

# **Task Force on Kai Tak Harbourfront Development**

For discussion  
on 1 November 2021

TFKT/08/2021

## **Proposed Development of New Campus of the Vocational Training Council at Kowloon East (Cha Kwo Ling)**

### **PURPOSE**

This paper briefs Members on the progress of the proposed new campus development of the Vocational Training Council (VTC) at Kowloon East (Cha Kwo Ling).

### **BACKGROUND**

2. The Government has all along been committed to providing multiple and flexible education pathways for young people with different aspirations and abilities through vocational and professional education and training (VPET). The VTC, established in 1982 under the VTC Ordinance (Cap. 1130), is the largest VPET provider in Hong Kong, offering diversified VPET courses which award formal qualifications ranging from Secondary three to the degree level, and provide students with multiple progression pathways.

3. In pursuance of the 2014 Policy Address, the Government invited the VTC to draw up a strategic development plan for its campuses to foster synergy and provide state-of-the-art facilities pivotal to enhancing the image and quality of vocational education. In the 2016 Policy Address and 2017 Policy Agenda, it was announced that a site in Kowloon East (Cha Kwo Ling) was earmarked to build a new campus with adequate capacity and state-of-the-art facilities in order to provide a conducive learning environment for VPET students.

4. At its meetings on 20 April 2018 and 8 May 2018, the Town Planning Board (TPB) deliberated on and agreed the rezoning of the site from “Open Space” (“O”), “Other Specified Uses” (“OU”)<sup>1</sup> and area shown as ‘Road’ to “Government, Institution or Community” (“G/IC”) for accommodating the proposed campus development, during which the

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<sup>1</sup> Including “OU” annotated “Sewage Treatment Plant with Landscaped Deck Above”, “Petrol Filling Station” (“PFS”) and “Tunnel Ventilation Shaft and Administration Building”.

Task Force on Kai Tak Harbourfront Development (the Task Force) had been consulted.

5. Upon the rezoning of the site, the VTC has been, together with the relevant bureaux / departments, taking forward the development project. In particular, the VTC has agreed to take over the coordination of the construction works for the provision of an additional 1 hectare of public open space, two 5-a-side soccer pitches, 4.5 hectares of waterfront promenade, as well as the facilities thereat.

## **SITE LOCATION AND CONTEXT**

6. The proposed development (the Site) falls within an area zoned “G/IC”, “O”, “OU(PFS)”, and area shown as “Road” on the approved Kai Tak Outline Zoning Plan No. S/K22/6 (the OZP). The 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**.

7. The campus site falls within area zoned “G/IC” with stepped building height restrictions of 60mPD to 70mPD as stipulated on the OZP.

## **SCOPE OF WORKS**

8. Taking into consideration its scale and complexity, the development project will be implemented in two phases, i.e. pre-construction works and main-construction works. The scope of the project comprises –

### **Pre-construction works**

- (a) re-provision of 0.86 hectare of public open space, including two 5-a-side soccer pitches, two standard basketball / volleyball courts, a spectator stand with ancillary facilities;
- (b) relocation of Wai Lok Street;
- (c) re-provision of Liquefied Petroleum Gas filling station; and

- (d) consultancy services for preparing detailed design and tender documentation for the main-construction works.

### **Main-construction works**

- (a) construction works for the new VTC campus with the site area of about 3.2 hectares;
- (b) construction works for about 4.5 hectares of public open space at the waterfront promenade; and
- (c) construction works for 1 hectare of public open space, including a skatepark.

### **HARBOUR PLANNING PRINCIPLES**

9. In taking forward the development project, due consideration has been given to the Harbour Planning Principles. As shown in the indicative layout plan at **Annex B**, the project will provide extensive public open space with a view to enhancing the vibrancy of and visual and physical accessibility between the hinterland and the Cha Kwo Ling waterfront promenade for public enjoyment. The VTC campus would also adopt a stepped building height profile lower than the hinterland development and building setback from the waterfront promenade, and incorporate greening, visual and air corridors to facilitate air and visual permeability and enhance integration with the waterfront environment. We will consult the local community, including the Kwun Tong DC, on the development project including the facilities to be provisioned in the Site, with a view to fulfilling the needs of present and future generations.

10. In addition, the VTC has conducted traffic, environment, visual and air ventilation impact assessments, which have confirmed that the proposed development will not bring insurmountable impact on the surrounding areas.

### **WAY FORWARD**

11. Upon consultation with the Task Force, we will consult the local community, including the Kwun Tong DC, and the TPB, before seeking funding approval from the Legislative Council (LegCo) on the pre-construction works of the project scheduled for Q2 2022 tentatively. Subject to the progress of the pre-construction works, it is our plan to

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consult the LegCo for the funding approval for the main-construction works, tentatively in Q4 2024. Subject to the approvals by the LegCo, the VTC expects that the main-construction works would commence in Q1 2025 for target commissioning by the end of 2030.

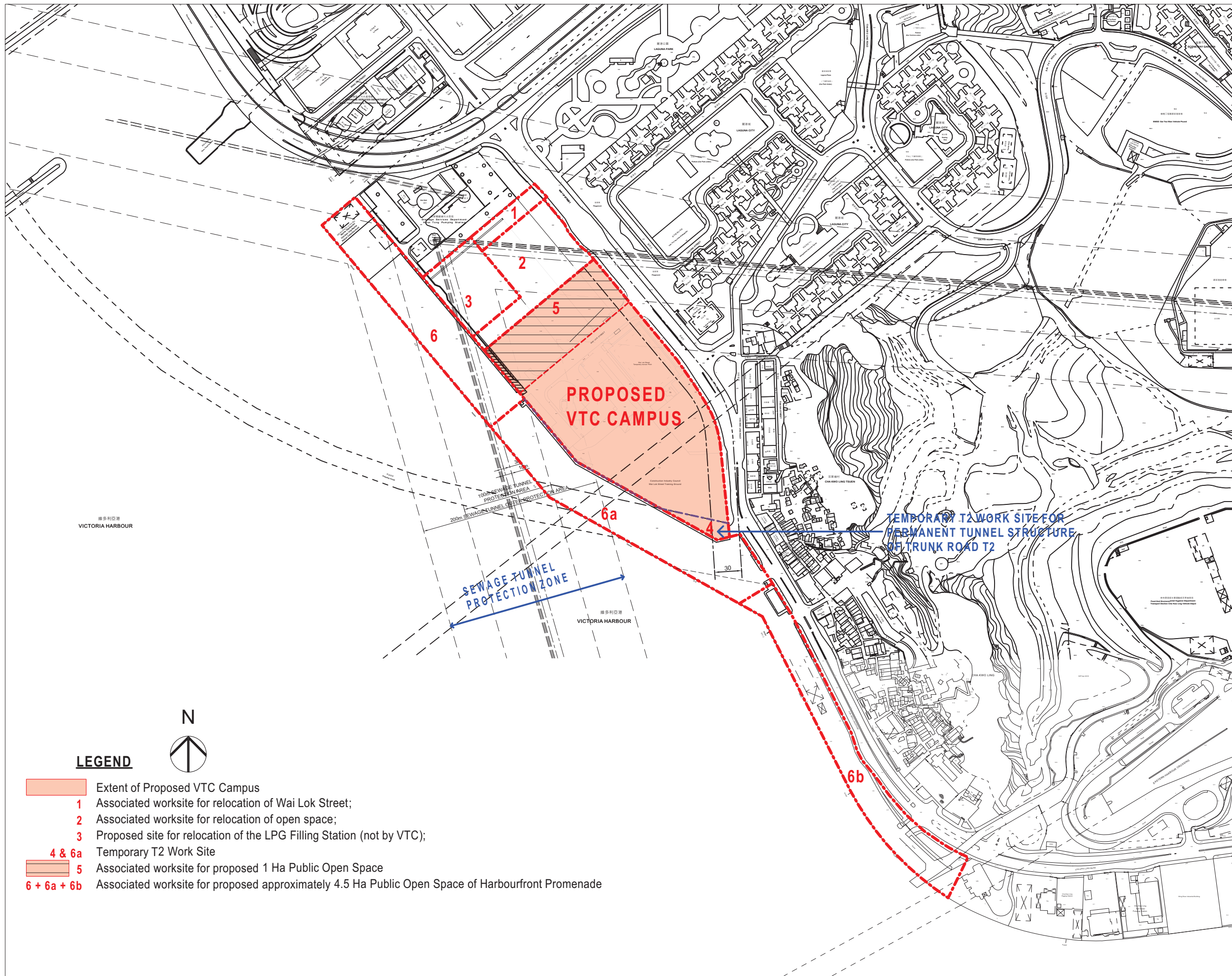
12. Members are invited to note the progress of the project.

## **ATTACHMENTS**

Annex A	Location Plan
Annex B	Layout Plan

**Vocational Training Council**  
**Education Bureau**  
**October 2021**

# ANNEX A



## LEGEND

- Extent of Proposed VTC Campus
- 1 Associated worksite for relocation of Wai Lok Street;
- 2 Associated worksite for relocation of open space;
- 3 Proposed site for relocation of the LPG Filling Station (not by VTC);
- 4 & 6a Temporary T2 Work Site
- 5 Associated worksite for proposed 1 Ha Public Open Space
- 6 + 6a + 6b Associated worksite for proposed approximately 4.5 Ha Public Open Space of Harbourfront Promenade



NUMBER / 編號	09-2016	SCHEMATIC DESIGN
DATE / 日期		AMENDMENT / 修訂

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PROJECT / 工程項目  
 PROPOSED DEVELOPMENT OF  
 NEW CAMPUS OF VTC  
 AT KOWLOON EAST (CHA KWO LING)

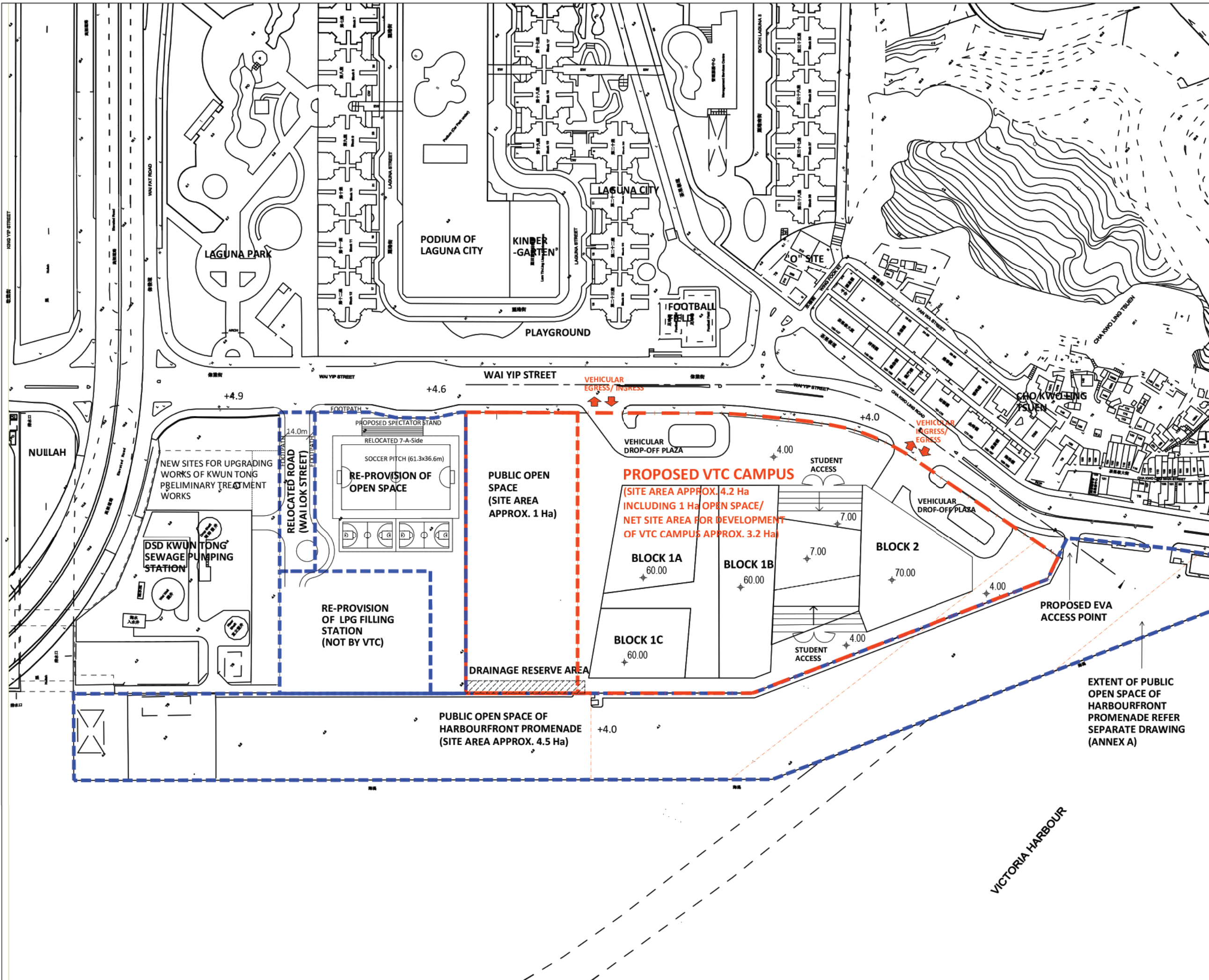
DRAWING / 圖名  
**SITE LOCATION PLAN**

SCALE / 比例	JOB NUMBER / 工程編號
1:4000 @A3	5121
DATE / 日期	DRAWING NUMBER / 圖號
6/17/2019	5121-A

DESIGNED / 設計	CHECKED / 審核	APPROVED / 審定

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# ANNEX B



NUMBER / 圖號	DATE / 日期	REVISION / 修訂
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DRAWING / 圖號  
**SITE LAYOUT PLAN**

SCALE / 比例	JOB NUMBER / 工程編號
	5121
DATE / 日期	DRAWING NUMBER / 圖號

DESIGNED / 設計	CHECKED / 校核	APPROVED / 審核
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