

## **Kowloon East (Cha Kwo Ling) Harbourfront Development Project**

### **Purpose**

This paper reports to the Town Planning Board (TPB) on the latest development and the detailed design of the Kowloon East (Cha Kwo Ling) Harbourfront Development Project (the Project), which comprises the development of public open spaces<sup>1</sup> (POS) and a new campus of the Vocational Training Council (VTC).

### **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 VTC have been taking forward the Project to develop a new VTC campus in Cha Kwo Ling to provide state-of-the-art facilities to meet the needs of VTC and VPET students since the announcement in the 2014 Policy Address. The development site of the Project is located at the East Kowloon (Cha Kwo Ling) waterfront promenade, surrounded by Wai Yip Street to its northeast, the Landscaped Deck Park (LDP) above the Kwun Tong Sewage Pumping Station to its northwest, and the Cha Kwo Ling Village to its east. The major development parameters of the Project are at **Annex A**.

3. When considering the representations and comments in respect of the "Government, Institution or Community" ("G/IC") site for the VTC campus in question under the then draft Kai Tak Outline Zoning Plan (OZP) No. S/K22/5 in May 2018, TPB decided not to uphold the representations and

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<sup>1</sup> 5.5 hectares in total, including 1 hectare of POS to be provided by VTC from its campus site and 4.5 hectares of waterfront promenade POS.

comments, agreeing that the “G/IC” zoning was suitable and that the draft Kai Tak OZP should not be amended. TPB considered that the area of land near the Cha Kwo Ling waterfront was large enough to accommodate both a G/IC facility taking up a development area of 3.2 hectares and open space taking up a total area of 5.2 hectares. TPB was also of the view that the proposed VTC campus serving the young people of Hong Kong would be compatible with the objective of enhancing the vibrancy and diversity of the waterfront area. TPB was content that the proposed VTC development would not give rise to insurmountable technical difficulties. Noting the public aspiration for an accessible and well-designed waterfront area, TPB saw potential for further enhancements of the proposal in consultation with stakeholders, including the configuration of the 1 hectare of POS to be provided by VTC and its integration with the open space in the adjoining areas, and the integration of the VTC campus with the waterfront, and suggested that the Government and VTC report the enhanced proposals to TPB.

4. Since then, the Government and VTC have been exploring enhancements to the design of the Project in consultation with stakeholders. Among others, to achieve better synergy, VTC has agreed to take up the coordination of the design and development of the VTC campus as well as the POS and associated public facilities. Given the scale of the Project, it is divided into two phases, namely pre-construction works and main works. Having consulted the stakeholders including the Task Force on Kai Tak Harbourfront Development (KTTF) of the Harbourfront Commission and the Kwun Tong District Council (KTDC) in 2021, the Government and VTC consulted the Legislative Council (LegCo) and obtained its funding approval for the pre-construction works in July 2022, covering works including the design of the VTC campus and POS, construction of a basketball court, reprovisioning of the temporary soccer pitch, and reprovisioning of the whole of Wai Lok Street. The pre-construction works are being implemented in accordance with the approved plan and are expected to be completed in 2025.

5. The main works of the Project comprise the development of the VTC Campus and POS as well as the associated public facilities. The Government and VTC commenced the stakeholder consultation in 2024 and have obtained the support and comments from KTTF and KTDC on the main works. A summary of the consultation is at **Annex B**. Subject to the approval from the Government’s internal resource allocation exercise, the Government and VTC plan to seek funding approval from LegCo for the main works and commence the main works in the same year as soon as possible. The

development of the waterfront promenade will be completed by phases from 2028 and the main construction works is expected to complete by the end of 2030, if the funding approval from LegCo is obtained in 2025.

## **The Project**

### *Design principles*

6. Having taken into account the views collected and consulted relevant Government bureaux and departments, VTC has formulated the updated design of the Project, with the objectives to create a unique and holistic waterfront promenade with harmonisation and integration of various components, and promote synergy in the open spaces. Specifically, the Project will integrate the POS with the waterfront to increase accessibility, connectivity, as well as air and visual permeability, in response to public's aspirations for an accessible and well-designed waterfront area. Among others, the VTC campus, which situates at a prominent location fronting the Victoria Harbour in Cha Kwo Ling, will be integrated with the adjacent POS with the proposed design theme of "Campus on the Waterfront", enabling positive interactions among stakeholders within and outside the campus. Furthermore, a unique branding and identity with the proposed concept of "Dynamic Water" for both the VTC campus and the POS will be created to deliver a coherent and integrated design. The urban design considerations and the proposed design of the VTC campus and the POS, including the waterfront promenade, are enclosed at **Annex C**.

### *Key design elements*

7. The architectural and landscape expressions of the Project are developed based on the above-mentioned design principles. Specifically, a multi-level POS experience is proposed to allow the optimal utilisation of land, which will incorporate landscape in wavy and undulating form integrated with seating, outdoor gym, fitness area, etc. Such landscape features are not only aligned with the nearby Tsui Ping River Project, which has a water-themed landscape area, but also the LDP above the Kwun Tong Sewage Pumping Station. They also serve as a natural landscape buffer to minimise any potential impact arising from the reprovisioned Liquefied Petroleum Gas filling station and the proposed skatepark to maximise the enjoyment of users at the POS and nearby residents.

8. The Project also incorporates elements aiming at promoting coherence and connectivity with the hinterland and the surrounding developments, including the above-mentioned Tsui Ping River Project and LDP, the re-provisioned football pitches, and the POS to be provided as part of the pre-construction works of the Project. For instance, the 1 Ha POS carved out from the VTC campus site will prove a direct connection between the hinterland and the waterfront promenade; there will also be different pedestrian access points along Wai Yip Street and Cha Kwo Ling Road, allowing the harbourfront areas to integrate with the hinterland in a comprehensive manner, enhancing not only the physical access at both at-grade and elevated levels and along the harbourfront areas but also the visual permeability. To further promote coherence in design, undulating forms will be incorporated in the reserved landing for a potential elevated footbridge (to be constructed by other parties) connecting the future housing development at Cha Kwo Ling Village, the elevated landscape deck at the waterfront promenade connecting the 1/F roof deck of the VTC campus, the re-provisioned football pitches, the basketball courts, and the overall landscape of the Project.

9. Furthermore, the Project has incorporated elements on health and wellness. It aims at creating a people-oriented and eco-friendly environment for healthy living and leisure experience through the introduction of outdoor / indoor integrated spaces as well as outdoor green spaces for public enjoyment, as well as promoting flexible and free movement in these spaces for leisure and recreation activities. For instance, in alignment with the planned cycle track network at the Kai Tak Development, i.e. the GreenWay, the Project encourages cycling as a leisure and recreation activity.

10. The Project also attaches great importance to harbourfront enhancement with the vision to connect people with the harbourfront, thereby facilitating positive interactions among stakeholders and the neighbourhood. Specifically, the aforementioned elevated landscape deck at the waterfront promenade is designed to integrate with the VTC campus, creating synergy between the campus and the POS, and enhancing the experience for the public to enjoy the harbour view at an elevated level in addition to the at-grade promenade level. Relevant facilities, such as food and beverage facilities, covered seating areas and tables with open sea view, toilets, babycare room and supporting facilities, are incorporated in the design and integrated with the elevated landscape deck. Adequate electricity, water and sewage

provisions will also be allowed to facilitate the organisation of various events at the harbourfront.

### *VTC campus building*

11. The VTC campus building positions to be a landmark development which would create an uplifting townscape in Cha Kwo Ling. In addition to being strictly in compliance with the applicable restrictions such as the height restriction<sup>2</sup> imposed by the OZP, the campus has incorporated various additional enhancement features. For instance, the campus building is setback from Wai Yip Street to maximise open streetscape and natural ventilation along Wai Yip Street while minimising visual impact to the nearby residential development. There will also be wide building separation and minimised building linkage connecting the two building blocks. The ground floor landscape area is maximised for pedestrian enjoyment with a podium-free design. These design features will enhance air ventilation and the view corridor in the street environment, and promote visual permeability and compatibility with the surroundings. In terms of greening and landscape provision, the design of the campus building focuses on permeability and sustainability of the green environment. Apart from extensive greening at the ground level, multi-storey green decks and balconies will also be incorporated on the external walls of the campus building to further enhance the environment<sup>3</sup>.

### **Way forward**

12. Members are invited to note the latest development and design of the Project, which has incorporated various enhancements as outlined above in consultation with stakeholders. Subject to the approval from the Government's internal resource allocation exercise, the Government and VTC plan to seek funding approval from LegCo for the main works and take forward the project as soon as possible as set out in paragraph 5 above.

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<sup>2</sup> As set out in the notes of the approved Kai Tak OZP, the VTC campus site under the "G/IC" zoning is intended primarily for Educational Institution use. The development within this zone is subject to a maximum building height of +60mPD and +70mPD.

<sup>3</sup> In order to facilitate the flexible use of POS and ensure sufficient hard paved area for public enjoyment or events, relaxation of site coverage of greening area was applied for the sites of POS and the VTC campus.

## **Attachments**

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

**Annex B** Stakeholder Engagements

**Annex C** Figures 1 to 12

**Vocational Training Council**

**Education Bureau**

**Development Bureau**

**October 2024**