



8th Meeting

Date : 23 August 2005 (Tuesday)
Time : 3:30 pm.
Venue : Conference Room, 15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong

AGENDA

1. Confirmation of Minutes of 7th Meeting
2. Matters Arising
3. Draft Framework for Stage 2 Public Participation: Outline
Concept Plan
[SEKD SC Paper No. 7/05]
4. Proposed Multi-purpose Stadium in Kai Tak Development
[SEKD SC Paper No. 8/05]
5. Any Other Business

KAI TAK PLANNING REVIEW

Draft Framework for Stage 2 Public Participation: Outline Concept Plan

Purpose

The purpose of this paper is to invite Members to discuss the draft framework for the Stage 2 Public Participation on Outline Concept Plan.

Background

2. The Consultants have presented the broad approach for the Stage 2 Public Participation on Outline Concept Plan to the Sub-committee on 21.6.2005. Members have commented on the ways to strengthen public involvement in the forthcoming discussion of the options of Outline Concept Plan in help building up community's consensus e.g. through thematic forums on sectoral interests and broadening the base of public participation.

3. Taking into account the Members' comments, the experience gained in the last round of public participation and with reference to public participation frameworks adopted by some oversea countries, the Consultants have further developed their ideas into a draft framework of public participation for discussion by the Sub-committee before drawing up detailed public participation programme for implementation and liaison with prospective organizers of relevant public engagement activities. The draft framework is attached at **Annex**.

Advice Sought

4. Members are invited to:
- (a) consider the draft framework for the Stage 2 Public Participation, as attached at **Annex**; and
 - (b) give their views on the proposed Stage 2 Public Participation activities.

KAI TAK PLANNING REVIEW

Draft Framework for Stage 2 Public Participation: Outline Concept Plan

Main Objectives

The main objectives of the Stage 2 Public Participation of the Kai Tak Planning Review are to:

- (a) present the options of Outline Concept Plan (OCP) prepared by the Consultants and provide background information to enable the community to formulate their views on the development concept for Kai Tak; and
- (b) seek comments on the development concepts prepared by the Consultants and to build public consensus on relevant study proposals.

Background

2. The Kai Tak Planning Review has structured public participation as part of the study process such that the community would be involved in developing “Community’s Vision for Kai Tak”, “Outline Concept Plan” and “Preliminary Outline Development Plan”. The framework showing the different foci of the 3-stage Public Participation programme is attached at **Appendix 1**.

3. The Stage 1 Public Participation, which aimed to consolidate community’s vision on the future development of Kai Tak, was undertaken between September and November 2004. It has developed a sound basis for a continued dialogue with the community and stakeholder groups on the planning and development of Kai Tak.

4. In the Stage 2 Public Participation as the next phase of public engagement activities, different options of OCP will be put forward for discussion in the community. The main purpose is to gauge public feedback on these options prepared by the Consultants and encourage innovative ideas/ proposals, as input to consolidate OCP and as basis to prepare Preliminary Outline Development Plan (PODP) for Kai Tak.

5. The Stage 3 Public Participation will mainly discuss the detailed proposals of the PODP. Detailed programme of the Stage 3 Public Participation will be drawn up in due course taking into account the experience gained in the previous public participation programme.

Key Messages

6. Subject to the finalisation of the options of OCP for the Stage 2 Public Participation, the following key messages are recommended to be presented to the public:

- (a) Based on the comments received in the Stage 1 Public Participation, different options of OCP have been prepared to emphasize the land use proposals of the respective development themes. It is not intended to invite selection of a preferred option among them, but to provide a basis for the community to discuss the possible development proposals in the respective locations.
- (b) An integrated, balanced and sustainable approach has been adopted in preparing these options of OCP. The harbour planning principles, urban design guidelines, opportunities and constraints, etc. have been taken into account. They are also supported by preliminary technical assessments.
- (c) The proposals presented in the OCP are conceptual in nature and not final. Comments and suggestions from the public are welcome. The Government and Consultants will take into account the comments received, where appropriate, to consolidate a preferred OCP and as input to prepare the PODP.
- (d) The comments and proposals received in the Stage 2 Public Participation would be reported back to the community. There would also be occasions for discussion of the responses of the concerned Government bureaux/ departments and the Consultants before completion of the programme.

Proposed Framework for the Stage 2 Public Participation

7. In formulating the framework for the Stage 2 Public Participation Programme, reference has been made to some oversea public engagement exercises, which are listed out at **Appendix 2**. Effort would be made to provide sufficient

information to the participants to help them to formulate their views. Taking experience gained in the Stage 1 Public Participation, the provision of more interactive and visually enhanced materials would be considered to enhance appreciation of the relevant study proposals and facilitate discussion by different sectors of the community. Participation from the young people should also be encouraged as they will be the major users of the future Kai Tak Development. A draft framework of the Stage 2 Public Participation is illustrated at **Appendix 3** and discussed below:

- (a) An inaugural ceremony will be arranged in the Kai Tak area to launch the Stage 2 Public Participation, which would be followed by presentation and general discussion on the options of OCP. This will enable the general public to familiarize with the Kai Tak site and to discuss the overall development concepts.
- (b) District-wide public forums will be arranged in the districts surrounding the Kai Tak area, including Kowloon City, Wong Tai Sin and Kwun Tong to encourage involvement of the local community, where possible. Youth groups in the community or in the professional institutes would be invited to organize similar events to discuss the options of the OCP.
- (c) Since the re-planning of the Kai Tak Development involves complicated planning, design and technical issues, it warrants in-depth discussion with the concerned groups. It is proposed to arrange thematic/specialist public forums on sectoral interests including tourism, sports and recreation, and engineering and infrastructure. This would encourage the concerned groups and the industry to discuss the subjects of their interests.
- (d) At the later part of the public participation programme, a public forum at territory-wide scale will be organized mainly to review and share the comments/ views received during the programme.
- (e) After the respective bureaux/ departments and the Consultants have analyzed the comments/ suggestions received and prepared their responses, it is proposed to arrange a Kai Tak Forum 2 to enable public discussion of these responses as well as provide input to consolidate the OCP and preparation of the PODP.
- (f) Under the programme, briefing sessions/ consultation meetings with relevant stakeholders and committees would also be arranged to gauge their views.

Public Engagement Activities

8. Public engagement activities for Stage 2 Public Participation Programme to support the above framework are set out at **Appendix 4**. Some key activities are highlighted as below:

(a) Inauguration of Stage 2 Public Participation

A launching event will be arranged to announce the official commencement of Stage 2 Public Participation to achieve a wider publicity. This will include a briefing on the options of OCP and relevant study proposals, supported by press release and advertisements in major newspapers.

Subject to liaison with the respective parties, the launching event could be held either in Kai Tak Point or at the head of the Kai Tak Approach Channel. The on-site location can enable the general public to have a first-hand view on the Kai Tak area, which would facilitate them in the discussion of the study proposals.

(b) District-wide and Thematic/ Specialist Public Forums

To attract a wider public participation, leverage should be put on involving local community and interested groups.

District-wide forums will be arranged in the districts surrounding the Kai Tak area including Kowloon City, Wong Tai Sin and Kwun Tong to involve the local community to discuss issues of their concern and collect their views on the options of OCP.

Thematic/ specialist public forums on sectoral interests with a view to building public consensus on planning issues will be organized. The possible topics include tourism, sports and recreation, and engineering and infrastructure.

Subject to liaison with concerned parties, these forums may be organized by the relevant District Councils, interested non-government organizations e.g. Hong Kong Tourism Board, professional institutes, or other concerned groups. To nurture public involvement in the planning process, youth groups would also be encouraged to organize discussion session on the options of OCP. Whilst the Consultants would assist in these events, the interested youth groups in the districts or under the professional institutes would be invited to organize and convene these events through their network.

(c) Territory-wide Public Forum

Territory-wide public forums would be organized at the later part of the programme in an auditorium. General public would be invited to the event to discuss the overall development concepts and to review the public comments/ views received during the programme. Group discussion, where appropriate, would be arranged to enable consideration of comments.

(d) Briefing Sessions/ Consultation Meetings

Briefing sessions for statutory and advisory bodies [e.g. Town Planning Board, Advisory Council on the Environment, etc.], District Councils, professional institutes [e.g. Hong Kong Institute of Planners, etc.], concerned groups [e.g. the Real Estate Developers Association, etc.], and business organizations [e.g. general chambers of commerce, etc.] will be arranged to solicit their comments on the options of OCP.

(e) Promulgation of Publicity Materials

A consultation digest outlining the various options of OCP and supported by relevant technical considerations will be prepared by the Consultants and widely distributed to the public for reference. Flyer and poster in hard and electronic formats will also be prepared to enable a wider publicity of the public events to be organized under the programme. A digest of technical data on subject such as water quality, traffic impact, sustainability etc. will also be prepared by the Consultants to enable the public to prepare their comments on the OCP. The Stage 1 Public Participation Report to summarize the comments/proposals received and corresponding responses will also be made available for general reference.

(f) Exhibition

Exhibition panels showing various options of OCP and relevant background information as well as technical data will be prepared by the Consultants for display at the public engagement events. Relevant publicity and consultation materials will also be displayed in Hong Kong Planning and Infrastructure Exhibition Gallery for local and overseas visitors and PlanD's Mobile Exhibition Centre for viewing by the general public.

(g) Study Website

All relevant materials in digital format including the consultation digest, options of OCP, background materials, technical information, video clips and photos of public events prepared by the Consultants will be posted in the study website to enable wider promulgation of the information to the public.

The Consultants will also design a web-based interactive graphic interface to enable the public to provide their on-line feedbacks on the options of OCP, which would also be posted in the study website. This would provide an enhanced media to gauge the public comments on the options of OCP.

(h) Supporting Tools

Public Participation Toolkit including a package of relevant public participation materials (e.g. consultation digest, poster, exhibits, plans, photos) will be prepared by the Consultants, which forms a handy toolkit for independent organizations to arrange their own public participation events.

The Consultants will also provide powerpoint presentation to enable better communication in the public events and the multi-media materials including video animations and interactive 3D computer model for the different options of OCP to facilitate the public engagement activities.

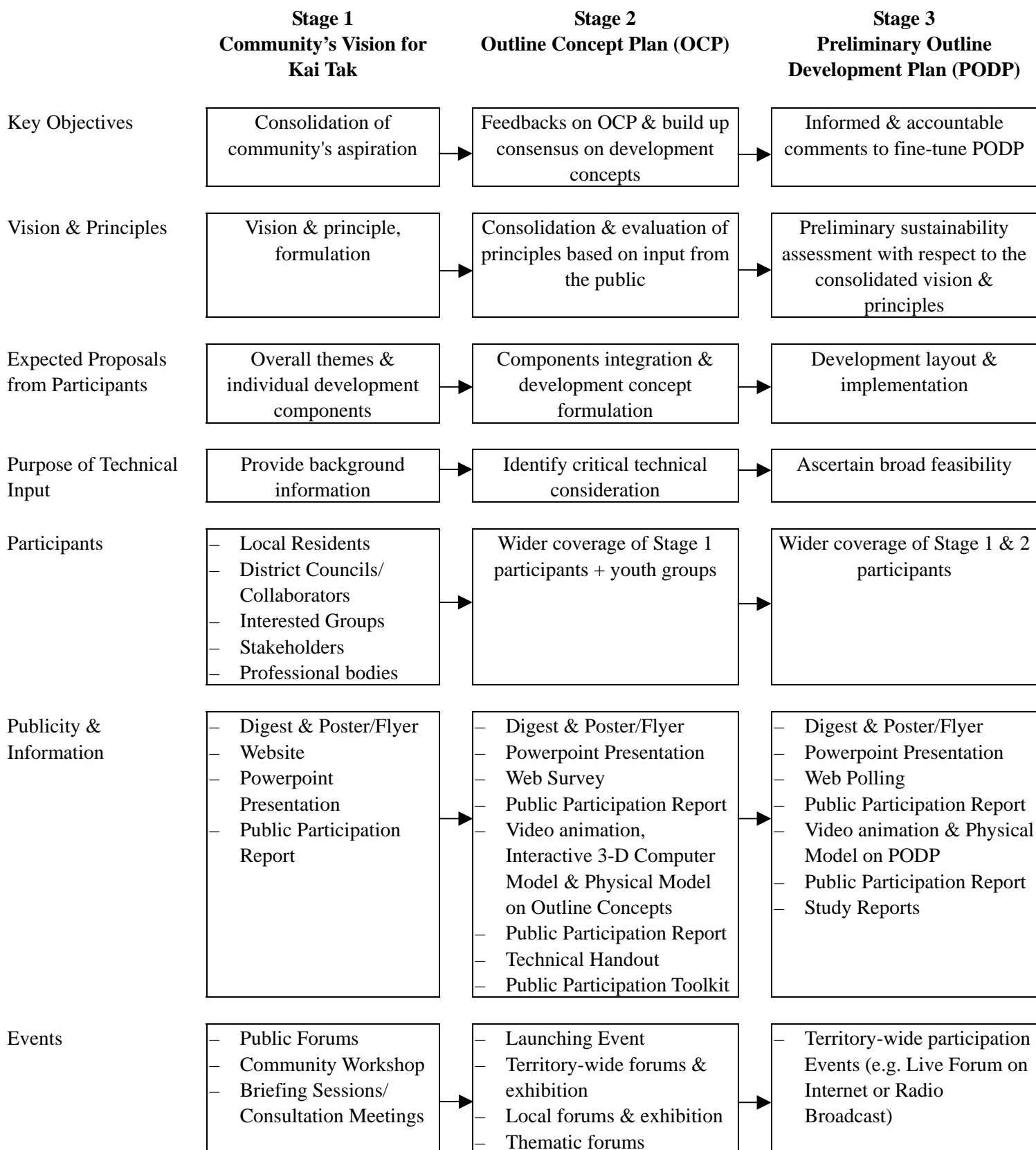
The physical models of different options of OCP at a scale of 1: 4,000 will also be prepared by the Consultants to enable easy understanding and appreciation of the proposals and development concept for Kai Tak.

Programme and Resoruces

9. The draft options of OCP are currently being vetted by concerned bureaux/ departments on the policy and technical perspectives. Subject to completion of this process, a working session would be arranged for the Members to gauge feedback on these options before finalization for public promulgation. Meanwhile, preparatory work for the Stage 2 Public Participation has commenced. According to updated programme, the exercise could be launched in late October/ early November 2005.

10. Additional resources are being bided to enable the Consultants to prepare additional consultation materials for the Stage 2 Public Participation and also from HEC funding source, in the procurement of contractor services, the events organizers and rental of venues.

3-Stage Public Participation Framework



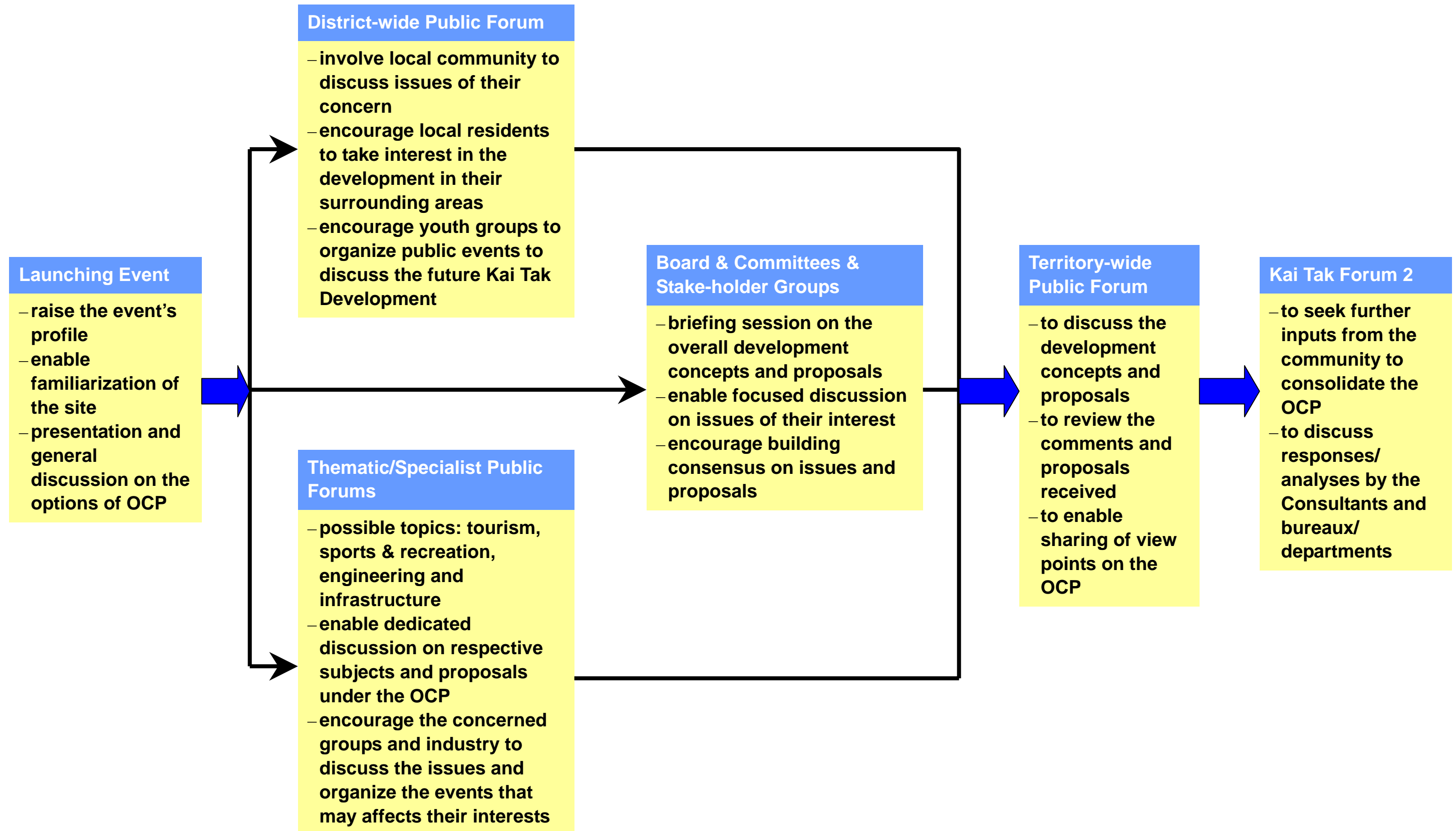
Summary of Overseas Examples for Public Engagement Activities

<i>Reference Project</i>	<i>Objectives</i>	<i>Engagement process</i>	<i>Outcome</i>	<i>Recommendations for Future Events</i>
<p>Wales Spatial Plan Consultation Process - Welsh Assembly Government Spatial Plan Unit, U.K. (Oct 2003 – Jan 2004)</p>	<ul style="list-style-type: none"> • To undertake a series of consultation events for the draft Wales Spatial Plan • To enable participants to explore the Wales Spatial Plan, e.g. from national principles and core objectives, to their translation not actions and collaborations along specific themes. 	<ul style="list-style-type: none"> • 2 Briefing Events at different places • 1 Trial Workshops (to see if the approach helped people to access the issues and whether the draft programme needed any refinement). • 8 Consultation Workshop at difference places (to discuss mainly around the nature of Plan, how it would be delivered or enforced, and how it related to other aspects of Welsh Assembly Government activity). 	<ul style="list-style-type: none"> • The events were well attended by several hundred participants from a range of fields in the public and voluntary sectors. • The engagement process was generally deemed by participants to be a success in its accessible discussion of Plan elements and in thinking about how to take these forward on a collaborative basis. 	<ul style="list-style-type: none"> • The trial event did yield a number of lessons relating to the presentation of information, the anticipated level of awareness of participants and the ways to illustrate the key elements of the Plan. • Reviewing after each event and making adjustments to improve effectiveness • Maintaining a flow of information on current and future issues, events and involvement opportunities. • Introducing further partnership and networking collaboration.

<i>Reference Project</i>	<i>Objectives</i>	<i>Engagement process</i>	<i>Outcome</i>	<i>Recommendations for Future Events</i>
<p>Up from Zero (Consultation Process and Innovative Design Study)</p> <p>- Former World Trade Center Redevelopment Project (Feb 2002 – Feb 2003)</p>	<ul style="list-style-type: none"> • To move public sentiment closer to a compromise between the extreme voices that had predominated in the earlier process of redevelopment plan. • To consult the public on the outcome of the design study for the redevelopment project 	<ul style="list-style-type: none"> • 2 Public Forums (“Listening to the City”) arranged to allow the public to voice out their aspirations for the future use of the site. • A Design Study was launched to invite innovative design of the site. 9 plans were unveiled. Public comments were collected via website, submission of electronic comments, exhibition of models and renderings of each scheme, public comments collection at the exhibition venues. • 2 Public Hearings and a 2-day Forum were held to discuss on the unveiled plans. The designers of the unveiled plans attended these public events to answer enquiries. • Evaluation of the 9 unveiled plans by 	<ul style="list-style-type: none"> • The consultation events were well attended by participants ranging from several hundreds to several thousands. • Public were greatly involved in the overall planning and design process via a range of consultation events. • An ultimate scheme was selected after a series of consultation events /lobbying with the public and the government officials. 	<ul style="list-style-type: none"> • Continuous dialogue with the public throughout the planning and design process is essential in order to build up consensus on the project outcome. • A proactive approach should be adopted to encourage the participation of a wide spectrum of public, including local community, professionals, government and non-government organization, throughout the planning and design process. • Provision of electronic/computer-aids devices, interactive and visually enhanced materials (e.g. model and exhibition) will facilitate the public to appreciate the development schemes and encourage their submission of public opinions.

<i>Reference Project</i>	<i>Objectives</i>	<i>Engagement process</i>	<i>Outcome</i>	<i>Recommendations for Future Events</i>
		<p>independent consultants. 2 finalists were selected.</p> <ul style="list-style-type: none"> • Both finalists hired public-relations representatives to deal with the public comments on the scheme. Modifications to the two schemes were made to cater for the practical and public needs. • Libeskind's scheme was announced as the winner. 		

Proposed Framework for Stage 2 Public Participation: Outline Concept Plan for Kai Tak



	<u>Launching Event</u>	<u>District-wide and Thematic/Specialist Public Forums</u>	<u>Briefing Sessions to Board & Committees and Stakeholders</u>	<u>Territory-wide Public Forum</u>	<u>Kai Tak Forum 2</u>
<i>Subject:</i>	<ul style="list-style-type: none"> – inauguration of the Stage 2 Public Participation – presentation of the options of OCP 	<ul style="list-style-type: none"> 3 local forums (in Kowloon City, Wong Tai Sin and Kwun Tong) Thematic/Specialist Forums on Sectoral Interests: <ul style="list-style-type: none"> – tourism, sports and recreation – engineering and infrastructure 	<ul style="list-style-type: none"> – discussion on overall development concepts – identify stakeholders concerns 	<ul style="list-style-type: none"> – discussion on overall development concepts – review and sharing of public comments received 	<ul style="list-style-type: none"> – consolidation of development concepts – review responses by Government bureaux / department
<i>Participants:</i>	<ul style="list-style-type: none"> – general public – stakeholders – Collaborators – Interested groups – Professional Institutes – those who gave comments in Stage 1 Public Participation – Government bureaux & departments 	<ul style="list-style-type: none"> – general public including local residents – collaborators – stakeholders – Interested groups (e.g. green groups, NGOs, etc.) – Professional Institutes (e.g. HKIP, HKIA, etc.) – those who gave comments in Stage 1 Public Participation – school / university students – professional youth group 	<p>Various committees / stakeholders:</p> <ul style="list-style-type: none"> – TPB, ACE, TAC, HEC-Sub Com, LBAC – KT DC, WTS DC, KC DC – REDA, HKIP, HKIA 	<ul style="list-style-type: none"> – general public – stakeholders – Collaborators – Interested groups – Professional Institutes – those who gave comments in Stage 1 and 2 Public Participation – Government bureaux & departments 	<ul style="list-style-type: none"> – general public – stakeholders – Collaborators – Interested groups – Professional Institutes – those who gave comments in Stage 1 and 2 Public Participation – Government bureaux & departments
<i>Organizers:</i>	<ul style="list-style-type: none"> – PlanD 	<ul style="list-style-type: none"> – DCs – NGOs (e.g. HKTB, sports organisation, CA) – Collaborators (e.g. DCs, HKIA, HKIP, CUPEM, CA, PCSD & HEC) – youth organizations (e.g. young professional groups of HKIP & HKIA) – PlanD 	<ul style="list-style-type: none"> – PlanD – upon request from interest parties, professional bodies, committees, etc. 	<ul style="list-style-type: none"> – PlanD 	<ul style="list-style-type: none"> – HEC Sub-com
<i>Venue:</i>	<ul style="list-style-type: none"> – Kai Tak Point/ head of Kai Tak Approach Channel 	<ul style="list-style-type: none"> – Government premises (e.g. NPGO) – other private venues – community hall – sports grounds/playgrounds – shopping centre – youth centre 	<ul style="list-style-type: none"> – meeting venues of professional bodies, committees, etc. 	<ul style="list-style-type: none"> – Government premises (e.g. NPGO) 	<ul style="list-style-type: none"> – Government premises (e.g. NPGO) – other private venues

Supporting Reference Materials

<i>Publication:</i>	<ul style="list-style-type: none"> – Consultation Digest – flyer and poster – preliminary sustainability studies – digest of technical data – Stage 1 Public Participation Report
---------------------	--

<i>Exhibition:</i>	<ul style="list-style-type: none"> – Public Forums – PlanD Mobile Exhibition Centre – Hong Kong Planning and Infrastructure Gallery
--------------------	--

Website:

- Uploading of the followings:
 - ♦ relevant background information
 - ♦ Consultation Digest
 - ♦ technical data
 - ♦ programme of events
 - ♦ video clips and photos of the events
 - ♦ web-based graphic interface to gauge public feedback

Tools:

- PowerPoint
- video clips of 3-D computer models
- interactive computer models
- physical models
- Public Participation Toolkit

Remarks

ACE	Advisory Council on the Environment
CA	The Conservancy Association
CUPEM	Centre of Urban Planning and Environmental Management, The University of Hong Kong
DCs	District Councils
HEC	Harbour-front Enhancement Committee
HEC-Sub Com	Harbour-front Enhancement Committee, Sub-committee on South East Kowloon Development Review
HKIA	The Hong Kong Institute of Architects
HKIP	Hong Kong Institute of Planners
HKTB	Hong Kong Tourism Board
KC DC	Kowloon City District Council
KT DC	Kwun Tong District Council
LBAC	Land & Building Advisory Committee
PCSD	Hong Kong People's Council for Sustainable Development
PlanD	Planning Department
REDA	The Real Estate Developers Association of Hong Kong
TAC	Transport Advisory Committee
TPB	Town Planning Board
WTS DC	Wong Tai Sin District Council

HEC Sub-committee
On South East Kowloon Development Review

Proposed Multi-purpose Stadium in
Kai Tak Development

Purpose

This paper outlines the progress of the study on multi-purpose stadium at Kai Tak.

Background

2. Hong Kong is committed to promoting and developing a strong sporting culture in the community as well as raising our international profile in sports. In realizing this vision, our overall strategies are: (a) promoting “Sports for All”; (b) fostering high performance sports; and (c) promoting Hong Kong as an attractive venue for hosting international sports events. We have been providing high quality sports venues to facilitate long-term sports development in these directions.

3. In the “Consultancy Study on Requirements for Major New Sports and Recreation Venues” (the Study) completed in 2001, it is suggested a new multi-purpose stadium should be developed in South East Kowloon (SEK). A site has been reserved in the Approved Kai Tak (North) Outline Zoning Plan in 2002. The Planning Department has also included the provision of a stadium as a planning assumption in the “South East Kowloon Development Comprehensive Planning and Engineering Review”. Following up a recommendation of Sports Policy Review Team, a preliminary feasibility study for a major new sports complex in South East Kowloon was completed in 2003, which confirms that such development is technically feasible.

Recent Development

4. In January 2005, the Sports Commission was set up as a new administrative structure to promote sports development in Hong Kong. Having consulted the Sports Commission and its three Committees, the Home Affairs Bureau is of the view that development of a new multi-purpose stadium complex in Kai Tak would be a crucial infrastructure that fosters long term sports development in Hong Kong. In that :-

- (a) the proposed stadium can become an icon or landmark for Hong Kong and enhance Hong Kong's image as a vibrant city in the Region;

- (b) a multi-purpose stadium can become a focal point of sports events and sports activities that attract public interest in participating in sports, and to visit the area on a regular basis;
- (c) a stadium complex can provide high quality and modern facilities to support elite training in Hong Kong, thus help improve the sports performance of Hong Kong's athletes; and
- (d) a new stadium complex with sufficient capacity and facilities can enable major and international sports events to be hosted in Hong Kong.

5. In addition to the above benefits, a multi-purpose stadium can also bring other economic benefits :-

- (a) being a multi-purpose venue, other types of large scale events (such as popular concerts and entertainment events, major international conferences, large scale exhibitions, etc) can be organised. This would help stimulate new business and tourism opportunities for Hong Kong;
- (b) a modern stadium architecture can easily blend in and complement the neighbouring development to improve the urban landscape;
- (c) the stadium complex when, integrated with additional and suitable commercial and entertainment elements, can generate more activities that can help rejuvenate the adjoining districts; and
- (d) the stadium project with associated services could create new employment and business opportunities for the whole community.

Consultancy Study and Interim Findings

6. Previous studies have established the case for a multi-purpose stadium to be developed in Hong Kong, it is agreed that some of the assumptions and conditions on which the conclusions were based may have been outdated. On the other hand, there have been quite positive progress in sports development over the past few years, (such as growing popularity of major sports events, improving performance of Hong Kong's athletes in major international games, rising community awareness and interest towards sports, etc. It is considered necessary that we revisit some of the key issues to reaffirm the need for a multi-purpose stadium, with focus on the desired location, key features and possible components that should be included. Against these considerations, we have engaged a consultant to review the case and develop recommendation on the way forward. In conducting the study, the consultant has looked into the local sports development and make reference to overseas experience in building and operating a stadium.

7. The study is in an advanced stage; and the consultant's interim observations are, among other matters :-

(1) Need

- (a) there is a need for a new stadium that can redress the constraints of existing major venues in holding large scale sports events;
- (b) the new stadium should be multi-purpose so that it would be flexible to cater for a wide variety of sports and other entertainment/business functions; and
- (c) a proper scale venue can enhance Hong Kong's capability in bidding for major world or regional sports events.

(2) Main Features

- (d) to meet the above requirements, the proposed multi-purpose should have the following features :-
 - (i) retractable roof : this will allow events to be held in different weather conditions and address possible noise issue;
 - (ii) removable pitch : this will allow the stadium to be used for turf events (e.g. football, rugby, etc.) and hard-surface events (e.g. extreme games, exhibitions, conferences);
 - (iii) track and field and secondary stadium : this will enable major international athletic events to be held. The secondary stadium can provide an addition venue for community sports activities (e.g. school sports day);
 - (iv) capacity : based on past experience and to cater for large scale events, the stadium should have a capacity of around 45,000 seats with flexibility to cater for different types of events;
 - (v) ancillary/support facilities : these include restaurants/catering outlets, green rooms, fitness facilities and briefing rooms, car parks etc. to support sporting activities and other events;
 - (vi) sports arena : this would complement the stadium and attract the public to participate in other types of sports activities (especially during non-event days). The arena may comprise various sports facilities such swimming pools, basket ball/volley ball courts, etc. and other popular sports facilities;

(3) Location

- (d) among various sites identified (i.e. North Lantau, Tseung Kwan O, West Kowloon and Kai Tak). The site in Kai Tak is considered most suitable because of its centralized location, and accessibility by public transport; and

(4) Size

- (e) the stadium should occupy a site area of around 24 ha so that it would accommodate the main stadium, secondary stadium and a sport complex (such as indoor arena or aquatic centre), together with sufficient commercial components (such as shopping malls, catering outlets, entertainment facilities and hotel).

Way Forward

8. Upon the completion of the consultancy study, we will consult the sports sector, local community and professional organisations on the stadium development in the context of the next stage of the Kai Tak Planning Review.

Advice Sought

9. Members are invited to note the progress of the study on the multi-purpose stadium in Kai Tak.

**Home Affairs Bureau
August 2005**