

**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 April to June 2007.

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

15th Sub-committee Meeting held on 7 June 2007

2. The Sub-committee discussed the following issues -

***Broad Implementation Framework of Kai Tak
Development***

- (a) Members noted the broad implementation framework of Kai Tak Development based on the Kai Tak Preliminary Outline Development Plan (PODP). Of those key development components shown on the PODP, new cruise terminal at the runway tip, public housing development and Kai Tak Government Offices building at the North Apron had been identified as priority projects with implementation programme. Members, however, considered that the target dates of the other key development components, including bridge link to Kwun Tong, Shatin to Central Link and its stations, multi-purpose stadium, waterfront promenade and open space development should also be indicated.

- (b) Some Members also considered that instead of development on individual project basis, the whole Kai Tak Development should be considered in a comprehensive and integrated manner.
- (c) Members also noted that based on the further studies to be undertaken in the Kai Tak Engineering Review, a detailed implementation programme for the Kai Tak Development would be prepared. In the light of the findings, the Government would determine the phasing and priority of the component projects commensurate with the resources available.

Temporary Uses of the Kai Tak Site

- (d) Members noted the current temporary land uses of the Kai Tak Site. Of the 220 hectares of government land in the Kai Tak area, about 133 hectares (about 60%) were currently let out to private sector on a temporary basis or allocated temporarily to various government departments for various purposes. Subject to the implementation of the necessary infrastructure works or other associated facilities, there might be opportunity for more temporary uses of the Kai Tak sites and greening initiatives such as amenity areas and tree nursery as appropriate.
- (e) Members suggested and the Administration agreed that consideration should be given to identifying suitable sites for quick-win projects for interim harbour-front enhancement uses for public enjoyment.

Statutory Planning Process on Kai Tak Development

- (f) Members were also briefed on the Town Planning Board's (TPB) decisions on the representations and comments received on the draft Kai Tak Outline Zoning Plan (OZP) and the statutory planning procedure and process under the Town Planning Ordinance.

- (g) After giving consideration to the 47 representations and 10 comments at the hearing on 4 May 2007, the TPB decided to propose amendments to the draft OZP to partially meet some of the representations. The proposed amendments to the draft OZP were exhibited on 25 May 2007 for public inspection for three weeks up to 15 June 2007. If any further representation in respect of the proposed amendments was received during the exhibition period, the TPB would hold a further hearing in July/August 2007 to decide whether the proposed amendments should form part of the draft OZP. The draft OZP together with a schedule of the amendments made by the TPB and a schedule of the representations, comments and further representations (if any) would be submitted to the Chief Executive in Council for approval in October 2007.

**Secretariat,
HEC Sub-committee on SEKD Review
June 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 April to June 2007.

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

17th Sub-committee Meeting – 18 April 2007

2. The Sub-committee discussed the following items -

(a) *Proposed Development of Yau Tong Bay Comprehensive Development Area*

The consortium formed by the owners of Yau Tong Bay submitted a development proposal for the Yau Tong Bay “Comprehensive Development Area” under a “no reclamation” approach to the Town Planning Board (TPB) in March 2007. At the meeting, the consortium briefed the Sub-committee on their proposal with a view to soliciting Members’ views prior to the consideration of the proposal by TPB. The Sub-committee noted the overall design and various measures to enhance air ventilation and minimise visual impact of the proposed development, but raised concerns about, amongst others, the proposed building height. Members’ comments would be conveyed to TPB for consideration together with the proposal.

(b) *Urban Design Study for the New Central Harbourfront and the Associated Public Engagement Strategy and Programme*

Planning Department (PlanD) briefed the Sub-committee on the progress of the Urban Design Study for the New Central Harbourfront and the associated public engagement strategy and

programme (PESP). Two consultants were appointed to undertake the study and PESP respectively. Regarding the study, specific issues on integration with the surrounding areas, connectivity and enhancing vibrancy along the waterfront were discussed. Members also raised concern about the need for a well structured PESP to solicit public inputs for the study. An ad hoc meeting was subsequently held on 10 May 2007 for PlanD to discuss with Members on their comments and suggestions on the PESP.

(c) *Harbour Plan Review – Progress and Way Forward*

PlanD briefed the Sub-committee on the progress of the Harbour Plan Review. The Sub-committee agreed the proposed way forward including the development of a set of electronic database to facilitate public access of harbour-related information.

Meeting of the Task Group on Harbour Planning Principles

3. Subsequent to the endorsement of the draft Harbour Planning Guidelines (HPGs) by the Harbour-front Enhancement Committee (HEC) in January 2007 as a working draft suitable for consultation, the draft HPGs were issued to about 130 stakeholders and uploaded onto the HEC website in early February 2007. Two briefings on the draft HPGs were arranged for TPB and the Strategy Sub-committee of the Council for Sustainable Development on 16 March 2007 and 3 April 2007 respectively. Upon the expiry of the consultation period in April 2007, written comments from 18 individuals/organisations (excluding Government bureaux/departments) had been received. The Task Group held a meeting on 17 May 2007 to consider the comments and revisions to the draft HPGs. The revised HPGs were agreed by the Sub-committee by circulation in early June 2007 and will be considered by the HEC at this meeting.

**Secretariat,
HEC Sub-committee on Harbour Plan Review
June 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 April to June 2007.

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

14th Sub-committee Meeting – 28 March 2007

2. The Sub-committee considered and endorsed the public engagement report for the Realization Stage of Harbour-front Enhancement Review – Wan Chai, Causeway Bay and Adjoining Areas (HER). The Sub-committee was informed that it would be briefed on the Consultants’ report on “cogent and convincing materials” (CCM report) for demonstrating compliance with the “overriding public need test” when it was ready.

Expanded HER Task Force Meeting – 3 April 2007

3. An Expanded Task Force meeting was held on 3 April 2007 for briefing members on the Recommended Outline Development Plan (RODP) of Wan Chai Development Phase II (WDII) and the CCM report. The meeting agreed that the RODP in general reflected the public views collected at the Realization Stage.

Briefing on proposed amendments to OZPs – 20 April 2007

4. The proposed amendments to the draft Wan Chai North and North Point Outline Zoning Plans (OZPs) prepared on the basis of the RODP were presented to the Expanded Task Force on 20 April 2007.

15th Sub-committee Meeting – 14 May 2007

5. The Sub-committee was briefed on (i) the WDII RODP prepared on the basis of the WDII Concept Plan and views collected during the Realization Stage; (ii) the CCM report; and (iii) the proposed amendments to the relevant OZPs. The meeting also considered and endorsed the work plan for the Detailed Planning Stage of HER. A public briefing would be convened and a public engagement digest would be prepared to provide the necessary information regarding the transformation of the WDII Concept Plan into the RODP and subsequently to the proposed amendments to the relevant OZPs as well as the substance of the latter documents.

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