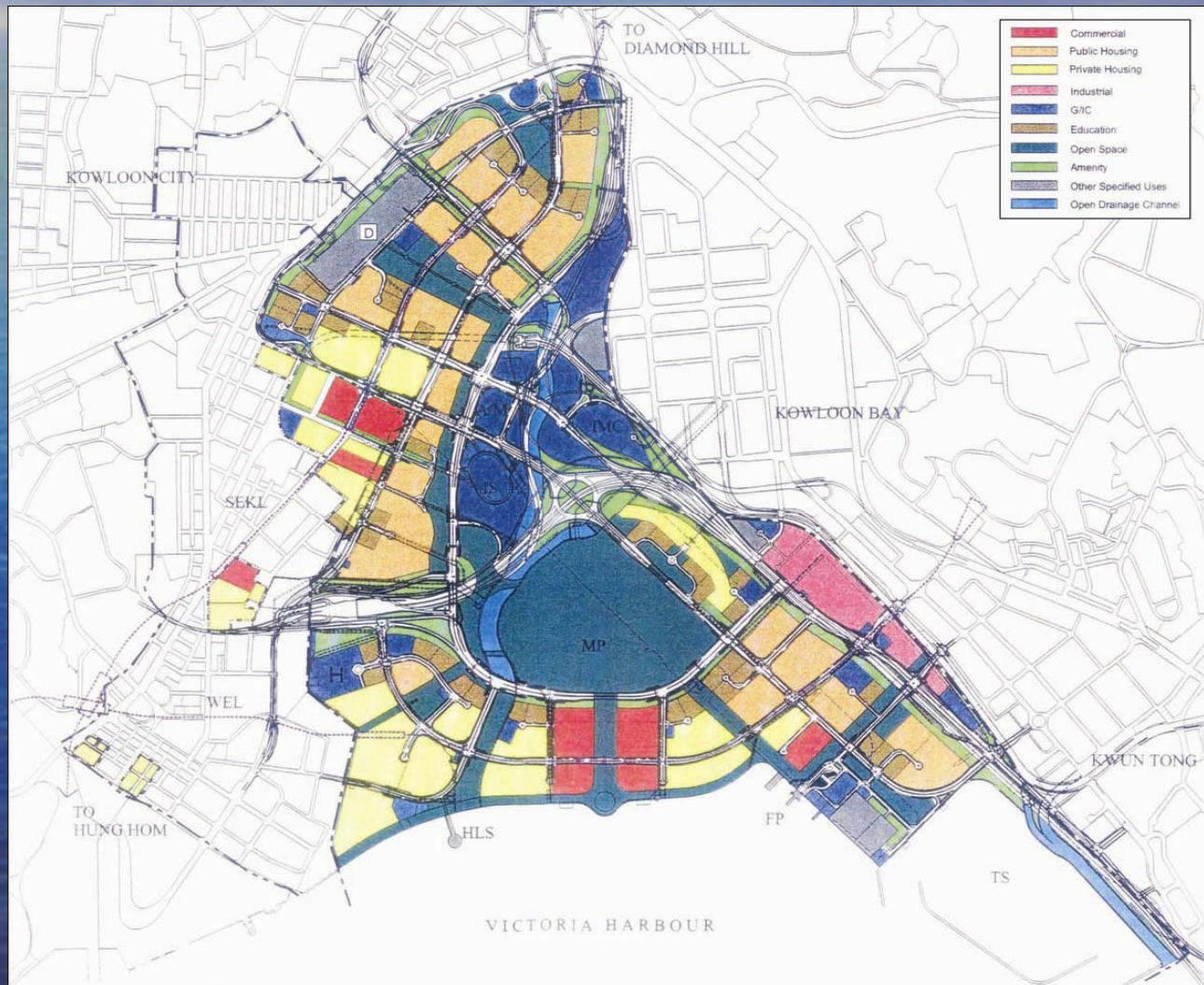




Reflections on the Kai Tak Planning Review

1998: Feasibility study for SEK development



Town Planning Board: 21 Aug 1998

- First comment: “A member commented that careful planning was necessary to make the best use of this valuable piece of land in the urban area. The Metropolitan Park should be located closer to the waterfront and the buildings surrounding it should be those of a civic nature. Some kind of performance complex and GIC facilities should be provided at the waterfront...”

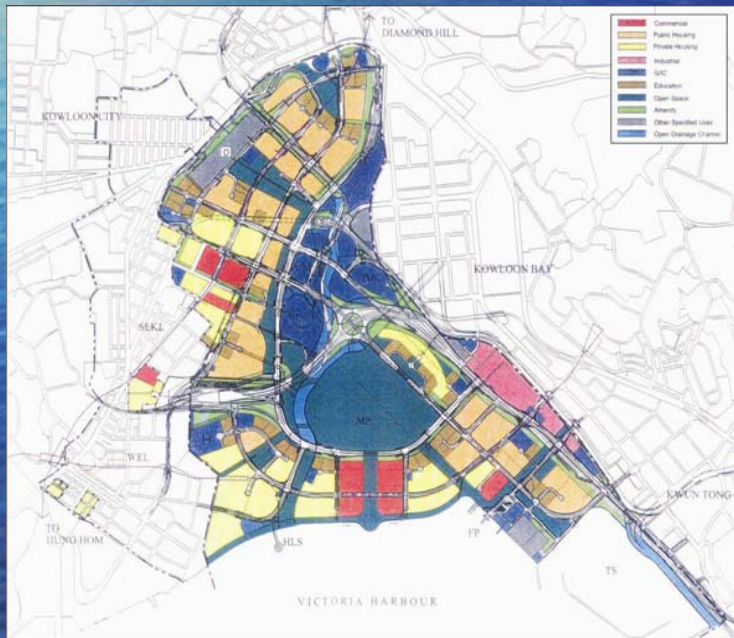
Subsequent Town Planning Board meetings

- 29 January 1999
- 19 March 1999
- 9 April 1999 (OZP)
- 21 May 1999 (OCP)
- 9 June 1999 (Objection hearing)
- 25 June 1999 (reference back)
- 23 July 1999 (public consultation)
- 20 August 1999 (study brief)
- 9 June 2000 (comprehensive feasibility study)
- 8 June 2001 (ditto)
- 29 June 2001 (OZP)
- 23 November 2001 (Prelim consideration of objections)
- 19 March 2002 (objection hearing)
- 21 March 2002 (ditto)
- 22 March 2002 (deliberation)
- 19 April 2002 (Amendments to OZP)
- 26 May 2002 (Hearing of Further Objections)

Improved planning for Hong Kong

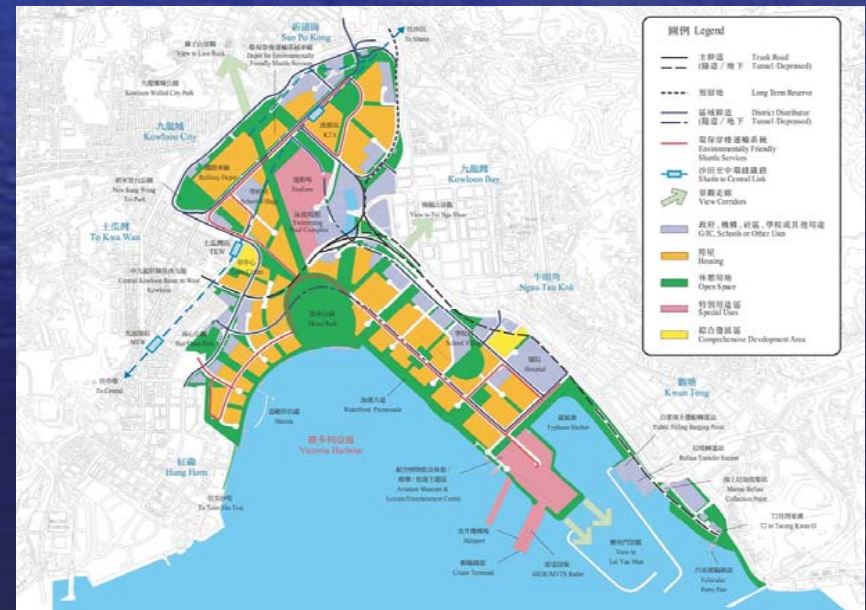
1998 東南九龍發展可行性研究 Feasibility Study for South East Kowloon Development

- 總面積 Site Area: 580公頃(ha.)
- 填海面積 Reclamation Area: 299公頃(ha.)
- 人口 Population: 320,000



2001 東南九龍發展修訂計劃的整體可行性研究 Comprehensive Feasibility Study for the Revised Scheme of South East Kowloon Development

- 總面積 Site Area: 460公頃(ha.)
- 填海面積 Reclamation Area: 133公頃(ha.)
- 人口 Population: 260,000



理想 Vision: "City Within City" with territorial facilities 理想 Vision: "Environmentally Friendly City"
兼容全港性設施的「城中城」 「環保城」

What has changed?

- Ruling on harbour reclamation
- Kai Tak Planning Review
 - Starting with “no reclamation” development scenario
 - Existing Outline Zoning Plans no longer applicable, overall review become necessary
 - Population level needs further review
- HEC: Participatory planning

What has changed:
People-oriented planning 以民為本的規劃

Planning for Hong Kong
為港規劃



Planning for the people
為民規劃



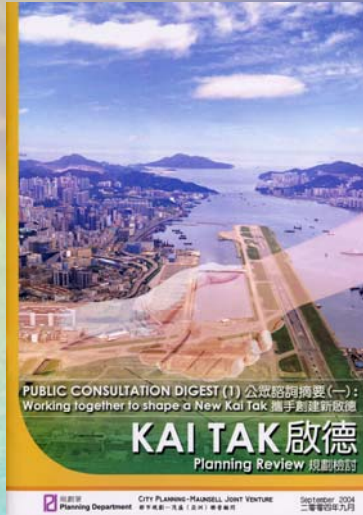
Planning with the people
與民規劃

公眾參與過程 Public Engagement Process

第一階段：公眾理想中啟德未來的發展

Stage 1: Community's Vision for Kai Tak

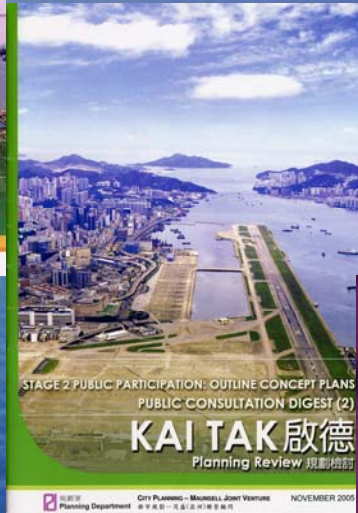
9-11.2004



第二階段：概念規劃大綱圖

Stage 2 : Outline Concept Plans

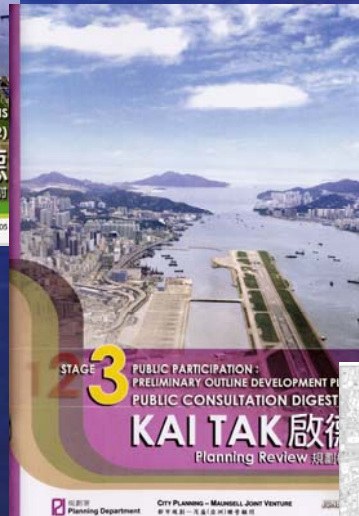
11.2005-1.2006



第三階段：初步發展大綱圖

Stage 3 : Preliminary Outline Development Plan (PODP)

6-8.2006



第四階段

Outline Zoning Plan

第一階段 公眾參與 Stage 1 Public Participation

公眾論壇(1) Public Forum(1)

日期 Date: 16.10.2004

時間 Time: 2.30 - 5.30 pm

地點 Venue: 黃大仙 龍翔中心

Lung Cheung Mall, Wong Tai Sin

公眾論壇(2) Public Forum(2)

日期 Date: 23.10.2004

時間 Time: 2.30 - 5.30 pm

地點 Venue: 九龍城 九龍城廣場

Kowloon City Plaza, Kowloon City

公眾論壇(3) Public Forum(3)

日期 Date: 30.10.2004

時間 Time: 2.30 - 5.30 pm

地點 Venue: 九龍灣 德福廣場第二期

Telford Plaza II, Kowloon Bay

社區工作坊 - 你對啟德的理想 Community Workshop : Your Vision for Kai Tak

日期 Date 6.11.2004

時間 Time: 2.30 - 5.30 pm

地點 Venue: 九龍灣香港城市大學

專上學院德福分部

Community College of

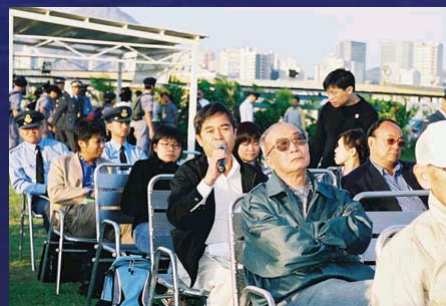
City University (Telford Annex),

Kowloon Bay

第二階段公眾參與活動

Stage 2 Public Participation Activities

- | | |
|--------------|--|
| 19. 11. 2005 | - 公眾論壇 public forum |
| 26. 11. 2005 | - 地區論壇 - 九龍城 District forum, Kowloon City |
| 28. 11. 2005 | - 專題論壇 (1) - 多用途體育館 Topical forum: Stadium |
| 2. 12. 2005 | - 地區論壇 - 黃大仙 District forum: Wong Tai Sin |
| 6. 12. 2005 | - 專題論壇 (2) - 郵輪碼頭 Topical forum: cruise |
| 8. 12. 2005 | - 專題論壇 (3) - 啟德明渠進口道 Topical forum: KTAC |
| 10. 12. 2005 | - 地區論壇 - 觀塘 District Forum: Kwun Tong |



第三階段公眾參與活動

Stage 3 Public Participation Activities

活動 Events	地點 Venue	日期 Date
地區論壇 (1) District Forum (1) - 九龍城 Kowloon City	黃埔新天地時尚坊 Wonderful World, Whampoa Garden, Hung Hom	15 .7. 2006 (星期六 Sat)
地區論壇 (2) District Forum (2) - 觀塘 Kwun Tong	德福廣場香港城市大學專上學院 Community College of City University, Telford Plaza, Kowloon Bay	29 .7. 2006 (星期六 Sat)
地區論壇 (3) District Forum (3) - 黃大仙 Wong Tai Sin	樂富樂富中心 Lok Fu Centre, Lok Fu	5 .8. 2006 (星期六 Sat)

公眾參與 Public Participation



Public input, innovative ideas



航空和旅遊業樞紐

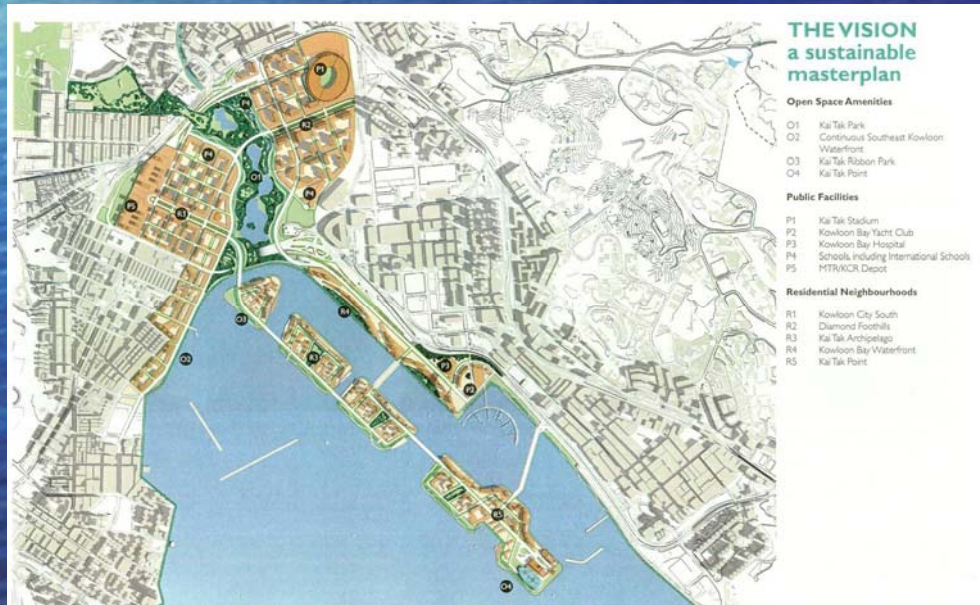
- Aviation and tourism hub



國際郵輪中心 *International Cruise Centre*



“Kai Tak Archipelago”



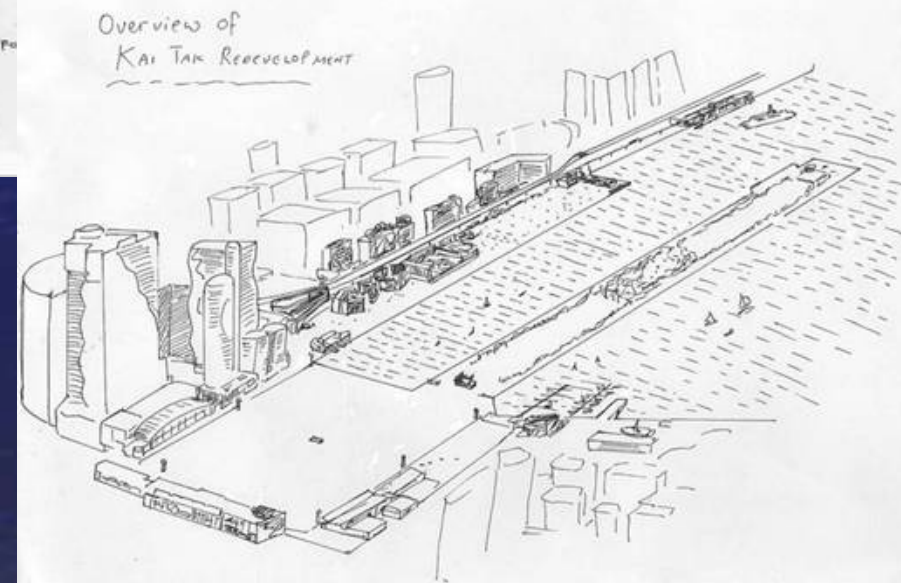
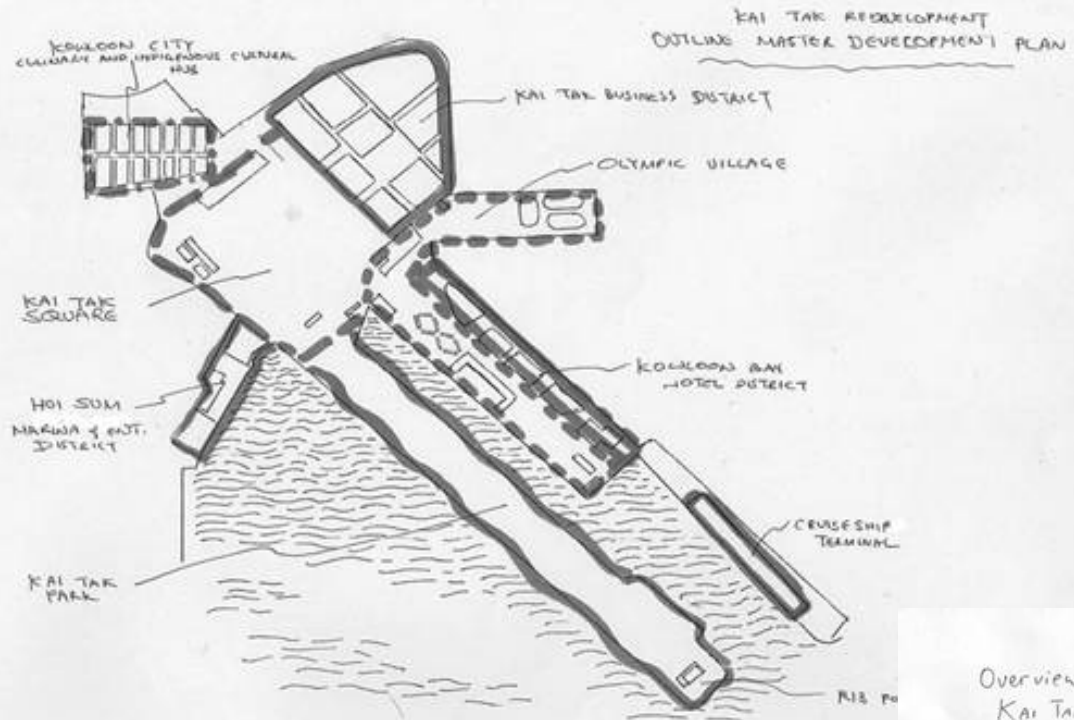
“啟德環保都市” *Kai Tak Environmental City*



“Kai Tak Landing”



“Leisure/Indigineous Cultural Conservation District”

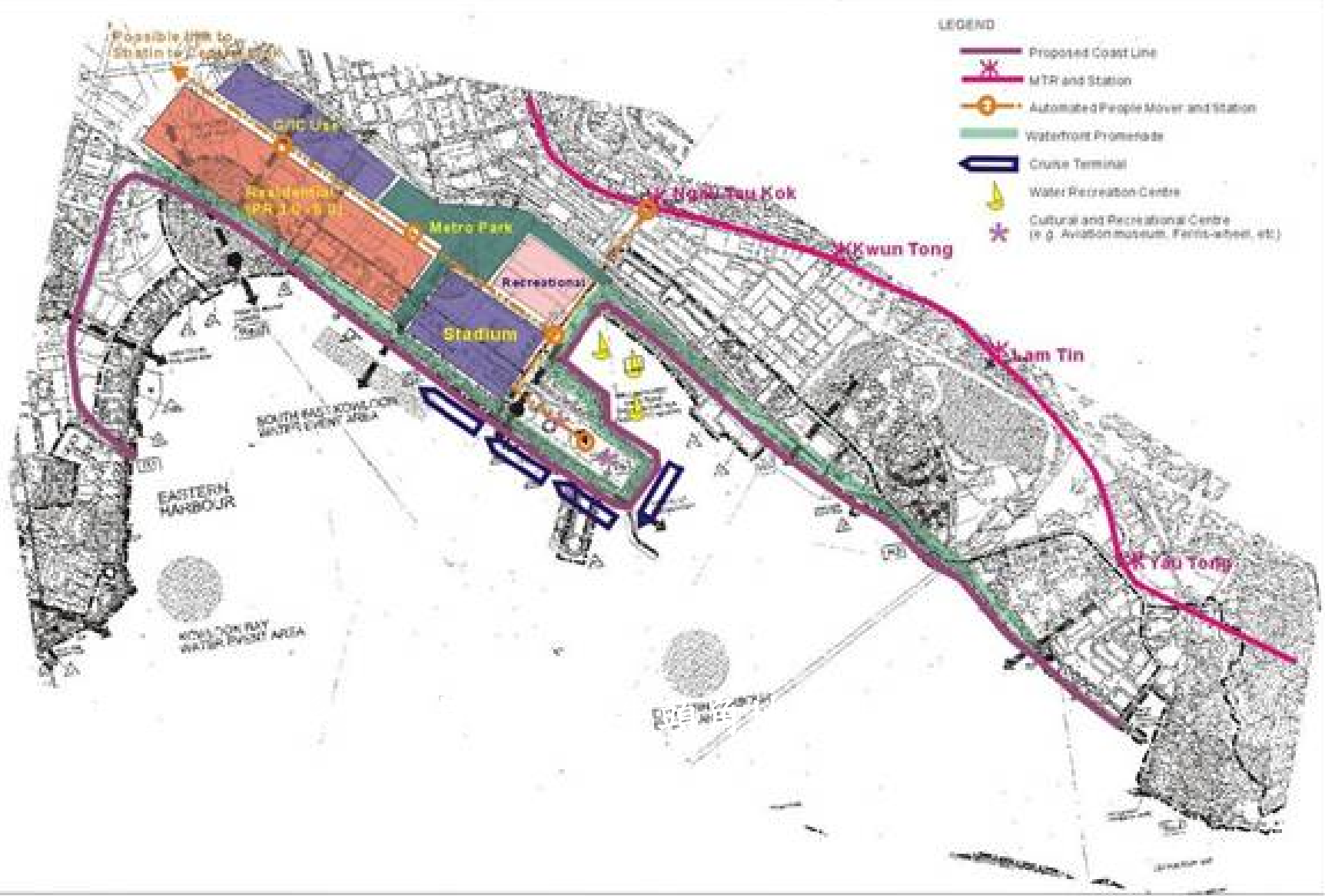


“Leisure Island”



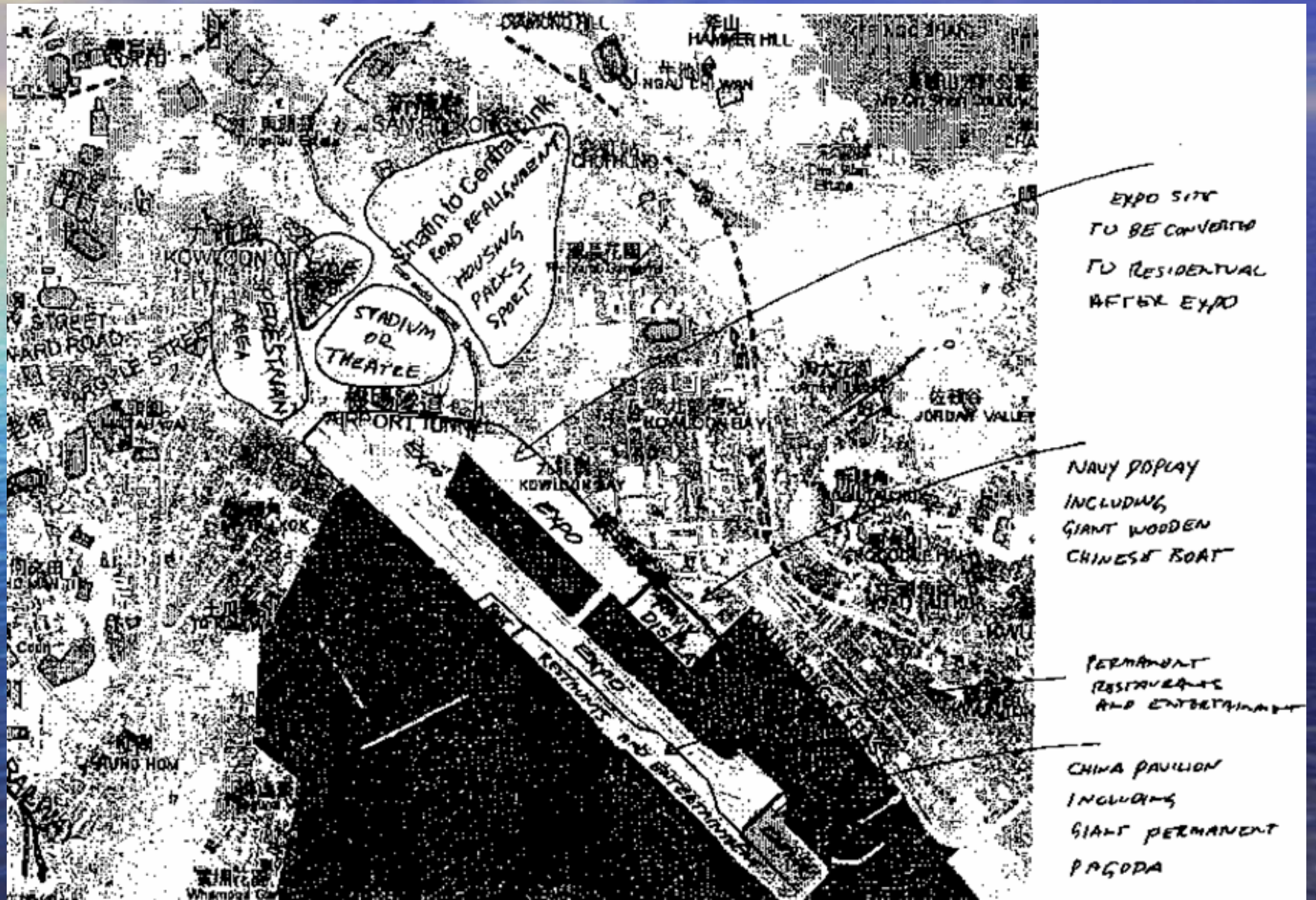
Proposed Concept Plan for Kai Tak Planning Review: Leisure Island Approach

休閒及康樂樞紐 *Leisure and Recreation Hub*



Proposed Concept Plan for Kai Tak Planning Review

世界博覽會 World Expo



社區工作坊各組別的概念規劃圖

Concept plans from community workshop



Development Concepts from the public

- “dragon pearl city”
 - Undesignated uses to meet future needs
 - Designating hospital for a private hospital
 - Sports competition along the runway
 - Venues for concert or arts performance
 - Opera house for Chinese opera
 - Marine traffic exhibition centre
 - Aviation communication museum cluster
 - Sandy beach in Kowloon Bay
 - Car racing ground
 - World exposition
 - Adoption of more environmentally friendly measures in Kai Tak
- 「龍珠城/塔」(城市規劃關注組)
 - 設立私家醫院(香港政策研究所)
 - 在跑道上舉行體育比賽
 - 音樂會或藝術表演場地
 - 粵劇院
 - 航運交通展覽場館(啟德發展民間聯席)
 - 航天通訊博覽館(東九龍居民委員會)
 - 於九龍灣設沙灘
 - 賽車場地
 - 世界博覽會
 - 大型地下城
 - 公眾廣場

Planning with the People: A multi-stakeholder public engagement

Collaborators

- Kowloon City District Council
- Kwun Tong District Council
- Wong Tai Sin District Council
- HK Institute of Architects
- HK Institute of Planners
- Conservancy Association
- People's Council for Sustainable Development
- Centre for Urban Planning & Environmental Management, HKU

Public forums

- 15 HEC subcommittee meetings
- 9 District forums in shopping centres
- 1 Community workshop
- 2 General public forums
- 3 Topical forums
- Kai Tak Forums 1 & 2

Public forum participation

- Stage 1: 4 forums
 - 500 participants
 - 23 panelists
 - 25 registered presentations
- Stage 2: 7 forums
 - 38 panelists
 - 107 speakers from public
- Stage 3: 4 forums
 - 20 panelists
 - 74 speakers

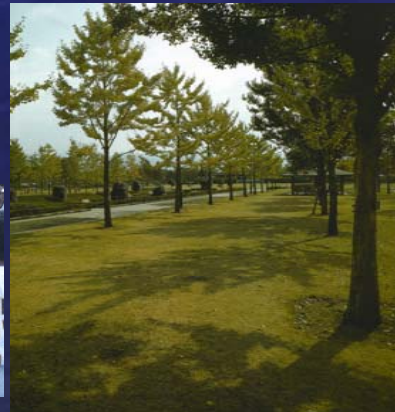
Innovations in public participation

- Public hearing in shopping complex
- Kai Tak Forums 1 & 2
 - Traditional consultation: G2P
 - HEC public participation: G2P, P2G
 - Kai Tak Forum: P2P, P2G, G2P
- Public forum on site (Kai Tak Point)
- Public site visit



Planning & Urban Design Principles

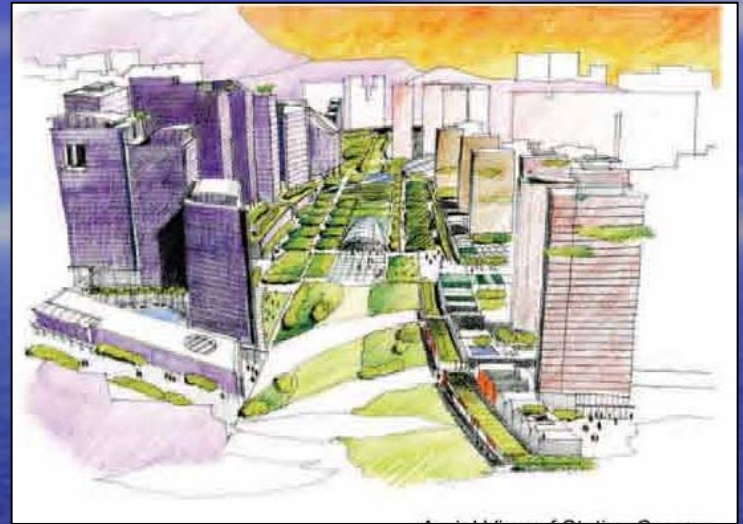
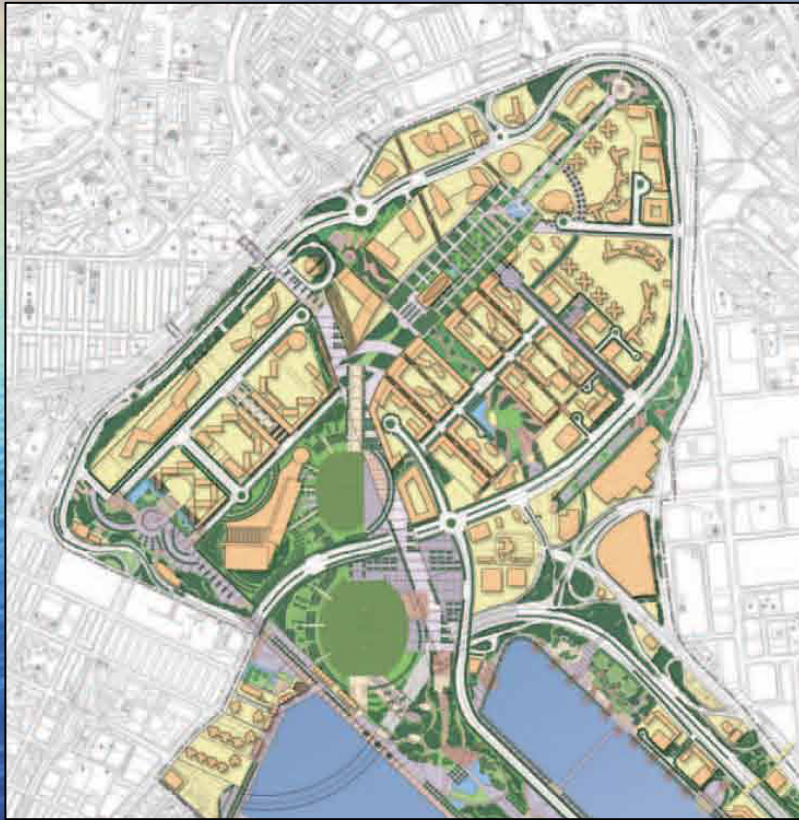
- 以體育為主 **Sports-oriented**
- 以人為本 **People-oriented**
- 可持續發展 **Sustainable**
- 環境保護 **Environmentally-friendly**
- 地區文化及歷史 **Local heritage**
- 富有特色的城市設計 **Distinguished Urban Form**



Cruise Terminal



啟德城中心 Kai Tak City Centre



體育場館及小海灣區

Sports Hub & Dining Cove



Kai Tak Approach Channel

啟德明渠進口道



都會公園 Metro Park



LEGEND 圖例

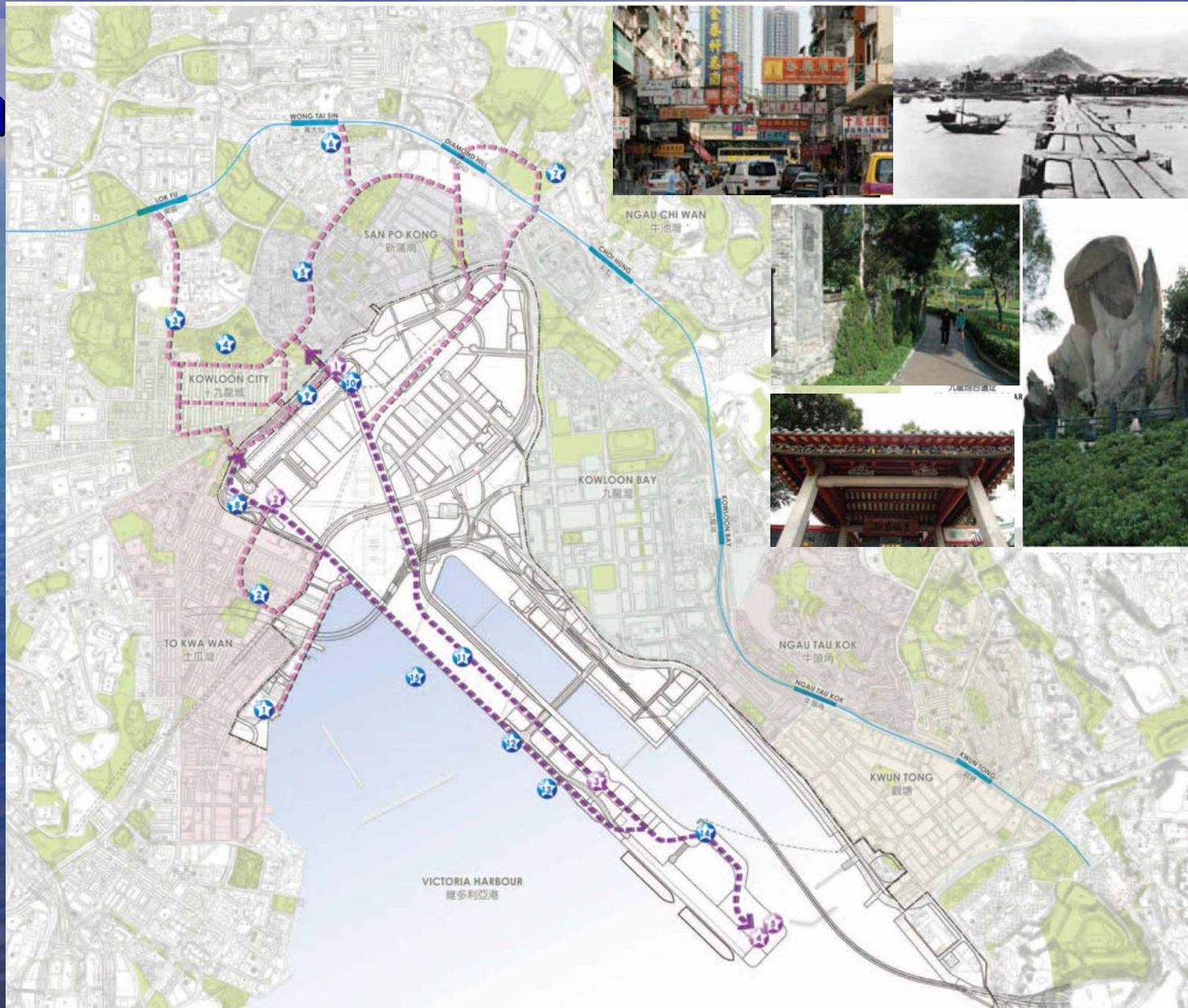
- | | |
|---|--|
| 1 METRO PARK
都會公園入口 | 10 AERIAL MODELING
GROUND
模型飛機天地 |
| 2 SUNDAY MARKET PLACE
墟市 | 17 MULTI-FUNCTION LAWN
多用途草坡 |
| 3 SUSTAINABLE GARDEN
環保園 | 18 SPORTS GROUND
多用途運動場 |
| 4 EATING PLACE/ PICNIC AREA
美食坊/ 野餐點 | 19 TENNIS COURT
網球場 |
| 5 RETAIL SPOT
購物點 | 20 5-A-SIDE SOCCER PITCH
足球場 |
| 6 TETHERED BALLOON
STATION
升空樂園 | 21 PUTTING GREEN
高爾夫練習場 |
| 7 WATERFRONT PROMENADE
海濱長廊 | 22 VIEWING PLATFORM
海濱觀景台 |
| 8 LEISURE BOATING
划船遊樂區 | 23 CYCLE TRACK
單車徑 |
| 9 ARBORETUM
天然花園 | 24 JOGGING TRAIL
跑步徑 |
| 10 AMPHITHEATRE
演藝劇場 | |
| 11 SCULPTURAL WALK
雕塑廊 | |
| 12 FISHING DECK
垂釣區 | |
| 13 HEALTH GARDEN
康健園 | |
| 14 RIDGELINE
VIEWING PLATFORM
山景臺 | |
| 15 ADVENTURE PLACE
冒險園地 | |



跑道休閒區 Runway Precinct



文物徑 Heritage Trail



地下購物街 Underground Shopping Street



跨境直升機場 Cross Boundary Helipoint



觀塘的天橋連接系統 Bridge Link to Kwun Tong



Planning with the People: some conclusions

- It's not because of the public that developments are delayed
- People-planning = ownership through participation
- People-planning = multi-stakeholder cooperation
- People-planning = problem resolution through mutual understanding

Planning with the People: some conclusions

- People planning should be fun
- People planning should be innovative
- People-planning works 與民規劃的落實
- People-planning = problem solving, capacity building and social capital
- People-planning is not “completed”:
A living planning process 一個有生命的
規劃

Harbour visions

港人之港

活力之港

A harbour for the people
A harbour of life

維多利亞港－理想和目標
Vision & Goals for
Victoria Harbour



1999年10月
OCTOBER 1999

城市規劃委員會
TOWN PLANNING BOARD

(1) 啟德未來發展的理想

「維港都市新面貌

– 積極參與，締造一個充滿活力、
富於品味的城市生活。」

Development Vision for Kai Tak

“New Urbanism by Victoria Harbour –
*A Participatory Approach to create a
Vibrant and Elegant City Life.*”



(2) Outline Concept Plans 概念規劃大綱圖

Vision 理想

- A Distinguished, Vibrant, Attractive and People-oriented Kai Tak by Victoria Harbour

維港畔一個富有特色、朝氣蓬勃、優美動人、與民共享的
啟德

(3) 理想及規劃主題 Vision & Planning Theme

理想 *Vision:*

- 維港畔富有特色、朝氣蓬勃、優美動人及與民共享的啟德
A Distinguish, Vibrant, Attractive and People-oriented Kai Tak by
Victoria Harbour

規劃主題 *Planning Theme:*

- 嶄新的海濱，滙集歷史文化、綠茵、體育及旅遊特色的新焦點
A New Harbour-front, City of Heritage, Green, Sports and Tourism



What next for the HEC: Proposals by subcom chairs

- Re-vitalise HEC briefings
- Extension of HER to other harbourfront areas
- More resources for HEC to conduct own studies
- More quick-win harbourfront enhancement projects



Thank you