

# Task Force on Kai Tak Harbourfront Development

For discussion  
on 16 June 2023

TFKT/02/2023

## **Development of New Campus of the Vocational Training Council at Kowloon East (Cha Kwo Ling) Pre-construction Works - Re-provisioning of a Public Open Space**

### **PURPOSE**

This paper reports to Members on the re-provisioning of a public open space (POS) as part of the pre-construction works for the Development of 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 Vocational Training Council (VTC) have been, since the announcement made in the 2014 Policy Address, 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.

3. As previously reported to the Task Force on Kai Tak Harbourfront Development (Task Force), including at the Task Force's meeting on 1 November 2021, 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 to the east of the Site. The location plan is at **Annex A**. To achieve better synergy and better coordinate the overall development of the Project, in addition to the construction of the new campus, the VTC has agreed to provide assistance to other relevant Government Bureaux / Departments (B/Ds) in the design and development of the promenade, the provision of POS including the various facilities therein, re-provisioning of Wai Lok Street, and to make land available for the Government for the re-provisioning of the Liquefied Petroleum Gas (LPG) filling facilities.

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4. Having consulted the Task Force and the local community, the Government sought comments on the proposal from the Panel on Education and Public Works Subcommittee of the Legislative Council (LegCo) on 7 June 2022 and 24 June 2022 respectively, and obtained the funding approval of the Finance Committee of the LegCo on 15 July 2022 for the pre-construction works of the Project. The scope of the pre-construction works includes consultancy services for the design of the main works; provision of basketball courts and re-provisioning of the temporary soccer pitch; re-provisioning of the whole of Wai Lok Street; re-provisioning of the LPG filling station; as well as other works such as site investigations, tree survey, site clearance, protection and replanting works, among others.

5. The VTC and the relevant B/Ds have been working closely since obtaining the LegCo's funding approval to kick start the pre-construction works as soon as possible. The Project has been taken forward in a timely manner and it is expected that the pre-construction works would be completed in 2025 as scheduled. The relevant B/Ds and the VTC will consult the Task Force and the local community on the design of pre-construction works and plan for the main works, such as the design of the new campus and the promenade, before seeking the LegCo's funding approval in 2025, with a view to completing the main works by end 2030.

## **THE RE-PROVISIONING OF A PUBLIC OPEN SPACE**

6. As part of the pre-construction works, the VTC together with relevant B/Ds need to take forward the re-provision of a 0.87 hectare POS, which includes two 5-a-side soccer pitches, two multi-purpose outdoor basketball/volleyball courts, a covered spectator stand with ancillary facilities; and the re-provision of Wai Lok Street.

### Design Concept

7. Noting the public aspirations and opinions for an accessible and well-designed waterfront area, the integration of the re-provisioned POS with the waterfront in terms of accessibility, connectivity and air and visual permeability have been well considered in the design. Meanwhile, the harbour planning principles have also been incorporated in the

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design to enhance the vibrancy and sustainability of the development, thereby maximizing patrons' enjoyment during their visit to the harbour.

8. To align with the aforementioned principles, the design concept of 'Dynamic Water' is proposed to be used for the pre-construction works as well as the overall development (main works) of this project. The design uses a very poetic expression to speak loudly of its concept, like water ripples and shines at the Victoria Harbour. 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 can also be related to Chinese culture with a poetic emphasising "the inclusiveness of the sea" which suggests multiculturalism, multiple uses and universal design at the POS. The detail design is at **Annex B**.

## Facilities and layout of the re-provisioned POS

9. The re-provisioned POS is proposed to adopt a multi-level design in stepping profile. With various levels, the POS offers elevated landscape gallery opportunities, providing great views and interactions for indoor/outdoor. Such roof terraces, which echo with the adjoining multi-level Kwun Tong Sewage Pumping Station (KTSPS) Landscape Deck Park design, also exhibit an open and welcoming gesture to the neighbourhood. The different levels are also designed in consideration of the slighting sloping level of the existing Wai Yip Street, the relocated road and the temporary promenade to ensure accessibility from the streets and pedestrian level. This innovative design upgrades the harbour-front areas as Hong Kong's symbol of urban design excellence and Hong Kong's brand identity to the international community.

10. The elevated basketball court spare spaces to accommodate toilets, changing rooms and other ancillary facilities beneath the elevated landscape-cum-sports deck, allowing multi-use and efficient use of land. The facilities under the elevated deck are designed in small and separated building bulks, ensuring natural ventilation, daylight and will make available covered semi-outdoor seating under the deck areas.

11. Covered spectator seating with integrated accessible ramp and seating terrace is designed between the two proposed soccer pitches.

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These echo the water and multi-level landform concept while creating an integrated landscape design for the seating areas, with the accessible ramp leading from the ground floor public open space to different levels of the sports courts. All of these facilities integrate well with the neighbourhood and coherence could be observed.

## **WAY FORWARD**

12. In addition to the consultation with the Task Force, we plan to consult the Kwun Tong District Council (KTDC) in July 2023. We will take into account the views of the Task Force and the local community including the KTDC to finalise the design for the re-provision of the POS as outlined in paragraphs 6-11 above. Subject to the result of consultations, we plan to commence the construction of POS in Q2 2024 for completion by Q3 2025. The Task Force will be further consulted on the detailed design of the main works at a later stage.

13. Members are invited to note and offer comments on the design of the re-provisioned POS.

**Vocational Training Council**

**Education Bureau**

**Development Bureau**

**June 2023**

## **ATTACHMENTS**

Annex A	Location Plan
Annex B	Detail design

# Annex A - Location Plan



Kwun Tong Bypass

Laguna Park

Laguna City

Wai Yip Street

KTSPS Landscape Deck Park

Cha Kwo Ling Village

Cha Kwo Ling Road

Subject Site

Victoria Harbour



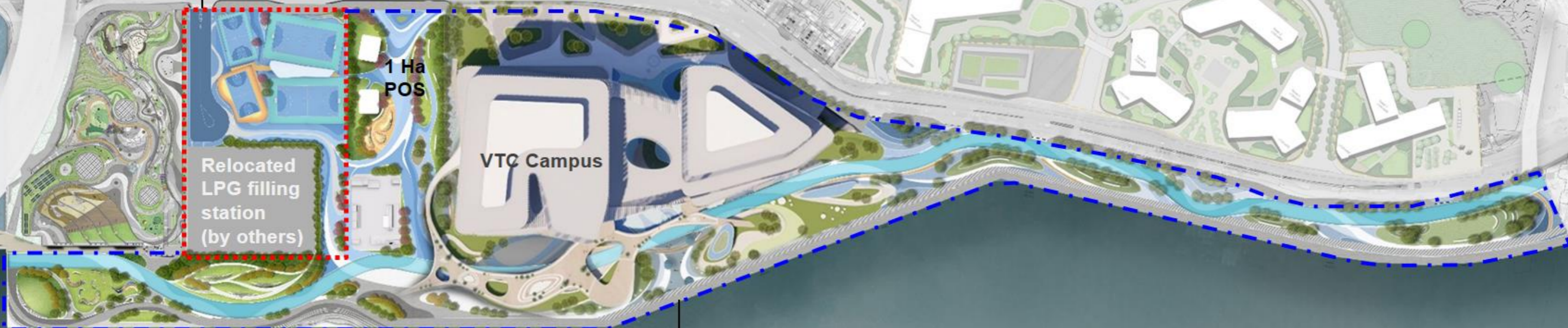
## Annex B – Detail Design

### Dynamic Water

海甸百河川

#### Pre-construction works

- Reprovision of Soccer Pitches & POS
- Road Relocation



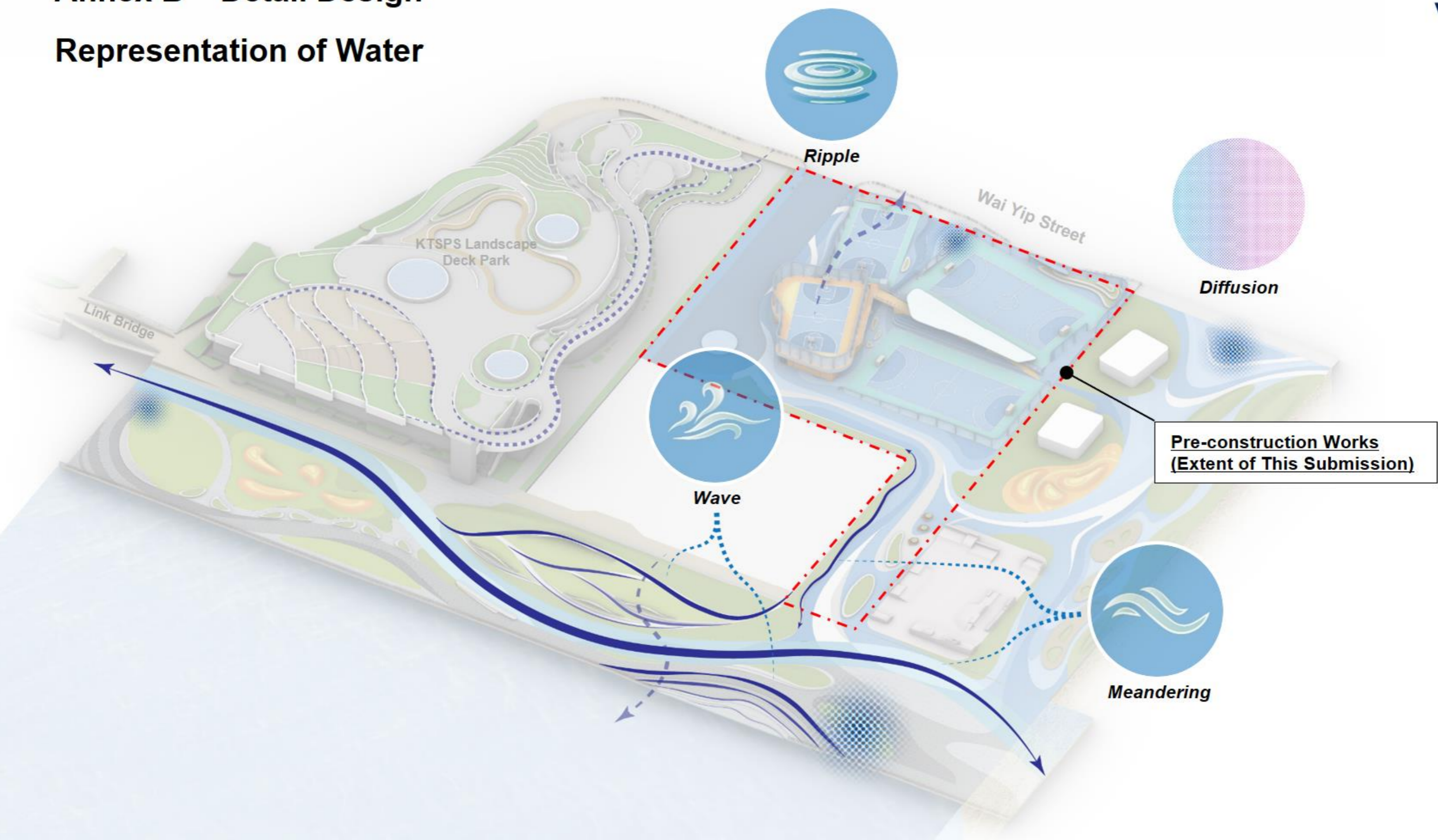
4.5 Ha POS of Waterfront Promenade

#### Main construction works

- 1 Ha POS
- 4.5 Ha POS of waterfront promenade
- VTC campus



# Annex B – Detail Design Representation of Water



# Annex B – Detail Design

## Overview

KTSPS  
Landscape  
Deck Park

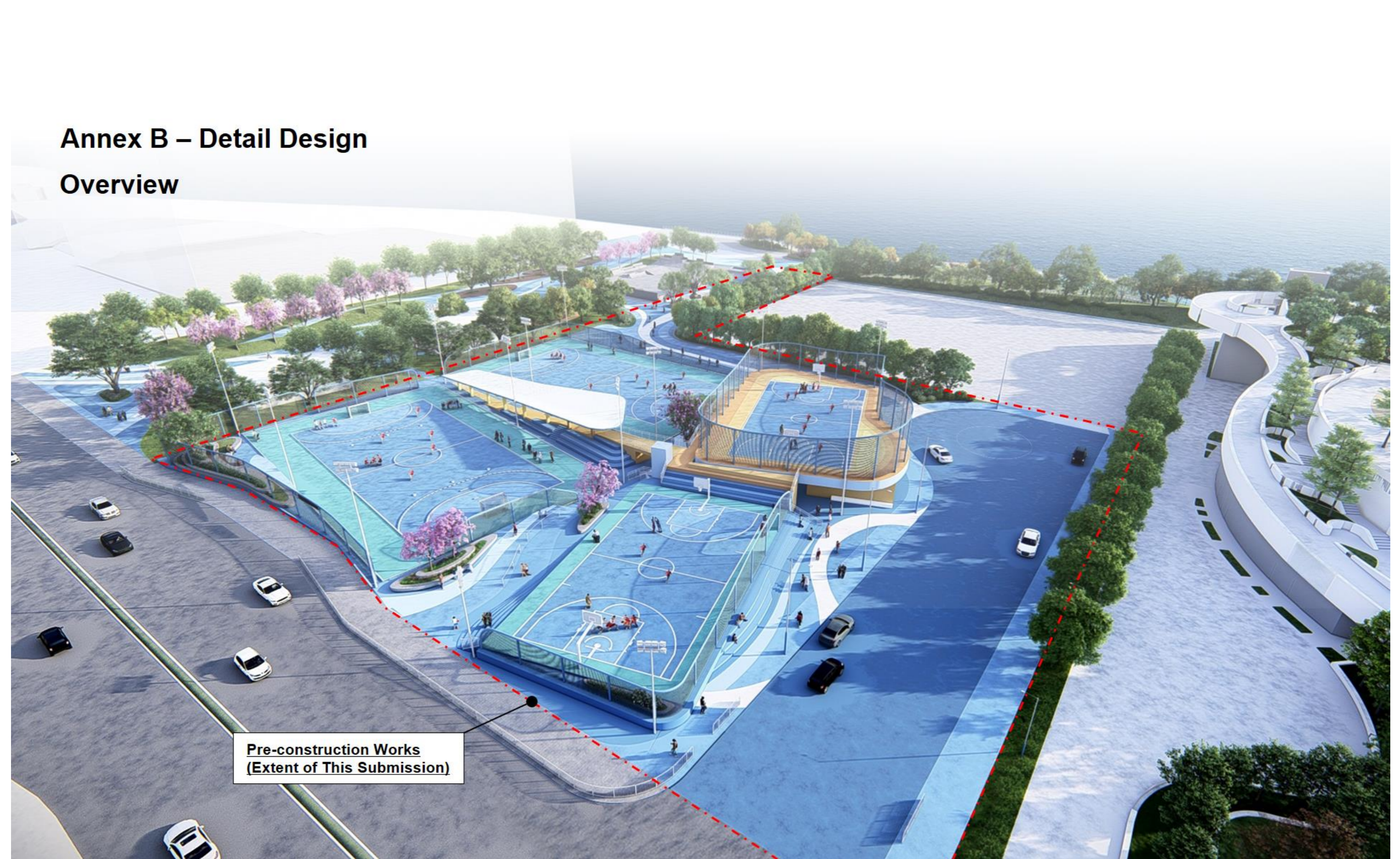
Pre-construction Works  
(Extent of This Submission)





# Annex B – Detail Design

## Overview



**Pre-construction Works  
(Extent of This Submission)**