

Major Development Parameters of the  
Kowloon East (Cha Kwo Ling) Harbourfront Development Project

	Main Works			Pre-construction Works	
	Site 1  A new multi-disciplinary campus for VTC	Site 2  New 1 Ha Public Open Space (POS)	Site 3  Around 4.5 Ha Harbourfront Promenade POS	Site 4  Re-provisioning of the soccer pitches & POS	Site 5  Re-provisioning of Wai Lok Street
Site Area (sq.m.)	32,159 sq.m.	10,064 sq.m.	44,672 sq.m.	8,691 sq.m.	2,064 sq.m.
Site Coverage (%)	Around 55%	Around 6.2%	Around 8%	Around 14%	N/A
GFA (sq.m.)	Around 180,000 sq.m. (Plot ratio around 5.6)	Around 620 sq.m.	Around 3,680 sq.m.	Around 1,200 sq.m.	N/A
Building Height (m)	Around 66m  (Maximum +60mPD (West Block) & +70mPD (East Block))	Around 5.3m	Around 6.1m	Around 10.2m	N/A

## Overview of Key Stakeholder Engagements

Date	Consultation / Meeting	Parties in attendance
1 November 2021	42 <sup>nd</sup> Meeting of the Task Force on Kai Tak Harbourfront Development (KTTF) of the Harbourfront Commission	<ul style="list-style-type: none"> <li>KTTF Chairman and Members</li> <li>Development Bureau (DEVB), Education Bureau (EDB), Tourism Commission (TC), Transport Department (TD), Civil Engineering and Development Department (CEDD), Leisure and Cultural Services Department (LCSD), Planning Department (PlanD), Architectural Services Department (ArchSD)</li> <li>Vocational Training Council (VTC), P&amp;T Group (P&amp;T)</li> </ul>
16 November 2021	3 <sup>rd</sup> Meeting of Housing, Planning, Lands, Development and Redevelopment Committee (HPLDRC) of the Kwun Tong District Council (KTDC)	<ul style="list-style-type: none"> <li>HPLDRC Chairperson and Members</li> <li>Kwun Tong District Office (KTDO), EDB, Housing Department (HD), PlanD, Lands Department (LandsD), LCSD, Environmental Protection Department (EPD), TD, ArchSD, Urban Renewal Authority</li> <li>VTC, P&amp;T</li> </ul>
November-December 2021	Local engagement exercise by circulation via KTDC	<ul style="list-style-type: none"> <li>麗港城1、2及4期業主委員會、麗港城3期業主委員會、茶果嶺鄉民聯誼會、茶果嶺居民關注組、茶果嶺鄰舍輔導會、茶果嶺合義堂聯誼會、祐福樓業主立案法團、茶果嶺道185號嘉慶樓業主立案法團、茶果嶺道187號嘉慶樓業主立案法團、嘉華樓互助委員會、榮華樓(28-34)互助委員會、聯興樓互助委員會、祥利樓(153-155)互助委員會、龍門樓互助委員會、金時樓互助委員會(177-179)、海珠樓互助委員會、海珠樓189號、茶果嶺道165號、金時樓181-183號、祥利樓149-151號、茶果嶺大廈145-147號、茶果嶺大廈141-143號、茶果嶺大廈135-139號、榮華樓36-38號、維信樓、永德樓、源昌樓、官塘工業中心(第一期)業主立案法團、日昇中心、利華科技中心、敬運工業大廈業主立案法團、利維大廈業主立案法團、敬業工廠大廈業主立案法團、興業中心業主立案法團、皇廷廣場、建生工業大廈、越秀工業大廈、志聯中心、宏利金融中心、觀塘及九龍灣商貿分區委員會全體委員、觀塘南分區委員會主席及委員</li> </ul>

## Overview of Key Stakeholder Engagements (continued)

Date	Meeting	Parties in attendance
16 June 2023	47 <sup>th</sup> Meeting of KTTF (for the pre-construction works of the project)	<ul style="list-style-type: none"> <li>KTTF Chairman and Members</li> <li>DEVB, EDB, TC, TD, LCSD, CEDD</li> <li>VTC, P&amp;T</li> </ul>
18 July 2023	11 <sup>th</sup> Meeting of HPLDRC of KTDC (for the pre-construction works of the project)	<ul style="list-style-type: none"> <li>HPLDRC Chairperson and Members</li> <li>KTDO, EDB, DEVB, HD, PlanD, LandsD, LCSD</li> <li>VTC, ARUP, P&amp;T</li> </ul>
14 March 2024	48 <sup>th</sup> Meeting of KTTF	<ul style="list-style-type: none"> <li>KTTF Chairman and Members</li> <li>DEVB, EDB, TC, TD, LCSD, CEDD, PlanD</li> <li>VTC, ARUP, P&amp;T</li> </ul>
4 July 2024	4 <sup>th</sup> Meeting of KTDC (Full Council meeting)	<ul style="list-style-type: none"> <li>KTDC Chairman and Members</li> <li>KTDO, EDB, DEVB, CEDD, HD, TD, FEHD, Social Welfare Department, LCSD, Energizing Kowloon East Office</li> <li>VTC, ARUP, P&amp;T</li> </ul>
16 September 2024	Cha Kwo Ling Harbourfront Development Site Visit	<ul style="list-style-type: none"> <li>EDB, KTDO, DEVB</li> <li>LegCo Members, KTDC Members, local representatives</li> <li>VTC, ARUP, P&amp;T</li> </ul>

## URBAN DESIGN CONSIDERATIONS

### Site Location and Surrounding Development Projects

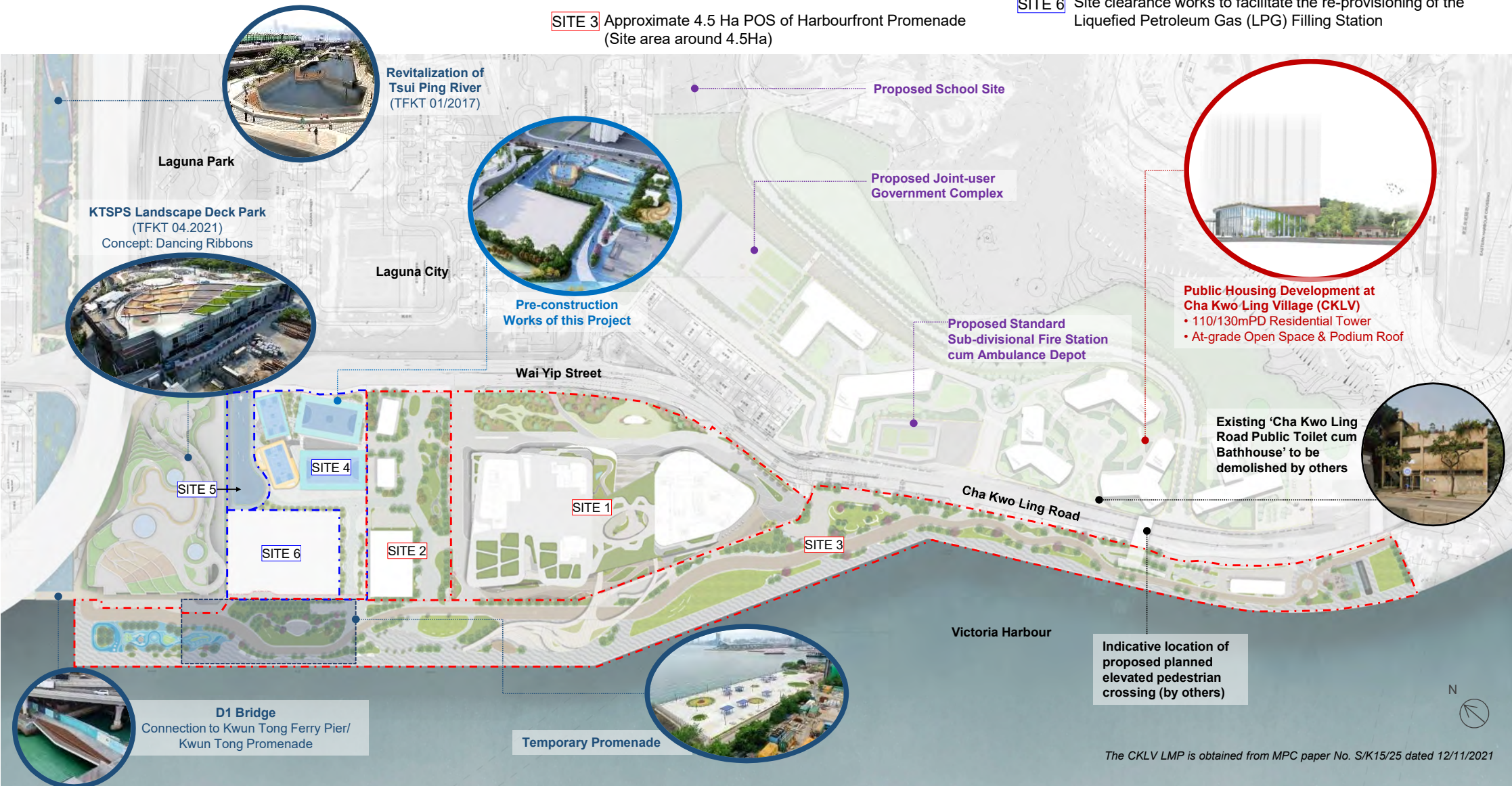
This Project will be implemented in two phases

#### --- Main Works

- SITE 1** A new multi-disciplinary campus for VTC  
(Site area around 32,000 m<sup>2</sup>)
- SITE 2** New 1 Ha Public Open Space (POS)  
(Site area around 1Ha)
- SITE 3** Approximate 4.5 Ha POS of Harbourfront Promenade  
(Site area around 4.5Ha)

#### --- Pre-construction Works

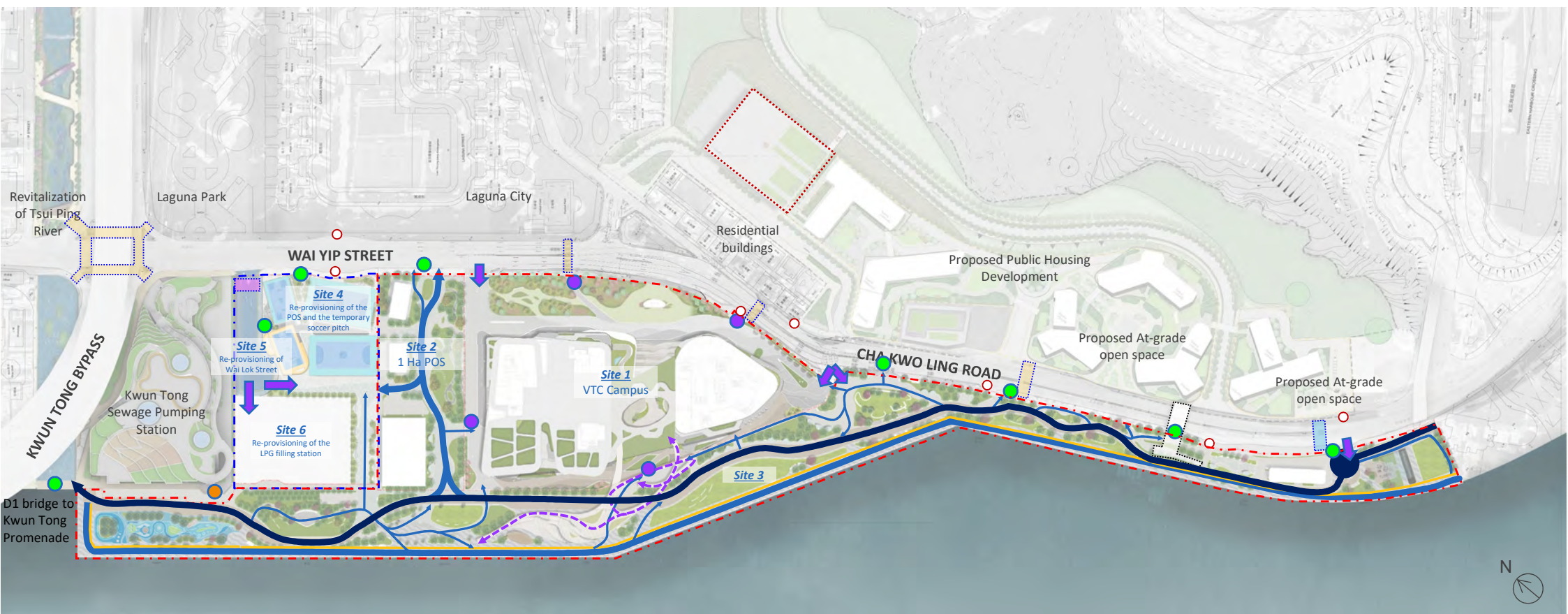
- SITE 4** Re-provisioning of the soccer pitches & POS  
(Site area around 8,690m<sup>2</sup>)
- SITE 5** Re-provisioning of Wai Lok Street (Site area around 2,060m<sup>2</sup>)
- SITE 6** Site clearance works to facilitate the re-provisioning of the Liquefied Petroleum Gas (LPG) Filling Station





# URBAN DESIGN CONSIDERATIONS

## - Urban Connectivity



### LEGEND

- Construction Works Boundary
- Pre-Construction Works Boundary
- Existing At-grade Pedestrian Crossing
- Planned At-grade Pedestrian Crossing
- Indicative Location of Proposed Planned Elevated Pedestrian Crossing (by others)
- Proposed Signalized Crossing and Widening Works (by others)
- GreenWay (6 - 10M)
- Secondary Pathway of GreenWay
- Primary Pedestrian Circulation (at-grade)
- Secondary Pedestrian Circulation (at-grade)
- Accessible Pedestrian Circulation (from at-grade to elevated deck)
- Promenade (Site3), 1Ha Open Space (Site 2) & (Site 4) Pedestrian Access Point
- Proposed major ground floor Entrances to VTC Campus
- Vehicular Run-in-out
- Lift and Staircase access to Existing Kwun Tong Sewage Pumping Station Podium Landscape
- Planned Public Transport Interchange (PTI) (by others)
- Existing bus/ mini-bus stop



OVERVIEW OF THE OVERALL DEVELOPMENT





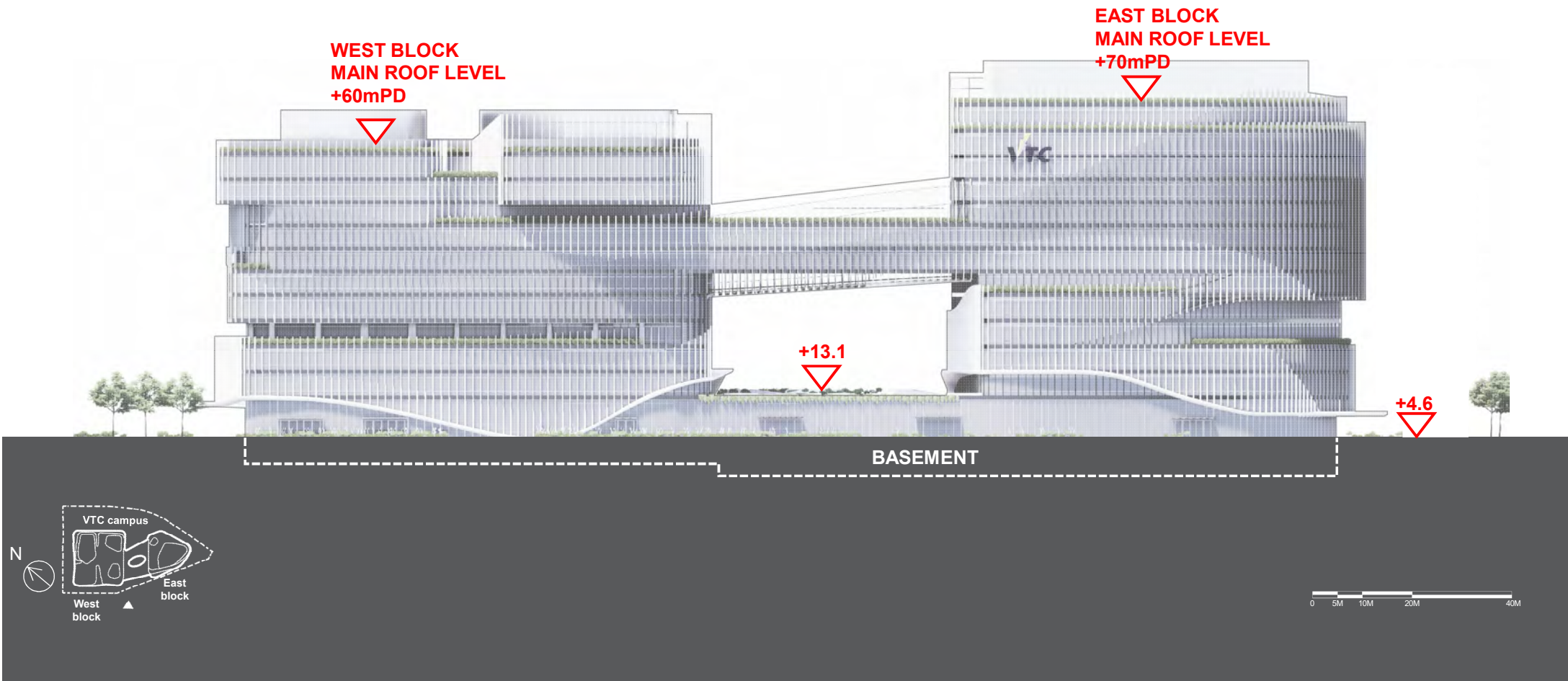
PROPOSED VTC CAMPUS – MASTER LAYOUT PLAN

Design Concept :

Dynamic Water 海纳百川



PROPOSED VTC CAMPUS – SOUTHWEST ELEVATION

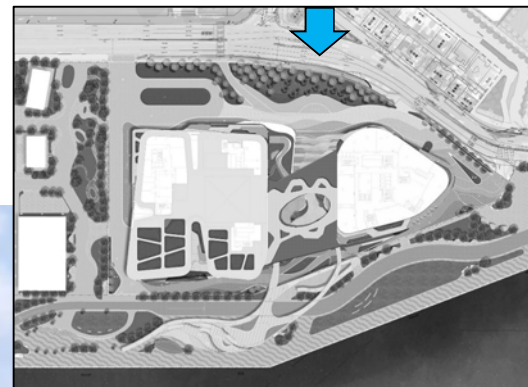


Southwest Elevation



# PROPOSED VTC CAMPUS – VIEW FROM WAI YIP STREET/ CHA KWO LING ROAD

## - Architectural Impression





PROPOSED VTC CAMPUS – VIEW FROM VICTORIA HARBOUR

- Architectural Impression





## 1/F LANDSCAPE AREA OF VTC CAMPUS

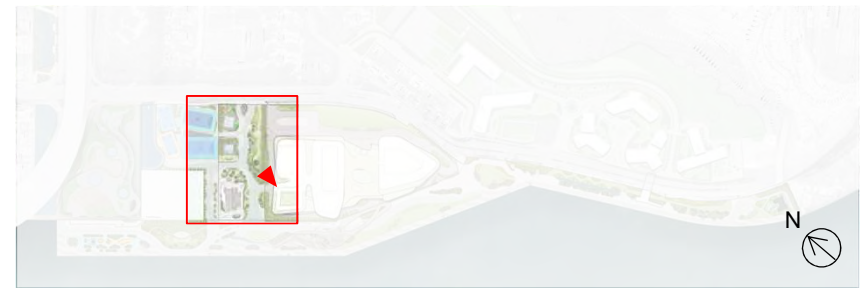
### - Architectural Impression





## SITE 2 – 1 Ha POS

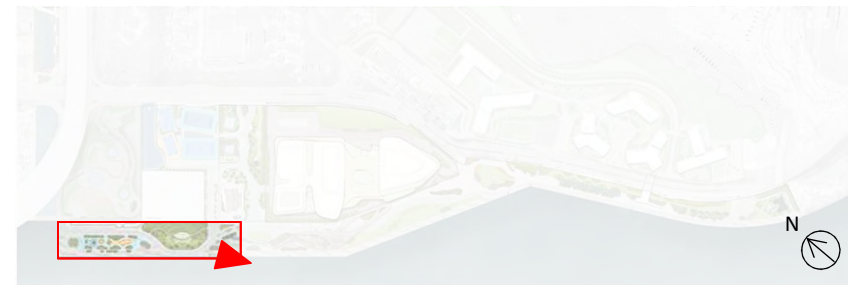
### - Artist's Impression





## SITE 3 – APPROXIMATE 4.5Ha POS OF HARBOURFRONT PROMENADE

### - Artist's Impression





## SITE 3 – APPROXIMATE 4.5Ha POS OF HARBOURFRONT PROMENADE

### - Artist's Impression





## SITE 4 – RE-PROVISIONING OF THE SOCCER PITCHES & POS

- Artist's Impression

