

**Progress Report from the Sub-committee on
South East Kowloon Development Review
of the Harbour-front Enhancement Committee**

Purpose

This progress report covers the period from June to September 2005. The progress of the Kai Tak Planning Review is illustrated at Annex.

Meeting(s) held and the Major Outcome, Findings and Recommendations

Collaborators Meeting – 4 June 2005

2. Taking the advice of the Sub-committee, a Collaborators Meeting was held on 4 June 2005 to discuss the approach to prepare the draft Outline Concept Plans (OCPs) for Kai Tak Development and to conduct the Stage 2 Public Participation. Over 30 participants including representatives of academic and professional institutes, green and business groups, District Councils and relevant Government bureaux/departments attended this session.

3. The on-going technical issues regarding the key development components and the land use concepts, including Kai Tak Approach Channel, Central Kowloon Route and Road T2, Cruise Terminal, Multi-purpose Stadium, and integration between Kai Tak and nearby areas in the preparation of OCPs were discussed at the meeting.

7th Sub-committee meeting – 21 June 2005

4. At the seventh Sub-committee meeting held on 21 June 2005, the following major issues were discussed –

- (a) Briefing to Town Planning Board on Kai Tak Planning Review
On 17 June 2005, the Town Planning Board (TPB) was briefed on the progress of the Kai Tak Planning Review. The event was widely reported by the mass media as this was the first open meeting of the TPB. TPB members were concerned about whether the study programme could be expedited to enable early development in the Kai Tak area.

The meeting agreed that, in future, the HEC should communicate more with the TPB on the public participation programme and would invite the TPB members to participate in future public engagement activities to enhance communication.

- (b) Report on Collaborators Meeting
The meeting noted the findings of the Collaborators Meeting, as reported in paragraphs 2 and 3 above. Members were mainly concerned about the application of the harbour planning principles, the provision of land-water interface facilities and the mechanism to collate and analyse public comments.

The meeting also noted that although relevant bureaux/departments had previously provided the justifications for the facilities in Kai Tak, they still needed to be invited to provide further justifications for the facilities to address Members' concerns.

- (c) Suggestions for Stage 2 Public Participation
In the Stage 2 Public Participation, different OCPs would be put forward for discussion in the community. With the experience gained in the Stage 1 Public Participation, the Consultants had proposed to focus on the preparation of consultation digest, arrangement of open public discussion forums, promulgation of the reference materials and public events through websites in the Stage 2 Public Participation. To enable a wider public engagement in the process, the programme would be further strengthened by involving different organizations and local youth groups. More visually enhanced presentation materials such as video animations, interactive 3-D computer models, and physical models would also be prepared, subject to availability

of resources, to facilitate better understanding of the proposed OCPs.

Members had also proposed ways to enhance the public engagement activities, namely, organizing on-site open days or guided tours to Kai Tak, thematic discussion forums, etc. The meeting agreed that the Consultants should fine-tune the approach for the Stage 2 Public Participation.

8th Sub-committee meeting – 23 August 2005

5. At the eighth Sub-committee meeting held on 23 August 2005, the following major issues were discussed –

(a) Proposed Multi-purpose Stadium in Kai Tak Development

The Home Affairs Bureau (HAB) had appointed consultants to update their previous study on requirements for major new sports and recreation venues, in which a multi-purpose stadium was proposed in Kai Tak. The HAB and their consultants were invited to present their preliminary findings on the updated study to the Sub-committee. Members considered that further justifications for the proposed stadium in terms of location and scale were required.

(b) Draft Framework for Stage 2 Public Participation: OCPs

The Consultants submitted a draft framework for the Stage 2 Public Participation for discussion by the Sub-committee before drawing up detailed public participation programme for implementation. The meeting agreed to the draft framework for Stage 2 Public Participation as submitted and requested a working session to discuss the draft OCPs prior to their finalisation.

Working Session on Draft OCPs

6. The working session was held on 12 September 2005. The Consultants presented to the Sub-committee Members the draft OCPs prepared on the basis of different land use themes, which could achieve different population and employment levels. The major technical issues

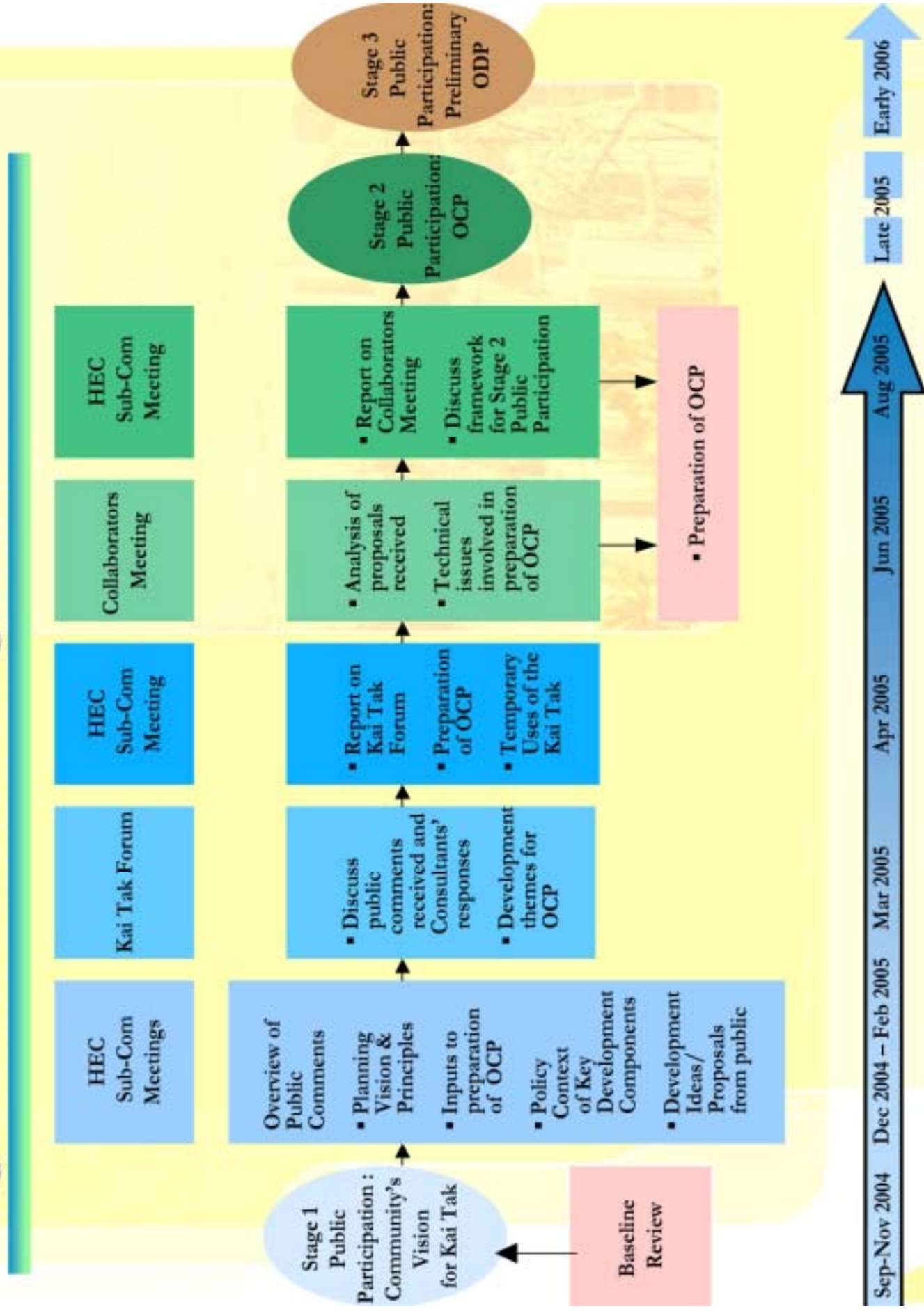
encountered in tackling the environmental problems at Kai Tak Approach Channel were also presented. The Consultants would take into account Members' views in revising the draft OCPs.

7. The next Sub-committee meeting is scheduled to be held on 25 October 2005.

**Secretariat,
HEC Sub-committee on SEKD Review
September 2005**

Progress of Kai Tak Planning Review

Annex



**Progress Report from
the Sub-committee on Harbour Plan Review
of the Harbour-front Enhancement Committee**

Reporting Period

This progress report covers the period from June to September 2005.

Meeting(s) held and the Major Outcome, Findings and Recommendations

7th Meeting – 15 June 2005

2. The Sub-committee discussed the following issues –

(a) West Kowloon Waterfront Promenade

Architectural Services Department presented the overall design concept for the promenade to Members. Members suggested, amongst other things, that environmentally friendly materials be used in the promenade. To promote public participation, the public should be allowed to contribute to the design of the decorative features within the promenade.

(b) Hung Hom Bay Waterfront Promenade

The Sub-committee noted that the developer of the hotel site at the Hung Hom Bay waterfront had proposed to develop the adjoining waterfront into a temporary promenade and open space. Whilst welcoming the private initiative in this ‘quick-win’ harbourfront enhancement project, Members considered that the roles of various parties in the proposal be clarified first, and the Sub-committee should also have a direct dialogue with the project proponent. Planning Department (PlanD) undertook to co-ordinate with concerned parties to facilitate Members’ understanding of the proposal.

(c) Proposed Design of a Pumping Station at the Sheung Wan Gala Point

Drainage Services Department (DSD) presented the proposed design for a pumping station at the Sheung Wan Gala Point, which would be integrated with the future open space development. Members considered that the Harbour Planning Principles should form the basis in planning the proposed pumping station, and that both visual and physical access to the harbour should be maintained. DSD undertook to refine the design for further consideration by the Sub-committee.

(d) Harbour Planning – Institutional Aspects

The meeting noted that PlanD would make a presentation on the institutional aspect studied in the Harbour Plan Study completed in early 2003 at the HEC Retreat scheduled for end August.

8th Meeting – 10 August 2005

3. The Sub-committee discussed the following issues –

(a) West Kowloon Waterfront Promenade

A revised scheme incorporating comments from Members made at the 7th meeting was presented to the Sub-committee. Members noted that various environmental initiatives had already been included in the design and construction of the project. To enable public involvement, both artists and the public could participate in decorating the lanterns erected on the site. The Sub-committee also noted that the waterfront promenade would be opened to the public from 17 September 2005 onward. Leisure and Cultural Services Department (LCSD) would arrange events to promote art and culture at the waterfront promenade in the afternoon of 17 September 2005. Arrangement was made for Members to visit the actual design and setting of the site on 26 August 2005.

(b) Hung Hom Bay Waterfront Promenade

To follow-up the discussion at the 7th meeting, PlanD organized two separate working sessions with concerned departments and the project proponent respectively. Both LCSD and Lands Department agreed to take necessary steps to facilitate the early provision of the proposed promenade. The proponent would present the proposal to the Sub-committee tentatively in October.

(c) Traffic and Transport Arrangements upon Relocation of the Star Ferry Public Transport Interchange (PTI) to Tsim Sha Tsui East

At the request of a Member, Transport Department (TD) presented the proposed transport arrangement upon relocation of Star Ferry PTI and the proposed traffic and transport arrangements at the proposed turnaround area at the junction of Salisbury Road and Canton Road. TD was requested, amongst other things, to consider reducing traffic along Salisbury Road and in the Tsim Sha Tsui areas, and to provide at-grade crossings along Salisbury Road.

(d) Proposed Design of a Pumping Station at the Sheung Wan Gala Point

Further to the 7th meeting, DSD presented a revised layout allowing a visual access link towards the harbour. While noting the various changes in improving the design of the pumping station, Members considered that there was still scope for further refinement. The meeting agreed that the Sub-committee had sufficient discussion on the proposal, and DSD was requested to examine ways to further minimize footprint of the proposed development.

(e) Proposal to Include Public Open Space at a Former Government Supplies Depot at Oil Street, North Point

Members noted that an application to rezone the concerned area had been submitted to the Town Planning Board (TPB) and the applicant for the rezoning was invited to present his proposal to the Sub-committee. After discussion, the Meeting agreed that a letter would be submitted to the TPB within the public consultation period for the rezoning proposal, setting out its views that (i) the Sub-committee welcomed the initiative

behind the proposed zoning amendment; and (ii) the Sub-committee urged the TPB to review the planning brief prepared to guide development at the subject site, particularly with regard to the Harbour Planning Principles. The letter was sent to the TPB on 29 August 2005. TPB would consider the application on 28 October 2005.

(f) Letter from the Real Estate Developers Association of Hong Kong

In a letter to the Chairman of the Sub-committee in response to the Harbour Planning Principles, the Real Estate Developers Association of Hong Kong stated that approved outline zoning plans should be respected, and land use review should be confined to larger uncommitted Government sites with area of about two hectares. The letter was tabled for consideration of the Sub-committee, and a written reply was sent on 8 September 2005. The Sub-committee agreed that both statutory plans in force and existing planning systems must be respected throughout the development process, and the Sub-committee would adopt a flexible and sensible approach in applying the Harbour Planning Principles.

4. The next meeting of the Sub-committee will be held on 5 October 2005.

Task Group Meetings

Harbour Planning Principles

5. A forum to introduce the Harbour Planning Principles to the nine District Councils around the Harbour was held on 13 August 2005. Other than discussion at the forum, the District Councils were encouraged to convey their views, if any, to the Sub-committee/Task Group. Details of the Harbour Planning Principles had also been sent to all policy bureaux, concerned government departments and related organisations, and would be posted onto HEC website.

6. A paper on 'Harbour Planning – Approach and Process' was presented to the TPB on 19 August 2005. The planned district review was welcomed by the TPB.

Central Ferry Piers Participatory Programme

7. The second public engagement event comprising a random sample survey and structured face-to-face interviews was held in July and August 2005. The former survey focused on users of the study area and 651 respondents were randomly selected within the study area for interview. For the structured face-to-face interviews, 44 stakeholders, including business owners, local community leaders and professional body representatives, were invited to express their opinions on possible enhancement within the study area. Findings of the survey and interview would form the basis in planning the upcoming workshop.
8. The Second and Third Task Group Meetings were held respectively on 6 June and 8 September 2005. The findings of the brainstorming session and the random sample survey and structured face-to-face interviews were reviewed in these meetings. The workshop is tentatively scheduled for 8 October 2005. The consultants are planning for the proposed public forum scheduled for late November.
9. The proposed public engagement activities of the Central Ferry Piers Participatory Programme were presented to the Islands and the Central & Western District Councils on 20 June and 21 July 2005 respectively. Both District Councils indicated support to these activities, and they would be invited to participate in the upcoming events.
10. The proposed public engagement activities of the Programme were posted onto the HEC website on 21 July 2005. The contents would be updated periodically to include the latest events.

**Secretariat,
HEC Sub-committee on Harbour Plan Review
September 2005**

Progress Report from
the Sub-committee on Wan Chai Development Phase II Review
of the Harbour-front Enhancement Committee

Reporting Period

This progress report covers the period from June to September 2005.

Meeting(s) held and the Major Outcome, Findings and Recommendations

6th Meeting – 14 June 2005

2. The consultants briefed the Sub-committee on the preliminary findings of the public engagement activities of the Envisioning Stage of Harbour-front Enhancement Review – Wan Chai, Causeway Bay and Adjoining Areas (HER) and pointed out that while there was a consensus view on enhancing the harbour-front, the public had expressed diverse views on the transport issues. The Sub-committee concluded that an in-depth discussion on the transport issue involving experts in the relevant field was necessary before embarking on the next stage of the HER project. In this respect, an “Expert Panel Forum on Sustainable Transport Planning and Central-Wan Chai Bypass” (Expert Panel Forum) would be convened on 3 September 2005.

Special Meeting – 21 July 2005

3. The Trade Development Council (TDC) had submitted a planning application to Town Planning Board (TPB) to expand the atrium link at the Hong Kong Convention and Exhibition Centre (HKCEC). TDC presented its proposal to the Sub-committee at a special meeting held on 21 July 2005. The meeting concluded that the views expressed by members, including those expressed by the Society for Protection of the Harbour Limited in their letter dated 15 July 2005 to the HEC members, together with the draft minutes of the meeting, would be submitted to TPB for its consideration. A submission was made to TPB accordingly on 26 July 2005.

7th Meeting – 9 August 2005

4. Security Bureau, Economic, Development and Labour Bureau and the Hong Kong Regional Heliport Working Group (RHWG) were invited to brief the Sub-committee on their respective proposals for developing a heliport at the HKCEC. As the RHWG's proposal would involve covering part of the Victoria Harbour and the immediate need for commercial helicopter services between Hong Kong and the Pearl River Delta had yet to be demonstrated, the meeting decided not to include RHWG's proposal in the concept plans to be formulated at the Realization Stage of HER. In addition to Government's proposed helipad, the meeting suggested including the idea of converting the existing temporary helipad at the former Wan Chai public cargo working area (PCWA) into permanent use.

5. The meeting endorsed the framework for the Expert Panel Forum recommended by the HER Task Force and decided to invite an overseas expert to serve at the panel. It also endorsed convening a "Stage 1.5" forum after the report of Expert Panel Forum was available, for presenting to the public comments and proposals received at the Envisioning Stage prior to commencing the Realization Stage.

Task Force Meetings

6. The main task of the HER Task Force during the reporting period was to arrange the Expert Panel Forum and to follow up on the comments and proposals received at the Envisioning Stage of HER.

7. The eighth HER Task Force meeting held on 8 July 2005 discussed the approach for analyzing views and comments received, the format and content of the report for the Envisioning Stage of the HER project. The draft framework of the Expert Panel Forum was agreed which was then circulated to the Sub-committee members for comments.

8. The ninth Task Force meeting held on 1 August 2005 reviewed the draft framework of the Expert Panel Forum in view of the comments received. The framework was agreed and was then submitted to the Sub-committee for endorsement. The consolidated sustainability development principles and indicators and the possible 'quick-win' projects around the former Wan Chai

PCWA were also discussed. As for the 'quick-win' projects, CEDD would explore further on the possibility of opening the former Wan Chai PCWA site for public enjoyment before the construction works of the Wan Chai Development Phase II project commenced.

Expert Panel Forum - 3 September 2005

9. The Expert Panel received a total of 19 submissions from the public and one submission from Transport Department. Over 100 persons attended the Forum. The Expert Panel would produce a report by end September 2005 for the Sub-committee to consider.

Date for the next meeting

10. The next meeting of the Sub-committee will be held on 10 October 2005.

**Secretariat, HEC Sub-committee on WDII Review
September 2005**