

**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 May to July 2006.

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

Working Sessions

2. Two informal working sessions were arranged for Members on 29 May and 5 June 2006 to discuss the initial draft Preliminary Outline Development Plan (PODP) prepared by the Consultants.

12th Sub-committee Meeting – 23 June 2006

3. At the 12th Sub-committee meeting held on 23 June 2006, the following major items were discussed –

(a) The Sub-committee discussed the proposals of the draft PODP as promulgated under the Stage 3 Public Participation programme. Members commented on the following aspects on the draft PODP -

(i) The draft PODP had in general responded to the aspirations and concerns of the community and met the Harbour Planning Principles.

(ii) It had strengthened the heritage elements of the

development scheme, in particular the preservation of the ex-runway.

- (iii) The public elements in the Metro Park and Ex-runway Precinct should be strengthened so as to avoid the misconception that the relevant facilities were intended for the residential developments at the ex-runway.
 - (iv) Integration of the multi-purpose stadium complex with the surrounding developments, particularly with the Metro Park should be strengthened to enhance public accessibility.
 - (v) Pedestrian connectivity with the adjacent districts remained as an outstanding issue, in particular the lack of connections with the Kwun Tong District.
 - (vi) The mitigation measures to tackle the environmental problems at the Kai Tak Approach Channel were still outstanding and they might affect the PODP in due course.
- (b) Members noted the development framework and components in the draft PODP as prepared by Planning Department (PlanD). PlanD would prepare a list of development proposals received in the previous public participation programmes that had and had not been incorporated into the draft PODP.
 - (c) The Sub-committee also discussed the programme for the Stage 3 Public Participation. Members noted that extensive public participation programme had been undertaken in the past two years for the Kai Tak Planning Review, with the Stage 1 Public Participation regarding the Community's Vision for Kai Tak completed in late 2004 and the Stage 2 Public Participation regarding Outline Concept Plans completed in early 2006.
 - (d) Members also noted that most of the Sub-committee's

proposals to enhance the public participation process had been implemented, e.g. organising public forum at Kai Tak Point to enable the general public to experience the Kai Tak site, Topical Forums on key issues, District Forums on issues of local concern as well as Collaborators Meetings to enable focus discussion of concern groups. The initiative of the Sub-committee to convene the Kai Tak Forums to enable public discussion on the public comments and departmental responses had enhanced the transparency in processing public comments. Members reckoned that the Kai Tak Planning Review had developed a good example of public participation in the whole planning process.

- (e) Since the draft PODP had delineated more detailed proposals for Kai Tak, Members considered that there should be more specific discussions in this round of public participation activities. PlanD would include this element in organising the public forums. Besides, a list of the public proposals that had and had not been incorporated into the draft PODP would be displayed at the public forums to highlight the due process in the public participation programme.

- (f) The Chairman reported that he had represented the Sub-committee to attend the Town Planning Board meeting on 23 June 2006 together with the Study Team to discuss the proposals of the draft PODP. Members noted that after completion of the Stage 3 Public Participation programme the PODP would be finalised to provide the basis to amend the Kai Tak Outline Zoning Plans, which would be published for consultation under the statutory planning procedures.

4. The next Sub-committee meeting is scheduled to be held on 24 August 2006.

**Secretariat,
HEC Sub-committee on SEKD Review
July 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 May to July 2006.

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

12th Sub-committee Meeting – 10 May 2006

2. The Sub-committee discussed the following issues -

(a) *Proposed Enhancement of the West Kowloon Waterfront Promenade*

Due to the latest development of the proposed West Kowloon Cultural District, the West Kowloon Waterfront Promenade, originally scheduled for use until early 2007, could remain to be available for public enjoyment for about three more years. The Government proposed to further enhance the Promenade facilities to improve patronage. At the meeting, the Civil Engineering and Development Department (CEDD) presented the proposed enhancement of the Promenade facilities, which included extension of the Promenade, boardwalk and cycle track, a new entrance near the MTR Kowloon Station, enlargement of the landscape area and children's play area, and provision of bicycle rental/sale facilities. The enhancement was scheduled for completion by end of 2006.

Members generally supported the proposed enhancement and put

forth suggestions on the design and management of the Promenade, such as enlargement of the cycling ground and provision of other activities, e.g. roller-blading and skateboarding, as well as the provision of mobile confectionery kiosks and more floral landscaping.

To provide further inputs to the design of the Promenade extension, an ad hoc meeting was held on 30 June 2006 with representatives from CEDD, Leisure and Cultural Services Department, Architectural Services Department (ArchSD) and Housing, Planning and Lands Bureau. At the meeting, ArchSD presented updated proposals of the Promenade extension, such as a separate roller-blading and skating track, enlargement of cycling ground and performance space and enhanced landscaping arrangement. Members in general supported the proposals and offered additional comments for Government's consideration.

(b) ***Architectural and Landscaping Design of a Stormwater Pumping Station at a Waterfront Site in Sheung Wan***

A proposed stormwater pumping station development in Sheung Wan was approved by the Town Planning Board in December 2005. The proposed pumping station comprised an above-ground pump house of about 6m high, an open area with crane beam frame for maintenance purpose, and an underground storage tank. At the meeting, the Drainage Services Department (DSD) presented the architectural and landscaping design of the proposed pumping station development for Members' comment. Members in general supported the proposal with its emphasis on green elements and made a number of suggestions, including the provision of more variety of plants, acoustic enclosures and refreshment kiosk, as well as the use of recycled materials and energy efficient design in street furniture. Representatives of DSD assured Members that their views and suggestions would be taken into account in finalizing the detailed design of the development. The project was scheduled for completion by mid-2009.

(c) ***Harbour Plan Review – Progress Update***

A paper on the progress and future tasks of Harbour Plan Review was presented to the Sub-committee by the Planning Department (PlanD). Members expressed concern about the lengthy process of public engagement proposed for the Hung Hom District Study given the relatively simple nature of the study area. The meeting agreed to submit a request to Harbour-front Enhancement Committee (HEC) to carry out an evaluation of the public engagement processes undertaken so far for Wan Chai Development Phase II Review, Kai Tak Planning Review and Central Harbourfront and Me public participatory programme with a view to streamlining the process. In this respect, the Secretariat of the Sub-committee passed the above request to the HEC via its Secretariat on 14 June 2006. The meeting also agreed that a paper be prepared outlining the approach to the Hung Hom District Study in more detail, including the public engagement process, for discussion of the Sub-committee prior to deciding on the public engagement approach of the Study. (See paragraph 3(c) below.)

13th Sub-committee Meeting – 12 July 2006

3. The Sub-committee discussing the following issues -

(a) ***Harbour Area Treatment Scheme Stage 2A***

The originally proposed location for construction of the shafts and associated facilities (mainly to be built underground) with respect to the Harbour Area Treatment Scheme (HATS) Stage 2 project was at the Sheung Wan Ex-gala Point site. To address the comments and concerns expressed by the Central and Western District Council and the HEC on the impacts of the infrastructure facilities on the design and use of the Sheung Wan Ex-gala Point site, the DSD proposed to relocate the proposed shaft and related facilities westward to a site at the eastern end of Fung Mat Road, Sai Ying Pun. Members considered that the proposed new site which was mainly zoned “Government, Institution or Community” was more appropriate in terms of its location and

environment. However, comments were made with respect to site configuration/disposition and the extent of the temporary works area. DSD agreed to take into account Members' views to finalize the requirements and site layout at the detailed design stage.

(b) ***Erection of Inflatable Advertising Boards at Rooftop of North Point Ferry Piers***

The New World First Ferry (NWFF) presented their proposal to erect inflatable advertisement boards at the rooftop of North Point Ferry Pier. In the absence of any details on the design and size of the inflatable advertising boards, the Sub-committee considered it difficult to provide any comments on the proposal. The NWFF was advised to revert back to the Sub-committee with more site-specific information and to consult relevant stakeholders, including local residents and ferry users.

(c) ***Hung Hom District Study – Revised Approach and Programme***

The revised approach/programme presented to Members basically followed the five stages approach (i.e. Baseline Stage, Envisioning Stage, Options Stage, Embody Stage and Implementation Arrangement) identified for the district review studies, which integrated public engagement with the overall planning process. Compared with the programme submitted to the Sub-committee at the meeting on 10 May 2006, this programme was shortened by advancing the Stage 1 Consultation, which was to be undertaken concurrently with the Baseline Stage. The meeting agreed to the proposed streamlined approach by skipping the option formulation stage and the associated public engagement process. It was anticipated that the Study will take about 12 months to complete.

Task Group Meetings

Central Hoarding Beautification Drawing Competition

4. PlanD had invited submission of quotation for providing services from

public relations firms to administer the Drawing Competition. Subsequently, a public relations firm was commissioned in mid May 2006 to provide the services. The Task Group on Central Harbourfront and Me (CHarM) held a meeting on 2 June 2006 to discuss the project proposal presented by the public relations firm. The competition was officially launched on 20 June 2006 and promoted through the issue of press release, posters and leaflets, local paper advertisement and creation of a dedicated website for this event. Announcement of winners and prize presentation would take place around September and October 2006 respectively.

Harbour Planning Principles

5. The Task Group on Harbour Planning Principles (HPPs) held a meeting on 10 July 2006 to discuss the approach and programme of the formulation of harbour planning guidelines. Members in general agreed to the proposed approach by grouping the guidelines under seven aspects, namely, land formation, public engagement, land use planning, urban design and built form, landscaping, physical linkage and harbour-front management. Members also noted the proposed time frame for formulation of the harbour planning guidelines and agreed to work towards the target for submission of the draft guidelines to the Sub-committee for consideration by end 2006. The revised set of HPPs has been promulgated to relevant Government departments, bureaux, quasi-Government agencies and the public as well as uploaded onto the HEC website.

Other Issue

Central Harbourfront and Me

6. On 27 April 2006, the HEC endorsed the Final Report and Design Brief prepared under CHarM, subject to some minor revisions to beef up the paragraphs on “landscaping” of the Design Brief to reflect the related requirements set out in the motion on temporary land uses passed by HEC on 15 February 2006. The Sub-committee has revised the Design Brief as suggested and submitted it to the Government as inputs to future planning and development of the Study Area. The Final Report and Design Brief have been uploaded onto the HEC website. Letters of Appreciation have been issued to all participants to express gratitude for their active involvement and participation in the events.

7. The next meeting of the Sub-committee is scheduled for 13 September 2006.

**Secretariat,
HEC Sub-committee on Harbour Plan Review
July 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 May to July 2006.

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

Special Sub-committee Meeting – 8 May 2006

2. The purpose of the special meeting was to consider the further elaboration provided by the Consultants on the “shallow water” idea, i.e. even if the top of the Trunk Road tunnel structure is above the existing seabed level, as long as the top of structure is below sea level, the shallow depth of water would be maintained instead of reclaiming it in accordance with the conventional cut-and-cover method of constructing the Trunk Road tunnel structure. The Consultants had suggested not pursuing this idea further. At the special meeting, in view of the implications of the Protection of the Harbour Ordinance (PHO) as well as environmental and water quality issues, the Sub-committee agreed that the idea should not be pursued.

3. The Consultants for Harbour-front Enhancement Review – Wan Chai, Causeway Bay and Adjoining Areas (HER) also briefed the meeting on the proposed work plan for the HER Realization Stage. Public engagement activities in the form of workshop and town-hall meeting were suggested. As preparation for the activities, a trial evaluation on the Concept Plan to be prepared by the Consultants in consultation with Members and HER collaborators was suggested and a public engagement digest would be prepared.

12th Sub-committee Meeting – 13 June 2006

4. Outcome of further engagement with Town Planning Board, Transport Advisory Committee, relevant District Councils (DCs), the Legislative Council Panel on Planning, Lands and Works and professional institutions on the HER Envisioning Stage and the Consultants' findings on Trunk Road alignment and harbour-front enhancement ideas during April to June 2006 were reported to the Sub-committee.

5. In view of the least area of the Harbour being affected under Variation 1 of the Tunnel Option among the options/variations with comparable functional/traffic performance that were assessed by the Consultants and the general support reflected in the recent public engagement, the Sub-committee endorsed adopting Variation 1 of the Tunnel Option as the basis for Concept Plan preparation. The Consultants were requested to develop different themes of land use proposals and harbour-front enhancement ideas. The Sub-committee also agreed that other ideas/proposals that had been considered would be explained to the public during the public engagement activities of the Realization Stage of HER.

6. Members were reported on the progress of the "quick-win" project at the ex-Wan Chai Public Cargo Working Area and result of the consultation with Wan Chai DC. Some DC members welcomed the project and hoped that it could be completed as early as possible.

7. The next Sub-committee meeting will be held on 8 August 2006.

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