

**Views from the Hong Kong Institution of Engineers
on “Kai Tak Planning Review – Revised Preliminary Outline Development Plan”
for submission to LegCo Panel on Planning, Lands and Works**

The Hong Kong Institution of Engineers (“the HKIE”) has considered the Kai Tak Planning Review – Revised Preliminary Outline Development Plan (PODP) (“the revised plan”) and is pleased to note that many of our previous views have been taken into account in the revised plan. We hope to see these planned development proposals implemented as soon as practicable. The Institution’s general standpoint on the project does not differ from our previous submissions in terms of the major development components. In submitting our views as below, therefore, we will not cover the same grounds on issues which we have commented on before.

Transportation

2. We support the construction of a rail-based environmentally friendly transport system (EFTS), the Central Kowloon Link and the newly proposed monorail system to connect Kwun Tong waterfront, the cruise terminal cum tourism node, runway precinct, Metro Park, Sport Hub and Station Square. We are of the view that these systems should provide ample need for mass transportation nodes in the Kai Tak area as well as connectivity with the vicinity. Nevertheless, it is proposed that the construction of some of these systems, e.g. the Central Kowloon Link and the monorail system, which are essential to tie up with the opening of the Cruise terminal, should begin as soon as possible. We expect that the EFTS would require some more rounds of consultation and sufficient patronage before construction can commence and the implementation of the project would likely be greatly delayed.

3. Regarding the connection between Kwun Tong waterfront with Kai Tak Point, we would like to propose a tunnel option for connecting pedestrians between the tourist hub and Kwun Tong re-development area. We believe that this alternative is more environmentally friendly and at the same time provides accessibility and convenience to the people in the area and the vicinity. Building of the tunnel should involve no reclamation in the harbour area and will not create any negative impact on the area’s ecosystem. It also satisfies the “no reclamation” approach of Government. We further propose Government to finish constructing the tunnel by 2012, for the purpose of achieving synergy with the development of the cruise terminal.

4. The Institution is also in support of the proposal for building a cross-boundary heliport and is of the view that the Kai Tak site is more suitable than other parts of the harbour, as the proposed project could share the use of customs, immigration and health quarantine (CIQ) facilities with the cruise terminal.

Runway Precinct

5. We share with Government that the 200 mPD height limit is appropriate for the public observation gallery, as part of an integrated tourism-related development. We would however recommend Government to consider imposing a much lower height limit for buildings of other non-domestic area, such as hotels and recreational facilities.

Cruise Terminal

6. The HKIE supports the construction of Cruise Terminal at Kai Tak and the engineering community welcomes Government's initiative to move the proposal forward. We believe that the project would provide very good opportunities to the engineering and construction industry. Nevertheless, we are concerned about the traffic flows potentially generated by this development and are of the view that there is a need for provision of mass transportation nodes in Kai Tak to ensure easy connections to major developments in the region. We urge Government to properly plan the associated transportation infrastructure so as to ensure sufficient pedestrian and vehicular interface with the neighbouring areas.

Water Quality

7. The Institution is concerned about the uncertain seawater quality in the Kai Tak Development area. In view of the planning principles of the project to develop Kai Tak as a hub for sports, recreation, tourism, business and quality housing for local population and overseas visitors, we urge Government to take immediate measures to improve the water quality in the area.