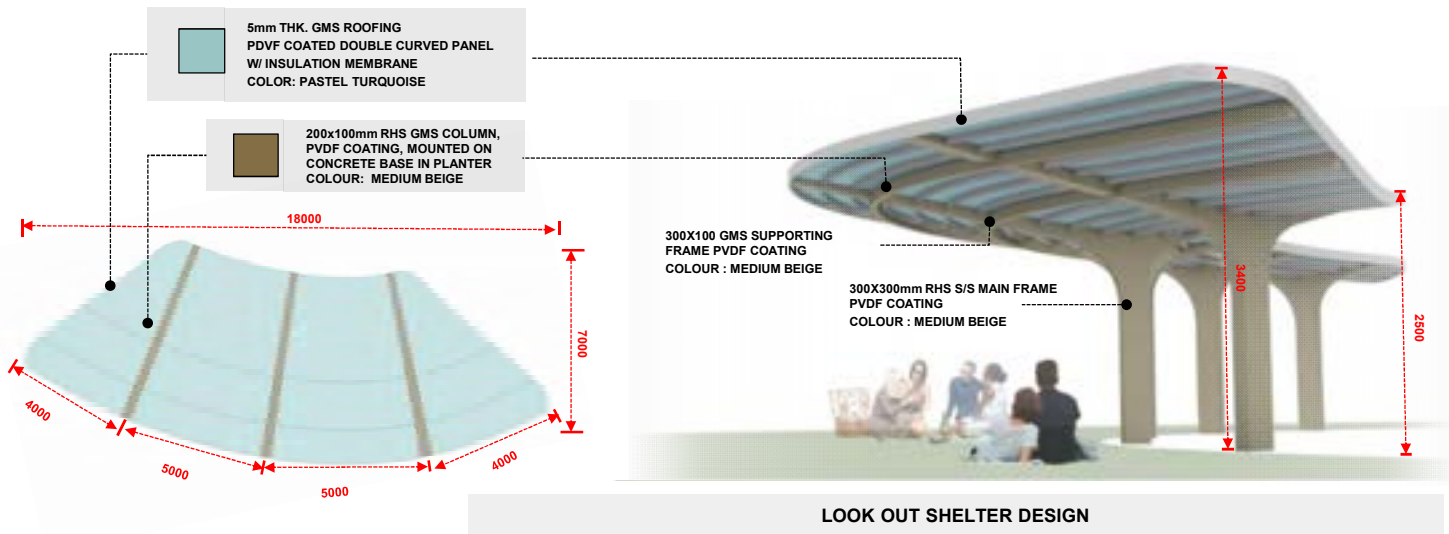
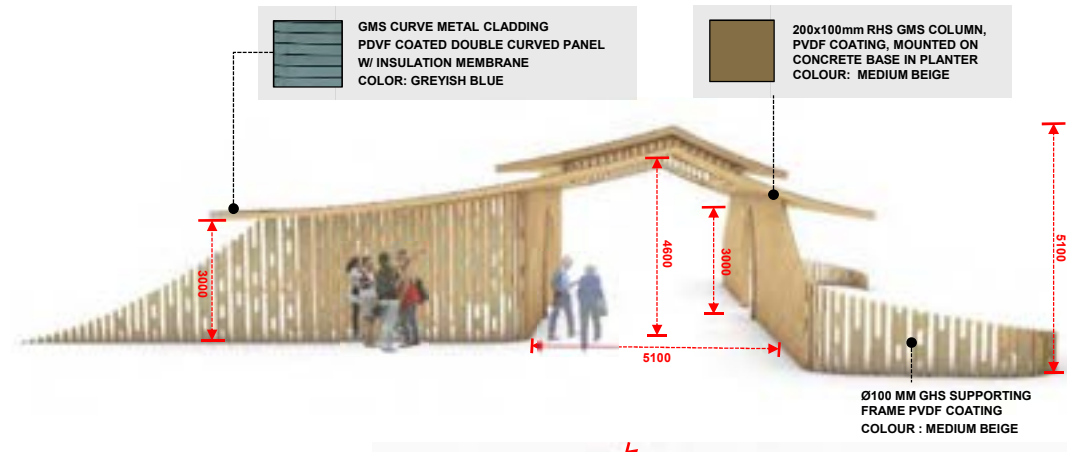
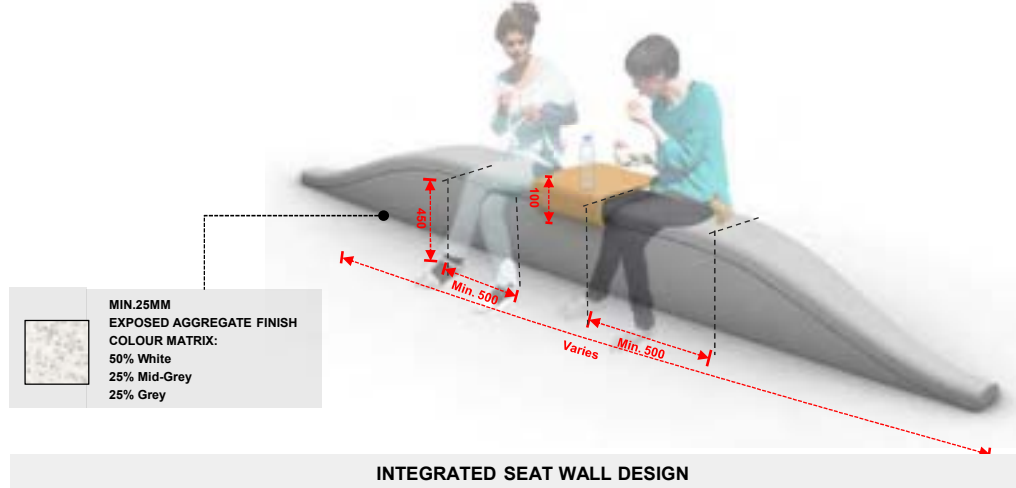
Form of Lotus Leaf  
荷葉形態

# Annex C – Proposed Design



## Landscape Furniture Design

Integrated Seat Wall; Lookout Shelter & Thematic Shelter



## Overview of Building Facilities & Maintenance Laybys

### Pre-construction works – Re-provisioning of the POS and the temporary soccer pitch (not for comment)

**A.** Male, female, accessible, universal toilets, baby care room, first aid room, refuse collection chamber and plant rooms

### B. Surface parking/layby

- 1 no. of refuse collection vehicle space 12m (L) x 5m (W)
- 1 no. of heavy goods vehicle space 11m (L) x 3.5m (W)
- 1 no. of ambulance space 9m (L) x 3m(W)

### 1 Ha POS:

- a. Skatepark
- b. Management office & refuse collection chamber
- c. Stores, equipment room and plant rooms
- d. Surface parking/layby
  - 1 no. of light goods vehicle space 7m (L) x 3.5m (W)
  - 1 no. of refuse collection vehicle space 12m(L) x 5m(W)

### Approximate 4.5Ha POS of Harbourfront Promenade

1. Light refreshment kiosk and provisions for future more F&B kiosks
2. Male, female, accessible, universal toilets, baby care room and first aid room
3. Stores, equipment room
4. Plant rooms
5. Additional toilet at eastern portion of promenade
6. Link bridge (by others)
7. Surface parking/layby
  - 2 no. of light goods vehicle space 7m (L) x 3.5m (W)
  - 1 no. of ambulance space 9m (L) x 3m(W)



### Remarks:

- Inclusive Park for Pets to be provided according to LCSD SoA.

### Legend

- Construction Works
- Pre-Construction Works

