

Harbour Business Forum Comments on the
Kai Tak Planning Review Stage 3 - Public Participation:
Preliminary Outline Development Plan

August 23rd 2006

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23rd August 2006

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Dear Sir/ Madam,

HBF Comments on Government's Public Consultation Preliminary Outline Development Plan (PODP) for Kai Tak Stage 3

On behalf of the Harbour Business Forum (HBF), I am writing to respond to the Public Consultation Preliminary Outline Development Plan for Kai Tak Stage 3. Attached are HBF's suggestions that measure Kai Tak Stage 3 against the Harbour Planning Principles.

On a positive note, we note that your Stage 3 plans for Kai Tak give more of an emphasis to waterfront space and greater consideration to lower commercial and residential density. There is also a significant emphasis to reduce the road footprint, as well as an increased consideration to the needs of tourists and local residents.

However, as you are aware the HBF strongly endorses the use of the Harbour Front Enhancement Committee's (HEC) Harbour Planning Principles (HPP) as a set of guidelines to facilitate the sustainable planning, preservation, development and management of Victoria Harbour and the harbour-front areas. In support of the HPP, HBF has analysed the Government's Stage 3 plans for Kai Tak against the Harbour Planning Principles.

We believe that each Principle should be used to evaluate the applicability and relative importance of the Plans in relation to the harbour as a whole. We also strongly believe that any plans for Kai Tak, and indeed for all other harbour front sites on Victoria Harbour, should be part of the Government's '*Big Picture*' which should be articulated by Government to the Hong Kong community relating to an integrated, holistic harbour plan. Such a vision should be the immediate priority for the government.

In your next round, we would be very interested to see an economic framework to your plans, given that harbour front areas are potentially the most highly valued places a city has to offer. We would also like to have more information about your residential and commercial plans to determine whether or not they are fully sustainable (not least whether they will cover the costs of the Kai Tak development as a whole). Finally, we would be keen to see whether the vibrancy in the metro park will be as diverse in reality as has been proposed and whether such vibrancy will be activated in a commercial way. After all, it is the potential for an evolving interaction between business and visitors which make a truly vibrant development.

As a continuation of our response we would like to request an opportunity to present and discuss our response to you and your colleagues at your convenience. Please note that we will upload our response to our website by the end of the month and will make our response available to our stakeholders.

Yours sincerely,
Andrew Thomson
On behalf of the Harbour Business Forum