

政府胡亂規劃 搶奪『茶果嶺海濱公園』

1. Infring the established Harbourfront planning policy
(破壞原有共識的東九龍海濱規劃政策)
2. Snatch precious Kowloon East Harbourfront park
(搶奪珍貴，僅有的東九龍海濱公園)
3. Massive campus occupies Harbourfront land, the loss is unrecoverable
(校舍設計規模龐大，完全霸佔公眾海濱用地，一去不返！)

Cha Kwo Ling Waterfront

- Item W1 - Rezoning of a piece of land at Wai Yip Street/Cha Kwo Ling Road from “O”, “Other Specified Uses” (“OU”) annotated “Sewage Treatment Plant with Landscaped Deck Above”, “OU(PFS)”, “OU” annotated “Tunnel Ventilation Shaft and Administration Building” and areas shown as ‘Road’ to “G/IC” with stipulation of building height restrictions and designation of two building height sub-zones.
- Item W2 - Rezoning of a site to the south-east of Kwun Tong Sewage Pumping Station from “OU” annotated “Sewage Treatment Plant with Landscaped Deck Above” to “OU(PFS)” with stipulation of building height restriction.
- Item W3 - Rezoning of a site to the south-east of Kwun Tong Sewage Pumping Station from “OU” annotated “Sewage Treatment Plant with Landscaped Deck Above” to “O”.
- Item W4 - Rezoning of a strip of land connecting Wai Yip Street from “OU” annotated “Sewage Treatment Plant with Landscaped Deck Above” and “O” to area shown as ‘Road’.
- Item W5 - Rezoning of an area to the west of Cha Kwo Ling Road from “OU” annotated “Tunnel Ventilation Shaft and Administration Building” and area shown as ‘Road’ to “O”.
- Item W6 - Rezoning of a strip of land along Cha Kwo Ling Road from “O” and “OU” annotated “Tunnel Ventilation Shaft and Administration Building” to area shown as ‘Road’.
- Item W7 - Rezoning of an area along Cha Kwo Ling Road from area shown as ‘Road’ to “G/IC” with stipulation of building height restriction.

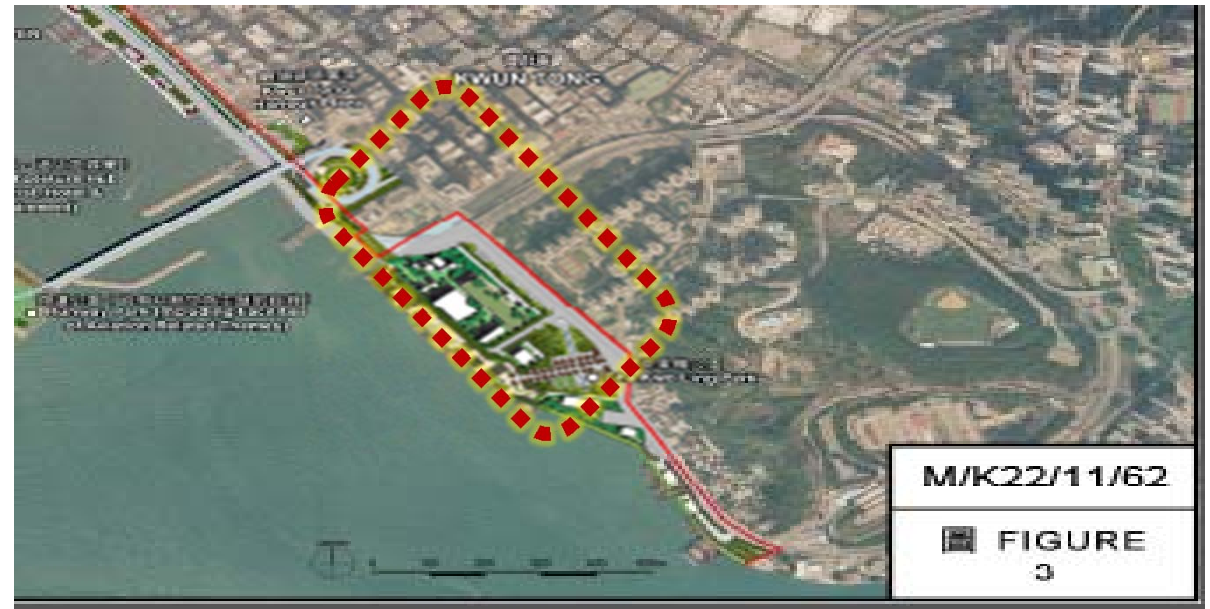
Background : Cha Kwo Ling Park is situated within the Victoria Harbour Unit



Source: Harbour Planning Guidelines for Victoria Harbour and its Harbour-front Areas (2007: ANNEX2)
http://www.harbourfront.org.hk/eng/content_page/doc/HEC_guidelines_e.pdf

Background :

- The site is designated as **Cha Kwo Ling Park** in OZP - S/K22/4. It connects to the Kowloon waterfront promenade and offers a harbourfront multifunctional recreational space and **NODE** → the ONLY harbourfront park in East Kowloon.

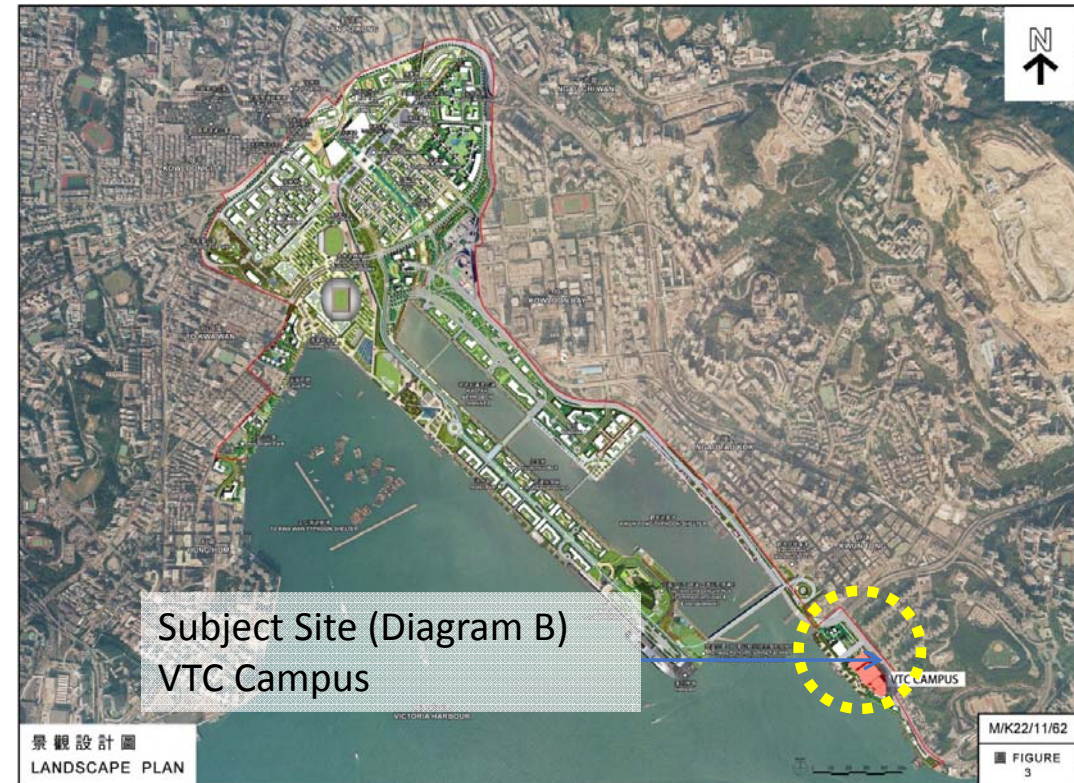


- It's the outcome of the **Y2004-2006 PUBLIC ENGAGEMENT**, but is yet to be developed awaiting planning for T2 Trunk Road (according to LCSD's LegCo Paper ESC62/13-14(02)).

At CKL harbourfront, a park turns into a campus? What happen?



S/K22/4
OZP



DRAFT S/K22/5
OZP

2016

2017

October

February

March

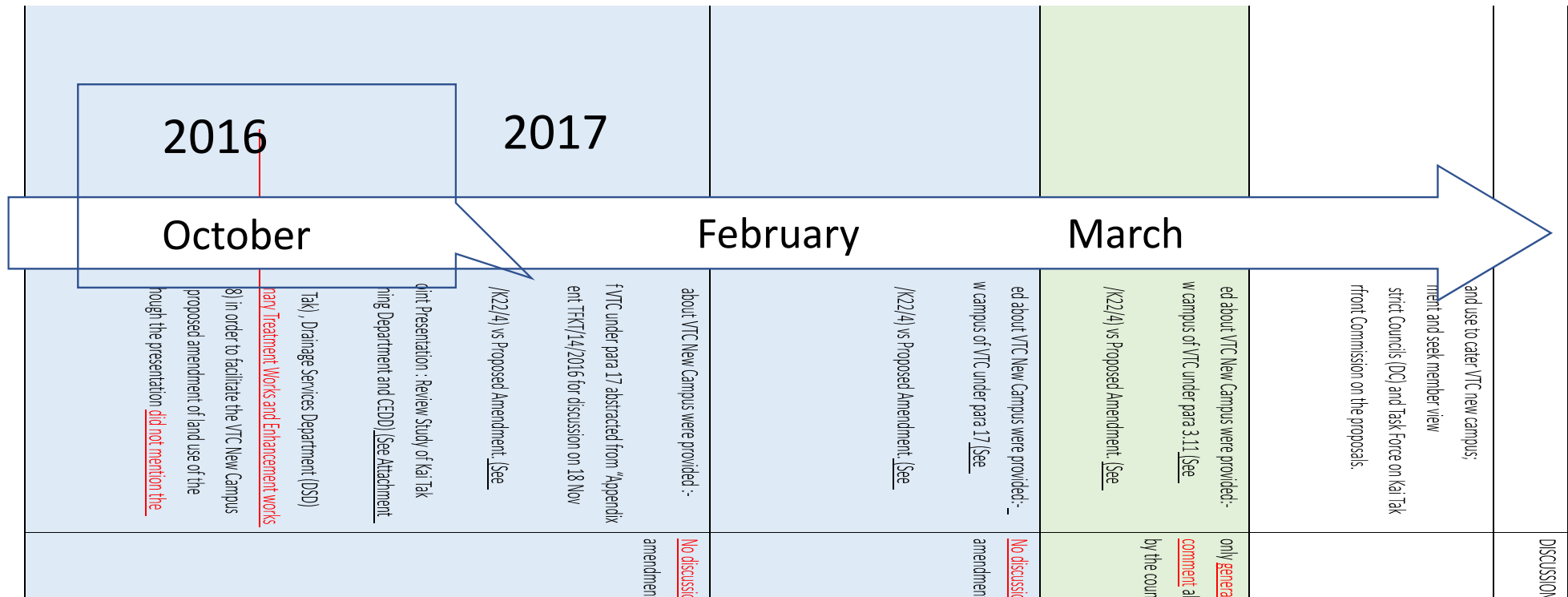
- Planning Department proposed the **change of Land Use from O/OU to GIC** in the Kwun Tong District Council without public engagement and consultation.
 - **Cha Kwo Ling Park was erased.**
 - A huge VTC Campus was proposed on the site. The GFA of the **VTC Campus (231,000 sm)** is almost a **twice the size of the Central Government Complex.**
 - Some original designated **GIC sites** are proposed **to** be changed for **Commercial use.**
- 17th February 2017 Gazette Notice - S/K22/5 Items W1 – W7
- 2nd March 2017: Kwun Tong **District Council opposed** the change of the Land Use.
 - 7th March 2017: Complaint session with **LegCo members** was held. All members expressed a strong concern on the issue of Land Use and the proposed VTC campus.



Vocational Training Council (VTC) Campus Building along the Cha Kwo Ling waterfront

17. As set out in 2016 Policy Address, the Government will earmark a site in the urban district to develop a VTC campus with adequate capacity and state-of-the-art facilities. A piece of land along Cha Kwo Ling waterfront which falls within areas zoned as "O", "OU" annotated "Sewage Treatment Plant with Landscaped Deck above", "Petrol Filling Station", "Tunnel Ventilation Shaft and Administration Building" and area shown as 'Road' would be rezoned to "G/IC" for development of the new VTC campus building (Plan 9). The proposed development would adopt a stepped BH profile of 70mPD to 60mPD from south to north, which are lower than the adjoining residential development to the north of the site, viz. the Laguna City, with BH of about 80mPD to 92mPD. Moreover, the area to the north of the campus would be rezoned for the re-provisioning of the existing temporary soccer pitch and the dedicated Liquefied Petroleum Gas (LPG) filling station currently located at the proposed campus site. The existing Wai Lok Street would be relocated to the area between the future campus site and the re-provisioned soccer pitch/dedicated LPG filling station.

DOCUMENT	INFORMATION PROVIDED
TPB Paper No 10192 For Consideration by TPB - Review Study of Kai Tak Dev with proposed amendment of OZP	<ul style="list-style-type: none"> ● para 7.14 mentioned about proposed change of I ● brief member of Review study of Kai Tak Develop ● proceeding with consultation with the relevant D Harbourfront Development (TFKT) of the Harbou
Review of Kai Tak Development (para 3.11)	<p><u>Two pages</u> of related information / document mention</p> <ul style="list-style-type: none"> ● <u>Single paragraph description</u> on the proposed new <u>Attachment 1</u> ● Plan 9 showing the original plan (extract plan of S <u>Attachment 2</u>)
Review Study of Kai Tak Development (para 17)	<p><u>Two pages</u> of related information / document mention</p> <ul style="list-style-type: none"> ● <u>Single paragraph description</u> on the proposed new <u>Attachment 3</u> ● Plan 9 showing the original plan (extract plan of S <u>Attachment 4</u>)
Review Study of Kai Tak Dev, (para 17 mentioned VTC)	<p><u>3 pages</u> of related information / document mentioned</p> <ul style="list-style-type: none"> ● Brief description on the proposed new campus o 1" Task Force on Kai Tak Harbourfront Developm 2016). <u>[See Attachment 5]</u> ● Plan 9 showing the original plan (extract plan of S <u>Attachment 6</u>) ● Slide No.17 abstracted from Appendix 2 (PowerPo Development dated 18.11.2016 prepared by Plan 7) ● Para 3(b) of the Progress Report of Task Force (Ka presented about "<u>Upgrading of Kwun Tong Prelim for Kwun Tong Sewage Pumping</u>". (See Attachment Development. As Such building was sitting on the WaterFront for VTC Campus Development. Even t <u>VTC Campus</u>



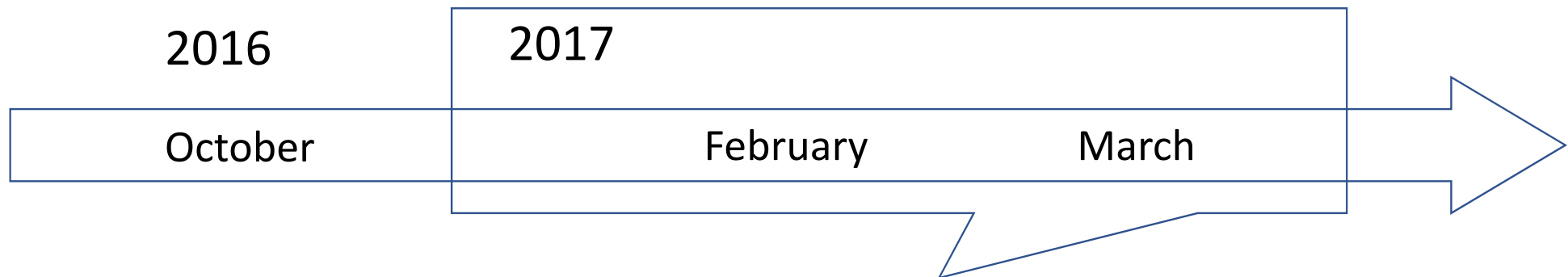
Vocational Training Council (VTC) Campus Building along the Cha Kwo Ling waterfront

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(b) Upgrading of Kwun Tong Preliminary Treatment Works and Enhancement Works for Kwun Tong Sewage Pumping Station

- The Drainage Services Department (DSD) and Environmental Protection Department (EPD) briefed the Task Force on the proposed architectural and landscaping design of their projects.
- Members appreciated the efforts made by the project team in face-lifting the sewage treatment facilities and integrating greening features in the design of the projects. The Task Force also showed support to the proposed opening of the landscaped deck at the roof of the plant house to the public.
- Noting that the site boundaries of the Kwun Tong Preliminary Treatment Works (KTPTW) would be set back and released





DATE		MEETING	DOCUMENT	INFORMATION PROVIDED	DISCUSSION / DECISION
20-Jan-17	Town Planning Board		TPB Paper No 10236 For FURTHER Consideration by TPB : Review Study of Kai Tak Dev with proposed amendment of OZP	Report view from DC and TFKT as well as refinement of Proposal	<ul style="list-style-type: none"> ● Through those "<u>rough consultation</u>" about the proposed VTC development with Kwun Tong District Council, Task Force Kai Tak and Harbour Commission, TPB said "The HC and Task Force were consulted and <u>DID NOT raised specific comment</u>"; ● TPB even IGNORE the "<u>strong objection from local view- Laguna City Resident</u>" during the briefing section held. ● Decided to proceed with Gazette for TPB Draft OZP Amendment S/K22/5
17-Feb-17	Town Planning Board			GAZETTE for Kai Tak OZP AMENDEMENT	
02-Mar-17	Kwun Tong District	Kwun Tong District Council General Meeting	TPB Draft OZP Amendment S/K22/5; Plan showing Section A and Layout Plan of New VTC	TPB provided the Executive Summary of the Technical Assessment prepared by ARUP for VTC, proposal of Rezoning for VTC New Campus	Amendment Proposal was <u>OBJECTED</u> by Kwun Tong District Council Member under <u>MAJORITY</u>

區議會 已反對!!

原有 申請改變



茶果嶺公園 職業訓練局校舍

麗港城 第1、2及4期業主委員會
第3期業主委員會

This slide features a 3D architectural rendering of a residential estate with several grey rectangular blocks. A large black brushstroke is drawn across the top half of the image. The text '區議會 已反對!!' is written in white on the black background. Below this, two inset images are shown: the left one is an aerial photograph of Cha Kwo Ling Park with a red outline, and the right one is an aerial photograph of the VTC campus with a red outline. A red arrow points from the park image to the campus image. The labels '原有' and '申請改變' are positioned above the images, and the names '茶果嶺公園' and '職業訓練局校舍' are below them. At the bottom, the text '麗港城 第1、2及4期業主委員會 第3期業主委員會' is displayed.

Objected by District Council!!

Original Apply for change



Cha Kwo Ling Park VTC campus

Laguna City Phase 1, 2 & 4 Estate Owner's Committee
Phase 3 Estate Owner's Committee

This slide is identical in layout to the Chinese version. It features a 3D architectural rendering of a residential estate with several grey rectangular blocks. A large black brushstroke is drawn across the top half of the image. The text 'Objected by District Council!!' is written in white on the black background. Below this, two inset images are shown: the left one is an aerial photograph of Cha Kwo Ling Park with a red outline, and the right one is an aerial photograph of the VTC campus with a red outline. A red arrow points from the park image to the campus image. The labels 'Original' and 'Apply for change' are positioned above the images, and the names 'Cha Kwo Ling Park' and 'VTC campus' are below them. At the bottom, the text 'Laguna City Phase 1, 2 & 4 Estate Owner's Committee Phase 3 Estate Owner's Committee' is displayed.

2nd March 2017: Kwun Tong **District Council opposed** the change of the Land Use.



鄧詠駿 議員

政府無諮詢持份者，霸王硬上弓！

- 我要更正規劃署！上次會議並無提供具體資料。我曾要求規劃署預備充足資料，並要求諮詢區議會及地區居民。但規劃署並無考慮對持份者的影響。觀塘在18區來說，是人口最稠密的地方，不斷插針建樓及設施，令土地買少見少！尤其是海濱休憩用地不夠。加上配套不足，爭奪鄰近社區資源。
- 建築物的高度70mpb，定必造成屏風樓，嚴重影響通風
- 目前道路往來藍田地鐵站及茜發道已經十分擁擠，加上將來高嶺土的計劃，最少6600居民，再加VTC學生，一定迫爆整個麗港城及茜發道。
- 高密度人流，經麗港城內的電梯，商場，通道，必定加重麗港城的維修及管理費用
- 嚴重影響交通、空氣、再加上高嶺土的發展，將無法承受！



張順華 議員

想擴大VTC王國？

- 究竟有無需要建VTC？近廿年人口出生率一直減少，究竟對於VTC的需求還有多大呢？是否真的需要起一個容納7千學生的VTC？還是想擴大VTC王國？我希望保留4.2公頃的地方給觀塘區的居民做一個海濱公園。還觀塘居民一個公道！



呂東孩 議員

無諮詢居民意見，就直上城規會？！

- 跟我們在上一次會議接收到規劃署所提供的訊息，在高度、面積都有很大差異！我們的憂慮、質疑、和訴求都並無得到回應！規劃署必須尊重地區代表及居民！



姚柏良 議員

有違居民對休憩用地的期望！

- 當知道建VTC及睇圖片後，非常了解明白麗港城居民的反對原因。規劃缺少同理心，建設完全阻擋東南風和海景。做公共決策及規劃，要考慮居民的權益，空間運用。
- 本人支持教育，VTC培訓是需要的，但有無更好的地方可選擇呢？



黎樹濠 議員

規劃署一定要聽取我們的意見！

- 已經多次提出觀塘區議會是無辦法接受這建議！觀塘已經有好多好多人，油塘更多人！睇唔倒有疏道交通的規劃，當中只是不斷發展起樓！無辦法接受這樣做規劃



洪錦明 議員 觀塘區議會副主席 (民())

關於麗情城在對說看VTC分就4 n 口本VTC學生怎行去就出？ C 經過麗情城4 私人地方！交通p 配合？這都C 回答居民4 我今！



柯創無 議員 (民())

口至是個發時項目本政府8 霸王硬上弓！無回應！無諮今！無跟進！

再次感受到政府學缺跟居民感通！上次會議講得好清楚本就是个發時本請部門種去再口、再聽、再跟進！但結果卻完全8 什！現正面對4 問題本8 關乎是個要機這有機會交通癱瘓本這這現已做口！你們剛對劃口！8 否C 繼續搶地？繼續亂來？你地會p 處理？我作為這議員及很還東立法局議員8 絕對7 會接受！絕對口口7 能減少口口m 地！



經肇卓 議員 (民())

完全無聽民意！7 同意這種偷雞及7 聽民意4 手法！

之前高果土C 求4 改善土地方案本全部2 y n0, 無做過！照上天！完全無聽民意！到今天本我y 8 驚訝！看VTC及學就酒你？上次高果土口經做得差本今次又抽走口口m 地？無任何國回方案就上天？越做越差！你C 發時我地明白本但做得差本講又唔聽本對劃口7 作對劃！



張琪騰 議員 (民())

如再繼續這樣對劃本要機會變成死城！

對劃口再次提交上來這議會4 文件本我個人認為8 7 合格！當中很多擔憂8 無回應4 ！VTC4 選址本為何C 放在相當珍貴4 海濱位置？VTC希望放在市這本8 否無其它m 地選擇？有無否了解過要機交通問題？再加上在地油氣加油站4 4 士排中都到那兒？你對劃口有無看過？知唔知s ？交通口估說無問題？我相當失望！p 解要機居民7 V a 有些好些4 口口地方？p 解咁好4 海濱C 這樣浪費？



只看成 議員 (民主黨)

這議會並非橡皮圖章！

只8 剛收到意面厚厚4 文件本無口法在這議會會議中上上幾小時內消化這三、四十個4 文件於我在對！




畢東最 議員 (公民黨)

公民黨非常關注及在對！

關注及在對改看到果果4 口口m 地成為 VTC！是個給去發時項目本文件無提會有什麼款多本對交通有什麼影分？對如近要機這4 交通負荷能否受？對劃口有無計算過？





破壞原有共識的
東九龍海濱規劃政策

Infringing the established waterfront

Planning Policy for Kowloon East

In 2012 ...

Waterfront Development in Hong Kong

Mrs Carrie Lam
Secretary for Development
Hong Kong Special Administrative Region Government

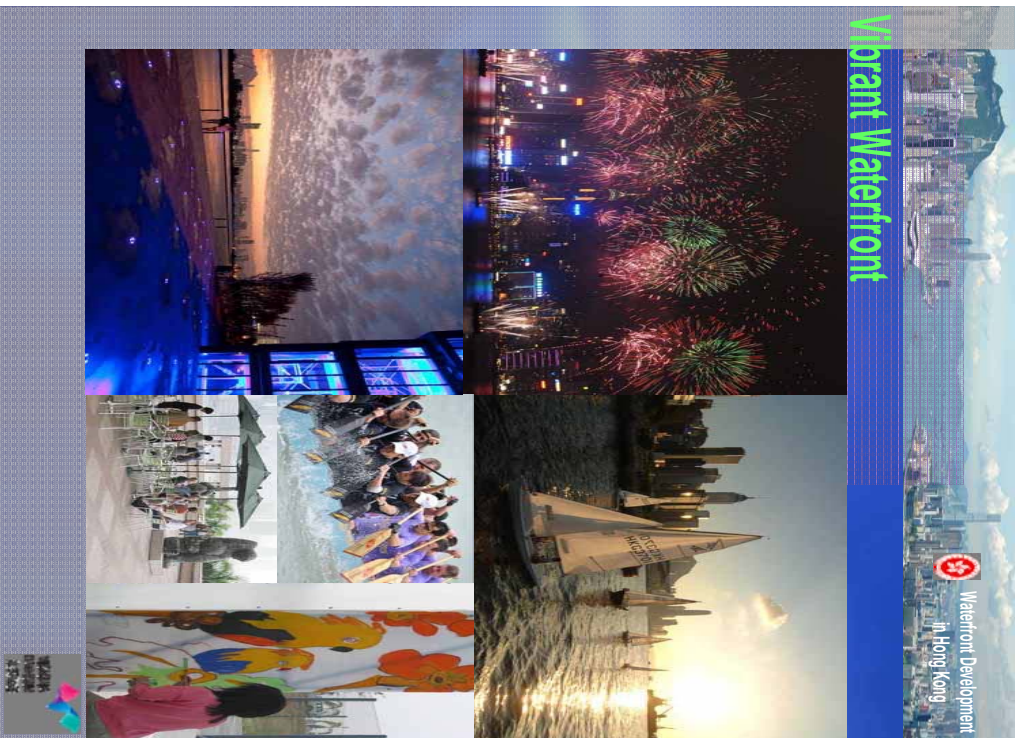
Kai Tak Development
■ 320-hectare former airport site and adjoining land for creating "a distinguished, vibrant, attractive and people-oriented community by Victoria Harbour"

Harbourfront Mega Projects

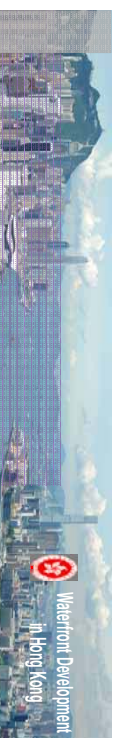
Waterfront Development in Hong Kong

The collage features several images: a historical black and white photograph of a waterfront area, a modern cityscape with the IFC Tower, a 3D architectural rendering of a waterfront development with green spaces and buildings, a map of the Kai Tak area with development zones highlighted, and a satellite map of Hong Kong with a red dot indicating the location of the waterfront development. Logos for the Planning Department and the Government of the Hong Kong Special Administrative Region are also present.

... there was a vision, a promise to the public



Vibrant Waterfront



Harbourfront Mega Projects

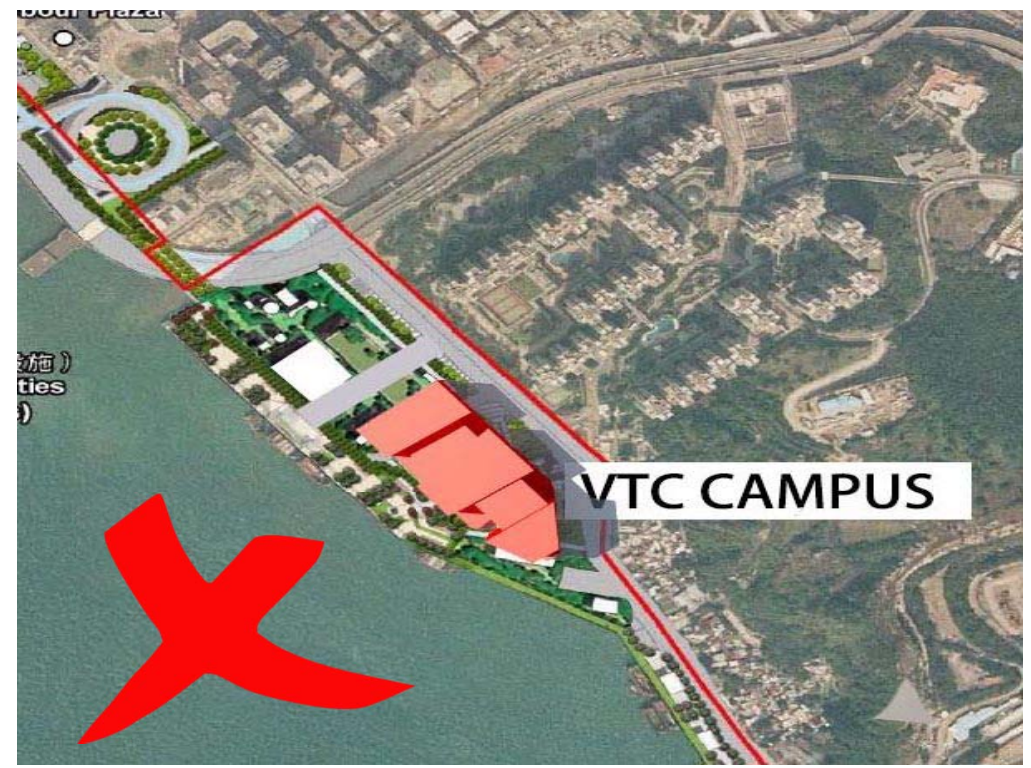
Energizing Kowloon East
(regenerating two former industrial areas formed by reclamation)

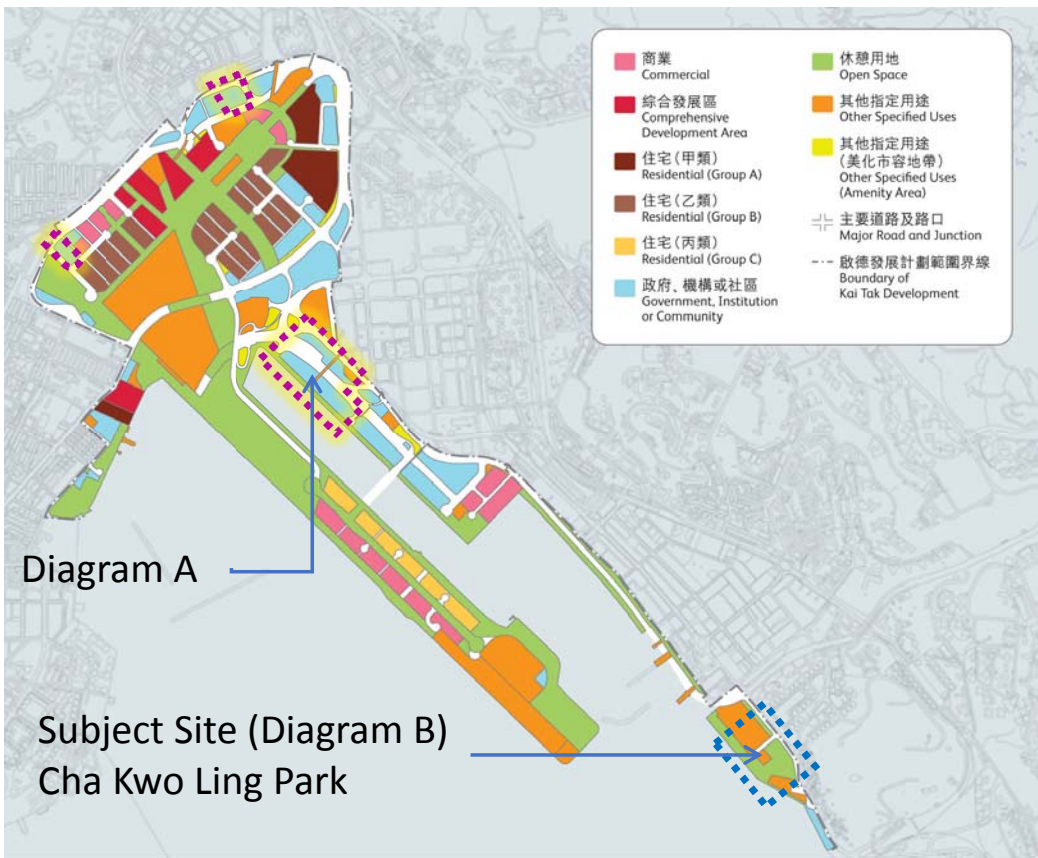
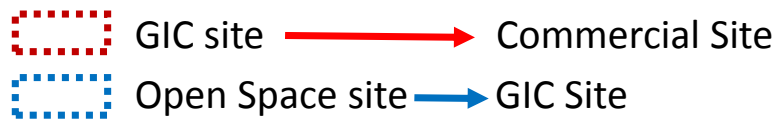


... this is the waterfront promised to the Kwun Tong residents.

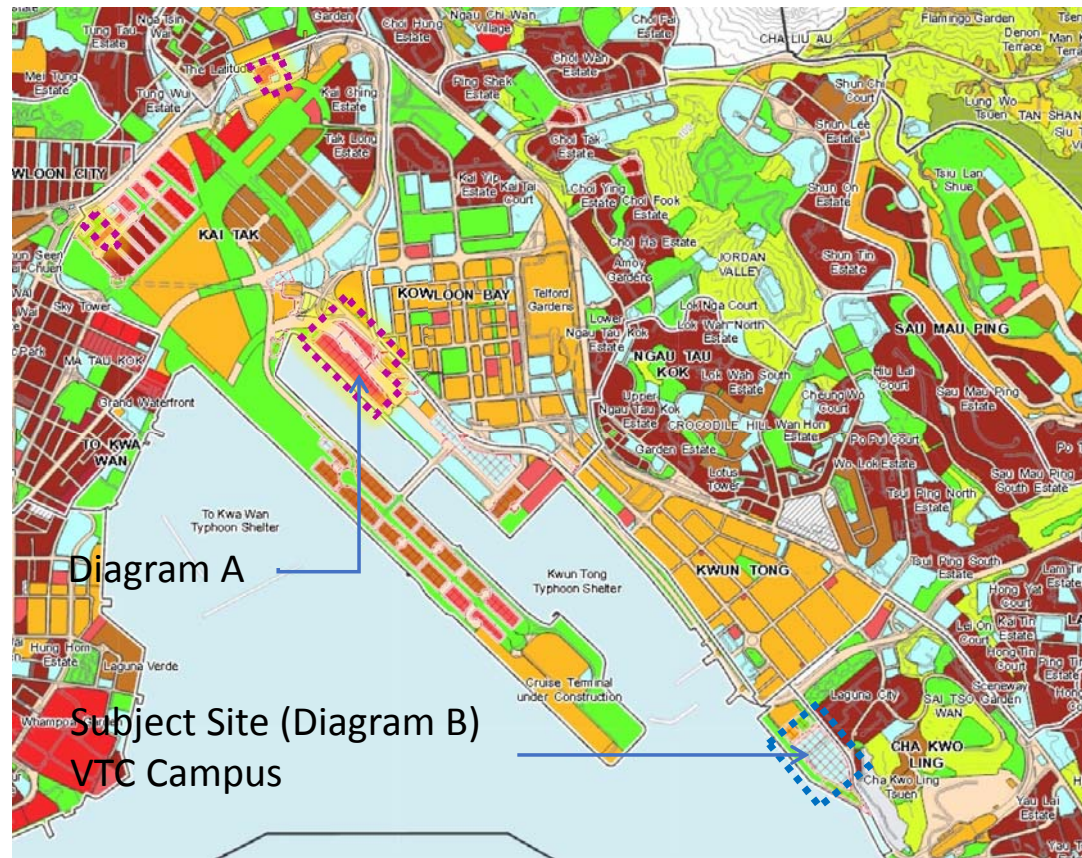
Sustainable Development of Kowloon East Harbourfront

- A vivid, green, an accessible, and sustainable waterfront!
- 締造一個朝氣蓬勃、綠化、暢達和可持續發展的海濱






S/K22/4
OZP



DRAFT S/K22/5
OZP



校舍設計規模龐大，
完全霸佔公眾海濱用地，
一去不返！

Massive Campus completely
occupies the public asset of
waterfront land.

The LOSS is UNRECOVERABLE

- 3.1.2.34 The following urban design and landscape principles were proposed under the Study:
- a. Alternate activity clusters and peaceful areas
 - b. Quality design along the waterfront
 - c. Step down building height to Harbour shore
 - d. Emphasize key locations with landmark buildings/features
 - e. Integrate or connect historic buildings with waterfront
 - f. create strong visual links to waterfront from hinterland activity centres
 - g. Maximize continuity of waterfront promenade
 - h. Create focal open spaces for lively outdoor activities and as viewpoints at intervals along waterfront
 - i. provide direct access to waterfront from mass public transport and activity centres

Kai Tak Outline Zoning Plans (OZPs)

- 3.1.2.35 The urban design concepts adopted in the current Kai Tak (North) OZP No. S/K19/3 and Kai Tak (South) OZP are:
- a. *Building Height* – to establish a transition from a lower urban form at the edges of the Harbour and the surrounding area of the major open spaces building up in scale to the hinterland.
 - b. *Gateway and Foci* – major landmarks and the Metropolitan Park as main gateway and other gateways along the harbour
-

Plan D, are you
kidding me?

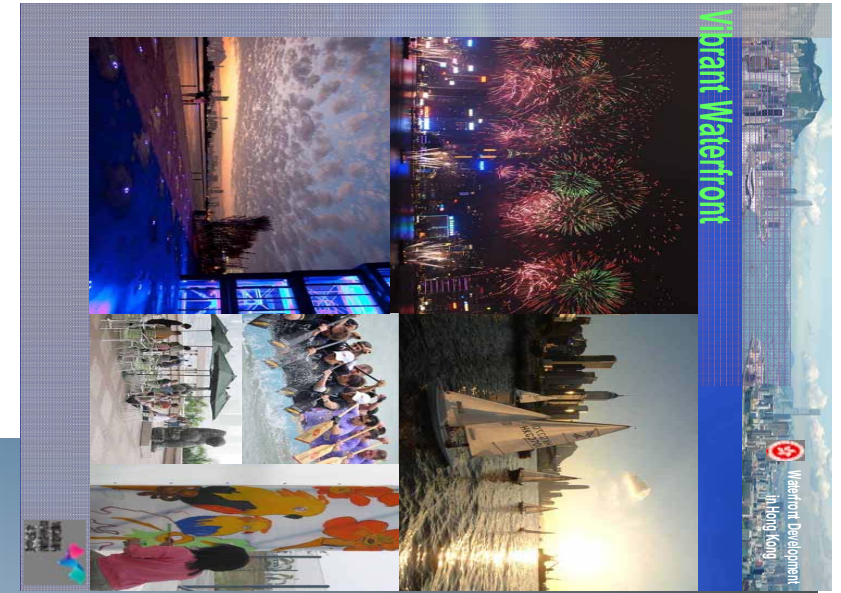
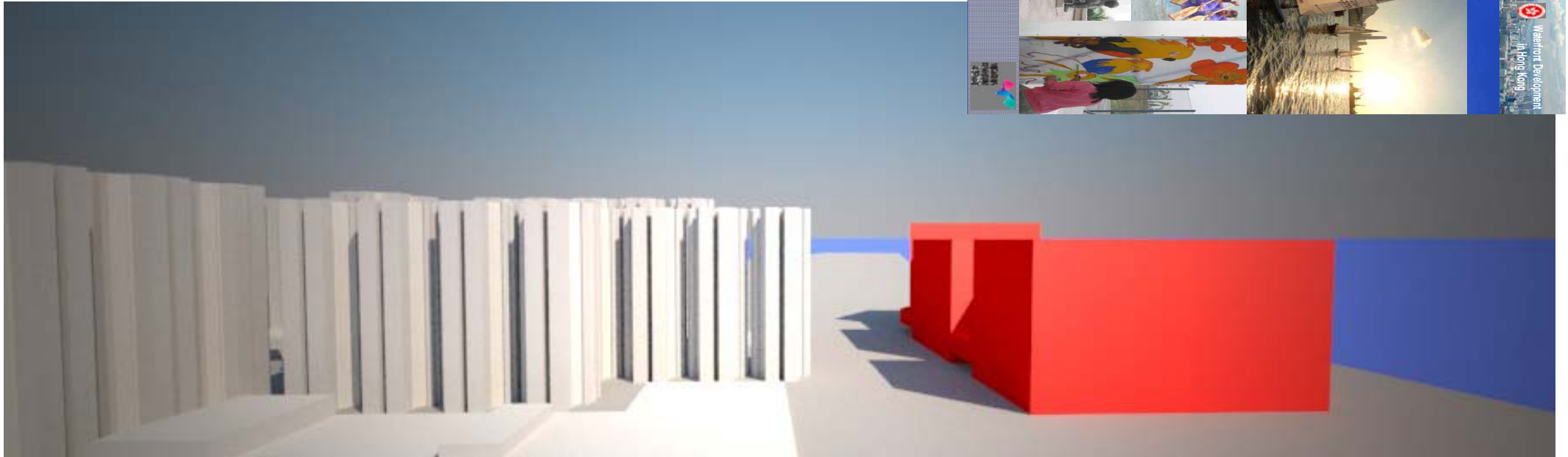
Violating the design guideline!



Step down building height?



How can a mega VTC campus occupied waterfront site be a Vibrant Waterfront?



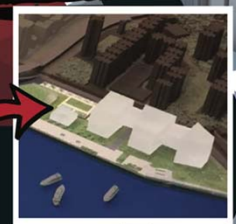
震驚!

這個「職業訓練局校舍」有幾龐大?

- 相等於2個添馬艦政府總部咁大!
- 相等於15座麗港城咁大!

原有

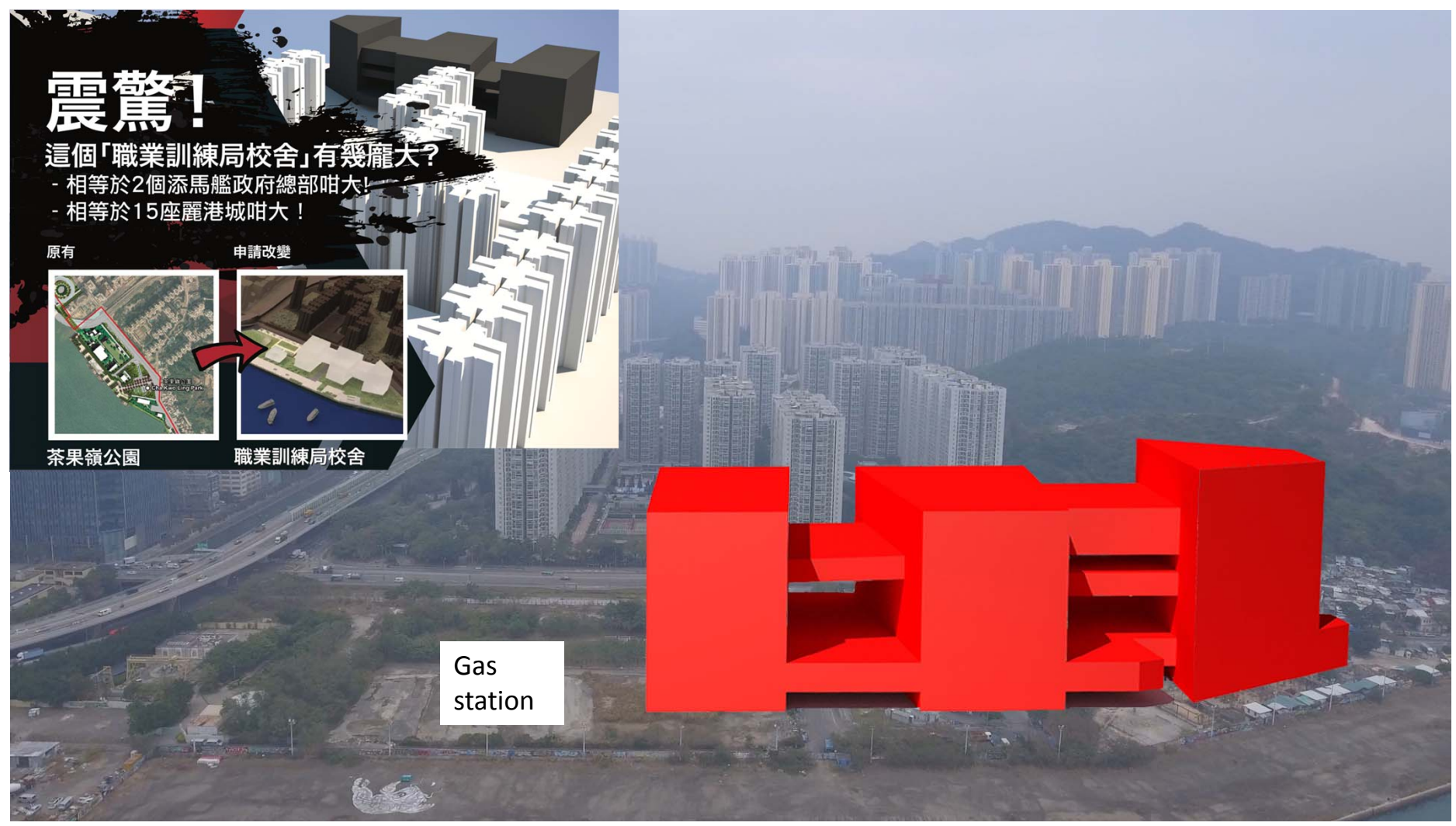
申請改變

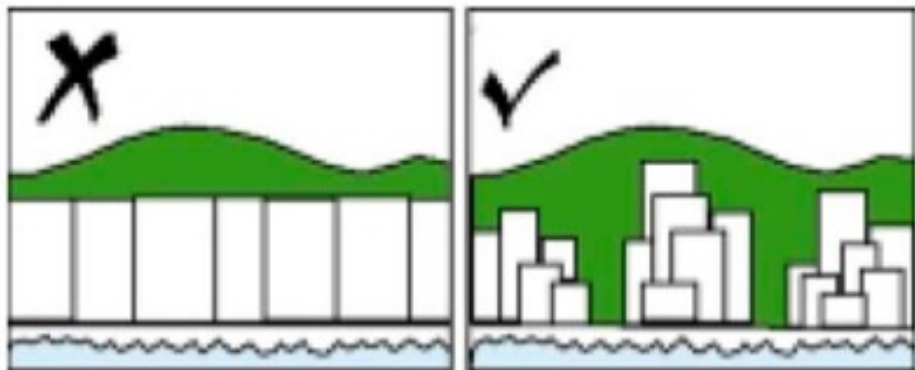


茶果嶺公園

職業訓練局校舍

Gas station



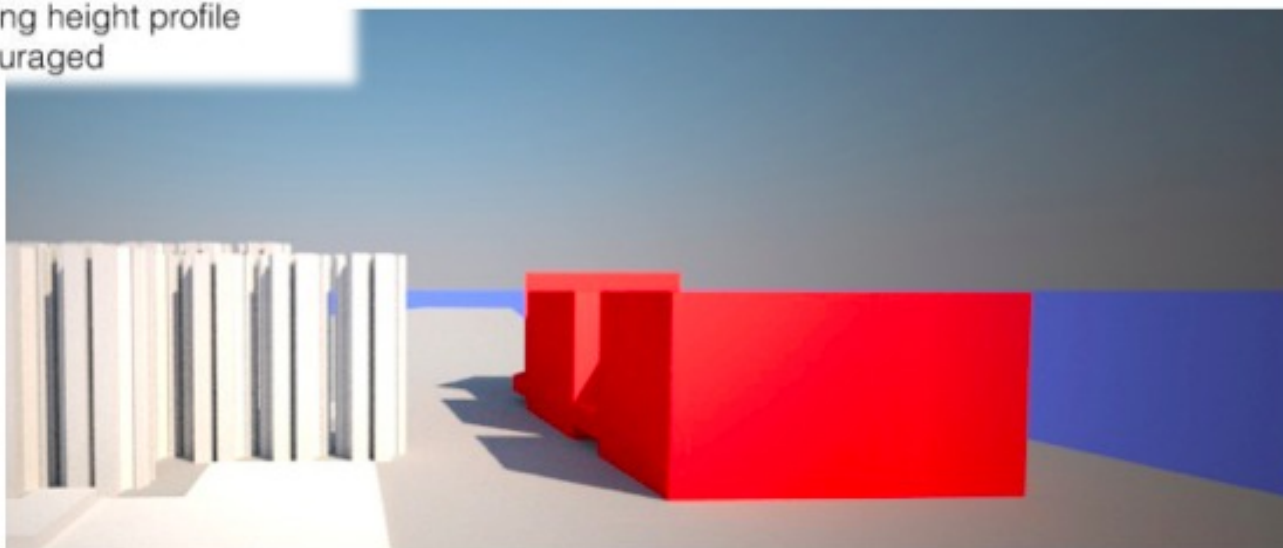


Step down building height

圖
Fig. 18

鼓勵沿海旁發展一個遞降並高低有致的建築物
高度輪廓

Descending and varying building height profile
along the harbour-front is encouraged



震驚!

這個「職業訓練局校舍」有幾龐大?

- 相等於2個添馬艦政府總部咁大!
- 相等於15座麗港城咁大!

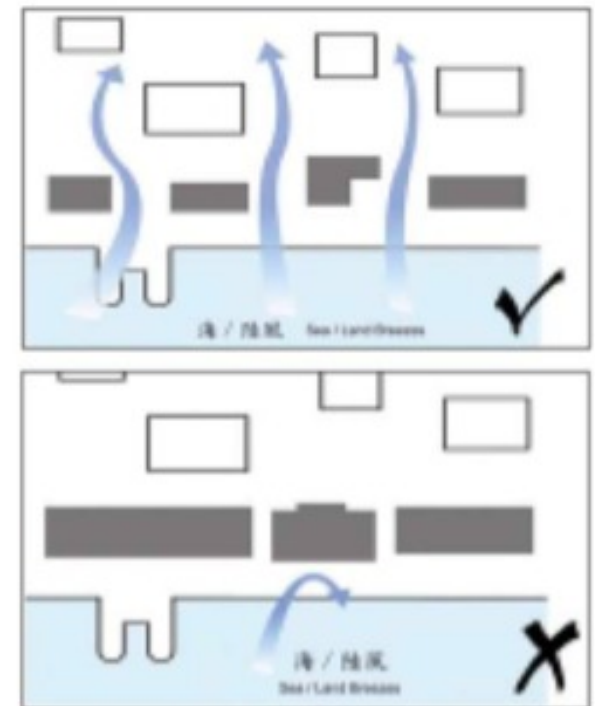
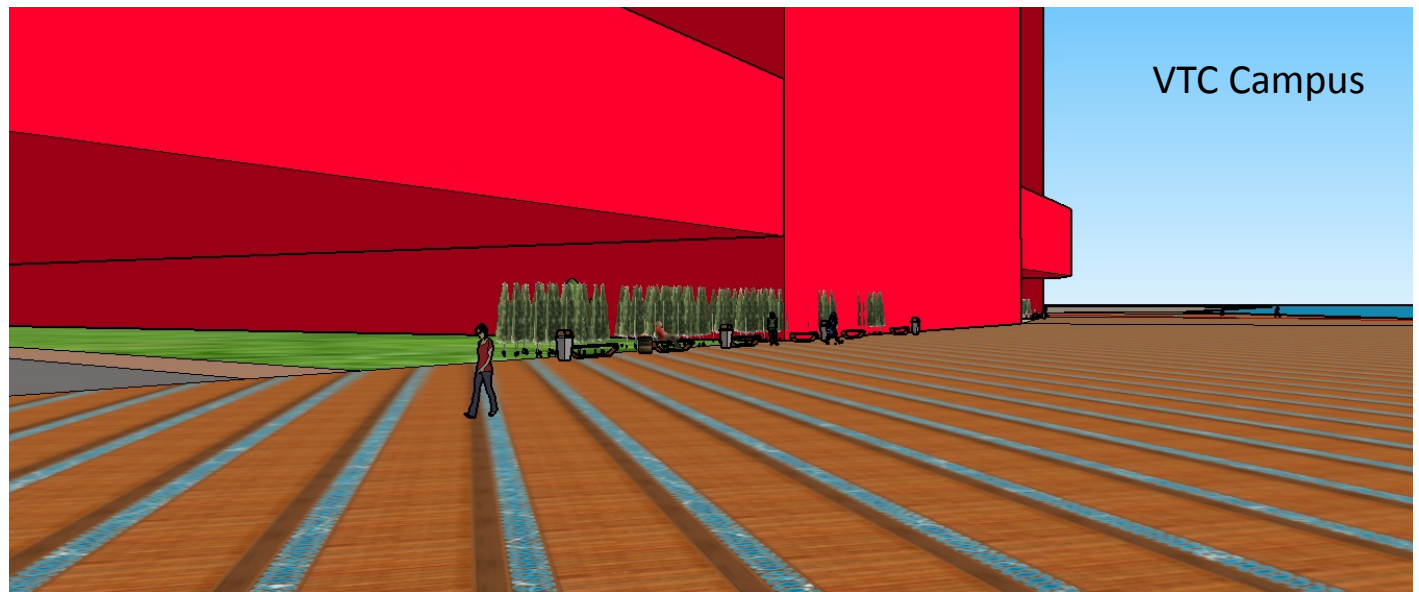


圖 Fig.19 建議在海旁興建佔地面積小的建築物
Recommended small footprint of harbour-front buildings



This is an
enhancement?

Sydney Darling Harbour



Sydney Harbour Front



Sydney Lunar Park



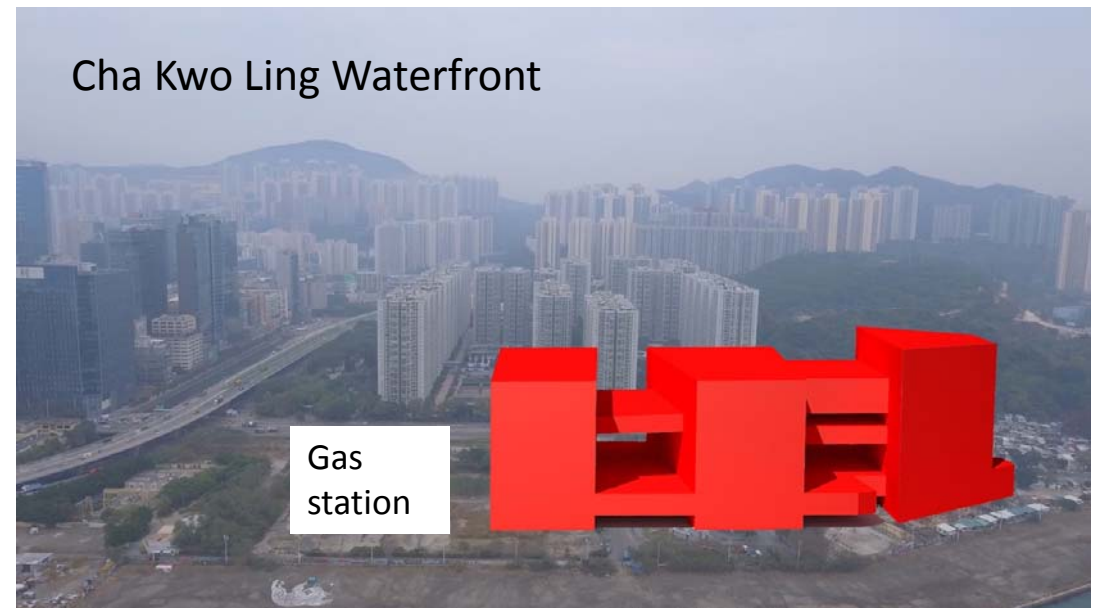
Cha Kowk Ling??????



Singapore Waterfront



Cha Kwo Ling Waterfront



TaiPo Waterfront Park



Tamar Park



Sun Yat Sen Park (Sai Ying Pun)




Central

Tsing Yi Northeast Park



Cha Kow Ling??????



搶奪珍貴僅有
的東九龍海濱公園

Snatching precious remaining Harbourfront

Park in Kowloon East

Why do VTC need to set a campus at waterfront / harbourfront?

1. Is there any **ALTERNATIVE & BETTER** site for the VTC campus?
2. Is it an **URGENT** need for developing such a mega size VTC campus (when the admission rate has been dropping)?
3. Is it **UNRECOVERABLE?** (permanently lose the harbourfront).

Are you telling me Kowloon East citizens are inferior?

- Hong Kong Island Population Size: 1,253,417 ~ 6 Harbourfront Parks
- Kowloon Population Size: 2,241,347 ~ 2.5 Harbourfront Parks + 2 (planning stage only) Harbourfront Parks

Source: 2016 HK Population By-census



Does Kwun Tong need Cha Kwo Ling Park (not promenade) or VTC Campus?

4th April (i.e. Yesterday) at Kwun Tong Promenade

Kwun Tong Population Size: 648,541 (29% of Kowloon Total Population)



爭取歸還觀塘市民『茶果嶺海濱公園』

童心護海濱

親子繪畫比賽
一同守護『茶果嶺海濱公園』



Children and parents are looking forward to a vibrant waterfront!





Which one? Do you know the answer?

GIC / VTC at Waterfront	Park at Waterfront
<ul style="list-style-type: none"> • Is VTC campus <u>MUST</u> be located at the waterfront? 	<ul style="list-style-type: none"> • Maintain park at the waterfront ?
<ul style="list-style-type: none"> • <u>Mega size building</u> occupy the public harbourfront resources for students & staff only 	<ul style="list-style-type: none"> • <u>Outdoor</u> open space for the <u>public</u> enjoyment
<ul style="list-style-type: none"> • <u>Large</u> waterfront park (<u>NODE</u>) becomes a <u>narrow waterfront "corridor"</u> 	<ul style="list-style-type: none"> • <u>Large piece of open space</u> • Amusement playground • Slides, swings, see-saw, monkey bars etc.
<ul style="list-style-type: none"> • Large piece of land <u>covered by building</u> 	<ul style="list-style-type: none"> • <u>Un-covered open space</u> with park and playground
<ul style="list-style-type: none"> • Is it a waterfront school campus able to <u>attract more student</u> ? 	<ul style="list-style-type: none"> • Does a waterfront park <u>attract more public</u>?
<ul style="list-style-type: none"> • Offer public use of facilities people – only at <u>limited time</u> 	<ul style="list-style-type: none"> • Access for <u>family and kids</u> at <u>ALL TIME , ALL DAY</u>

Protect the Cha Kwo Ling Park!



Multifunctional PARK (NOT PROMENADE): For the general public of diversified ages, and versatile use such as biking, light refreshment, dining, urban agriculture, horticulture etc.

The background features a dark blue horizontal bar at the top. Below it, a large red shape with a diagonal cutout on the right side is visible. The text "Thank You!" is centered in the white space.

Thank You!