

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

Reporting Period

This progress report covers the period from December 2005 to mid February 2006.

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

10th Sub-committee meeting – 12 January 2006

2. At the 10th Sub-committee meeting held on 12 January 2006, the following major items were discussed –

- (a) Members noted that the scheduled Stage 2 Public Participation Programme was completed on 6 January 2006. During this period, 7 public discussion forums were organised to facilitate discussion at territorial level and district level, as well as on special subjects, including the environmental problems at Kai Tak Approach Channel, cruise terminal and multi-purpose stadium complex. Over 20 briefing sessions were also arranged to statutory/advisory bodies and stakeholder groups. The general public responded positively to these public engagement activities, with over 500 participants took part in the public forums and over 150 written submissions were received.
- (b) Members discussed the summary of comments and proposals

received in the Stage 2 Public Participation and noted the diversified views in the community over various issues/proposals of the Outline Concept Plans. Members considered that the concerned bureaux/departments should strengthen their arguments with supporting information for the projects under their purview so as to address the outstanding comments in the community. The consultants should also substantiate their arguments for not taking forward the proposals received in the Stage 2 Public Participation.

- (c) Subject to further discussion, Members considered that a public engagement activity should be organised by the Sub-committee to facilitate the discussion and resolution of the outstanding comments.

Working Session – 24 January 2006

3. At the working session held on 24 January 2006, Members agreed that the Sub-committee would organise the Kai Tak Forum 2. It would be a half-day event in a Saturday morning organised in a suitable venue to enable plenary and group discussions. The first part of this public engagement event would be a presentation of comments received in the Stage 2 Public Participation Programme and the responses by Government bureaux/departments and the study consultants. This process is required to enhance the transparency in the processing of the comments received in the public participation exercise. The second part of the event would be group discussion on the initial ideas/proposals by the consultants to address the concerns of the community, e.g. connectivity issues with the surrounding districts and land uses of the runway area. This would provide the opportunity for queries and responses to the proposals that could go into the Preliminary Outline Development Plan and help in consolidating the final study proposals.

4. A bus tour to Kai Tak was also proposed to be arranged one week before the Forum to enable the participants to “experience” the site. This is subject to a suitable itinerary and availability of resources.

5. The Outline Concept Plans for Kai Tak were presented to the LegCo Panel on Planning, Lands and Works on 20 December 2005. The

Sub-committee Chairman and some Members attended the meeting to convey the Sub-committee's comments on these plans.

6. The next Sub-committee meeting is scheduled to be held on 14 March 2006.

**Secretariat,
HEC Sub-committee on SEKD Review
February 2006**

**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 December 2005 to mid February 2006.

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

10th Meeting – 21 December 2005

2. The Sub-committee discussed the following issues: –

- (a) Harbour Planning Review – Draft Programme for Hung Hom District Study

The Hung Hom District Study would be programmed with regard to the progress of the other ongoing HEC public participatory programmes in order not to overwhelm the public with consultative activities.

- (b) Harbour Planning Principles

Responses to comments and the revised Harbour Planning Principles (HPPs) would be considered by the Sub-committee in March 2006 before submission to the HEC for endorsement in April 2006. At next stage, the HPP Task Group would prepare more specific harbour planning guidelines and enhancement initiatives.

(c) Central Ferry Piers Participatory Programme

Several working sessions had been held to consider the way forward after the public events. The consultants were preparing reports on the various public events for consideration of the CHarM Task Group on 22 February 2006. These reports would form the basis for the preparation of the design brief.

(d) Hoarding Beautification in Central

The Central and Western District Council (DC) indicated support to beautify hoarding in Central through public participation. The CHarM Task Group would further liaise with the DC to consider detailed proposal, including outline programme and funding requirement, before reporting back to the Sub-committee and HEC.

(e) Proposed Amendment to the Notes for the “CDA(1)” site at King Wah Road, North Point

The proposal was an application submitted to the Town Planning Board (TPB) for amendment to the North Point Outline Zoning Plan to include “Flat” use under Column 2 of the Notes of the “CDA(1)” zone. The Sub-committee supported the proposed amendment, as it represented a lower development intensity, hence more favourable in terms of layout design, building height and massing effect as compared with a commercial development. The views and major concerns of the Sub-committee as discussed at the meeting on 21 December 2005 were conveyed to the Secretariat of the TPB on 30 December 2005.

(g) Proposed Installation of LED Screen on roof of Pier No. 4, Central

The ferry operator of Pier No. 4 proposed to install a LED screen on the roof of the pier to broadcast news, advertisements, and traffic and weather information. The Sub-committee did not support the proposal as it would affect visual access to the harbour and the visual quality of the harbourfront. Members also raised concerns on possible similar uses and developments above other

ferry piers in the areas. Concerns of the Sub-committee were conveyed on 3 January 2006 to the Government Property Agency. On 4 January 2006, an Islands District Councillor raised concern in a letter to the Chairman of HEC about the comments expressed by the Sub-committee. The Sub-committee replied the Councillor on 27 January 2006.

(h) Consolidated Update on Various Enhancement Initiatives for Tsim Sha Tsui

Members were briefed on various enhancement initiatives for Tsim Sha Tsui which had been presented to HEC or the Sub-committee at previous meetings.

3. To tie in with the postponed HEC meeting, the next meeting of the Sub-committee has been re-scheduled for 8 March 2006.

**Secretariat,
HEC Sub-committee on Harbour Plan Review
February 2006**

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 December 2005 to mid February 2006.

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

9th Meeting – 12 December 2005

2. The Sub-committee discussed the report of the Expert Panel on Sustainable Transport Planning and Central-Wan Chai Bypass and endorsed the report with views expressed by some members recorded. The Sub-committee also explicitly supported the construction of a Central-Wan Chai Bypass (CWB) and highlighted its concerns about enhancing the harbour-front when building the CWB, as well as the sustainable transport planning of the area. The HER Task Force would further consider the possible forms of construction of CWB.

3. The consultant's suggestions, as presented at the Consolidation Forum, on the ideas and proposals received from the public during the Envisioning Stage of HER were discussed. The Sub-committee supported the suggestion to drop the at-grade road concept and, subject to the confirmation that it would require more reclamation, the deep tunnel concept for constructing the CWB. The meeting also agreed not to pursue the suggestion of converting the temporary helipad at the ex-Wan Chai Public Cargo Working Area into permanent use.

4. The Sub-committee further decided that the third draft of the report for the Envisioning Stage of HER should be further considered by the HER Task Force.

5. Kenneth To & Associates presented a proposal for the development of the A-King shipyard site at the south-eastern corner of the Causeway Bay Typhoon Shelter into a youth hostel and arts center cum hotel development. The meeting agreed to reflect the proposal in the report for Envisioning Stage with a remark that it was received after the Consolidation Forum on 12 November 2005 and for that reason, views of the public on the proposal was not solicited before.

HER Task Force Meeting – 20 December 2005

6. The Task Force discussed members' comments on the third draft of the report for the Envisioning Stage of HER and identified areas that the consultant had to further revise. The fourth draft incorporating all the agreed changes was circulated on 4 February 2006 to WDII Review Sub-committee members for endorsement.

7. The meeting agreed that relevant information regarding the holistic planning of the harbour-front enhancement and the construction of the CWB should be prepared by the consultant for consideration by an extended Task Force meeting scheduled for 14 February 2006.

8. The next meeting of the Sub-committee, originally scheduled for 14 February 2006, would be deferred to a suitable date for allowing more opportunity for the HER Task Force to consider the holistic planning of the harbour-front enhancement and the construction of the CWB.

**Secretariat,
HEC Sub-committee on WDII Review
February 2006**