

**Paper No. 1/2007  
For discussion  
on 25 January 2007**

**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 November 2006 to January 2007.

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

2. No meetings were held during the period. A new draft Kai Tak Outline Zoning Plan (OZP) prepared on the basis of the revised Preliminary Outline Development Plan was submitted to the Town Planning Board (TPB) on 10 November 2006. The TPB published the draft Kai Tak OZP No. S/K22/1 in the gazette under section 5 of the Town Planning Ordinance (TPO) on 24 November 2006 for public inspection for two months, i.e. until 24 January 2007. In accordance with the TPO, the valid representations made to the TPB will be made available for public inspection in February 2007 for three weeks.

3. The next Sub-committee meeting is scheduled to be held in February 2007.

**Secretariat,  
HEC Sub-committee on SEKD Review  
January 2007**

**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 November 2006 to January 2007.

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

**15<sup>th</sup> Sub-committee Meeting – 22 November 2006**

2. The Sub-committee discussed the following issues -

(a) ***Revised Planning Brief for Ex-Government Supplies Depot Site at Oil Street, North Point***

Planning Department briefed the Sub-committee on the revised Planning Brief for the Ex-Government Supplies Depot Site at Oil Street in North Point. Specific aspects on the size, design and maintenance of the public open space; location of the proposed refuse collection point; the proposed building heights, plot ratios and disposition of the domestic and non-domestic blocks; and pedestrian access to the waterfront were discussed at the meeting.

The Sub-committee generally welcomed the proposed development concept embedded in the revised Planning Brief. Members considered that proposals to increase public open space, adopt stepped height design, and integrate with the adjacent historical site were improvements to the existing Planning Brief. They also appreciated that there was a good balance between

development intensity and provision of open space.

(b) *Harbour Planning Guidelines for Victoria Harbour and its Harbourfront Areas*

The Sub-committee considered the draft Harbour Planning Guidelines (HPGs) which were formulated under the guidance of the Task Group on Harbour Planning Principles (HPPs). The HPGs aim to elaborate in more detail the intention and requirements of the HPPs and to provide a comprehensive checklist to guide the sustainable planning, preservation, development and management of the Victoria Harbour and its harbour-front areas. The Sub-committee agreed to submit the draft HPGs to the Harbour-front Enhancement Committee (HEC) for endorsement for further consultation with relevant stakeholders and to invite HEC members to solicit views of their respective organizations/ professional institutions prior to discussion of the draft HPGs at the HEC meeting scheduled for 25 January 2007.

**Secretariat,  
HEC Sub-committee on Harbour Plan Review  
January 2007**

**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 November 2006 to January 2007.

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

**Sub-committee Meeting**

2. The main task of the Sub-committee during the period was to prepare for the Consensus Building Town Hall Meeting of the Realization Stage of Harbour-front Enhancement Review – Wan Chai, Causeway Bay and Adjoining Areas (HER), including the review of the Consultants' initial analysis of the outcome of the Community Workshops, views collection forms completed and written submissions. It was considered that a HER Task Force meeting would be more suitable for such purpose. The Sub-committee meeting originally scheduled for 12 December 2006 was deferred and a HER Task Force meeting was held on that day.

**HER Task Force Meeting**

3. A HER Task Force Meeting was held on 12 December 2006 to discuss the preparation work for the Consensus Building Town Hall Meeting scheduled for 16 December 2006.

4. At the meeting, the Consultants briefed members on their proposed presentation and the rundown for the Consensus Building Town Hall Meeting.

The proposed presentation would summarize the results of the public engagement activities conducted up to that stage and the following key points would be made -

- (a) At the Collaborators' Working Session, the collaborators were satisfied that the Concept Plan was able to comply with the sustainable principles and indicators derived at the Envisioning Stage of HER.
- (b) Participants at the Community Workshops largely supported the Concept Plan. Major suggestions received during the group discussions related to further enhancing pedestrian access to the waterfront and the land/water interaction, balance between public gathering space, and water features and further extension of the water-front promenade eastward. There was also an urge for early implementation of the project and a reminder to consider timely implementation of other transport measures recommended by the Expert Panel. Views on detailed design were also received.
- (c) A total of 81 submissions had been received, including further submissions from parties or persons that have followed the case such as Trade Development Council, Hong Kong Regional Heliport Working Group, Hong Kong Arts Centre and Royal Hong Kong Yacht Club. Some of the submissions expressed support for the Concept Plan and putting forward proposals and suggestions for further improvement. Some commented on the eastern tunnel portal and the ventilation building of the Trunk Road. There were also short e-mails either stating the stance against reclamation or expressing reservation about the position of the eastern tunnel portal and the ventilation building of the Trunk Road.
- (d) About 390 completed questionnaires had been received. Most of them were supportive of the Concept Plan.

### **Consensus Building Town Hall Meeting**

- 5. At the Consensus Building Town Hall Meeting, consensus was reached on proceeding to the Detailed Planning Stage of HER based on the Concept Plan.
- 6. Views and proposals received are being analysed by the Consultants.

The report of the Realization Stage is also under preparation. The Realization Stage report, when endorsed, will provide input to the Detailed Planning Stage.

**Secretariat,  
HEC Sub-committee on WDII Review  
January 2007**