

立法會
Legislative Council

LC Paper No. CB(1)133/16-17(05)

Ref: CB1/PL/DEV

Panel on Development

Meeting on 22 November 2016

Background brief on the Energizing Kowloon East Office

Purpose

This paper provides background information on the Energizing Kowloon East Office ("EKEO") and a brief account of the views expressed by Members on the operation of EKEO at relevant meetings of the Panel on Development ("DEV Panel") and the Establishment Subcommittee ("ESC").

Background

2. In his 2011-2012 Policy Address, the then Chief Executive announced that a visionary, coordinated and integrated approach would be adopted to expedite the transformation of Kowloon East ("KE"), including the Kai Tak Development ("KTD") area, Kowloon Bay and Kwun Tong, into an attractive, alternative core business district to support Hong Kong's economic development.

Kowloon East Development Office

3. On 16 January 2012, the Administration briefed DEV Panel on its proposal to set up a Kowloon East Development Office ("KEDO") under the Development Bureau ("DEVB") for one year, and the creation of two supernumerary directorate posts, i.e. one Principal Government Town Planner ("PGTP") (D3) and one Government Architect ("GA") (D2), for

one year with effect from 1 July 2012 to head KEDO.¹ The relevant funding proposal was endorsed by ESC and approved by the Finance Committee ("FC") in April 2012 subsequently.

4. KEDO was inaugurated on 7 June 2012 to steer, supervise, oversee and monitor the transformation of KE. Subsequently, KEDO was renamed as the Energizing Kowloon East Office ("EKEO") to better reflect the Administration's initiatives and vision to energize KE into a vibrant business area.

Energizing Kowloon East Office

5. At the meeting of DEV Panel on 7 January 2013, the Administration sought the Panel's support for a longer-term set-up of EKEO, including the extension of the two supernumerary directorate posts mentioned in paragraph 3 above for four years up to 30 June 2017 to provide dedicated support at the directorate level to take forward the Energizing Kowloon East ("EKE") initiative. The proposal was supported by DEV Panel and then endorsed by ESC. FC's funding approval was granted in May 2013.²

6. Under the steer of DEVB, EKEO is headed by a PGTP (designated as Head of EKEO) and a GA (designated as Deputy Head of EKEO), and supported by 18 civil servants and non-civil service contract staff forming a multi-disciplinary team of town planner, architect, landscape architect, engineer as well as technical and administrative support staff. The Administration anticipated that during the four-year period of the continued operation of EKEO (from 1 July 2013 to 30 June 2017), the majority of the design and investigation works for the various projects would be completed and the implementation timetables could be confirmed. The staffing of EKEO would be reviewed near the expiry of the four-year period. The major duties and structure of EKEO are in **Appendices I and II**.

¹ Details of the proposal are in [LC Paper No. EC\(2011-12\)20](#)

² Details of the proposal are in [LC Paper No. EC\(2012-13\)24](#)

Work progress of the Energizing Kowloon East Office

7. At the same meeting (held on 7 January 2013), the Administration briefed DEV Panel on the work progress of EKEO since its establishment.³ According to the Administration, EKEO had published in June 2012 the Conceptual Master Plan version 2.0 (which set out 10 main tasks and their preliminary timetables), kick-started urban improvement works and place-making projects, initiated studies and established an administrative framework to provide one-stop service to facilitate implementation of both private and public sector projects. EKEO was pressing ahead the following tasks:

- (a) identify opportunities for urban greening and streetscape improvement, and facilitate the implementation by consolidating efforts and resources of all relevant government departments;
- (b) develop active dialogue with property owners and business operators to identify and implement measures on traffic improvement, pedestrian linkage provision, street vibrancy enhancement including place-making activities;
- (c) review proactively the development and design options of the undeveloped/under-developed government sites;
- (d) promote KE as a low-carbon district by close collaboration with the Hong Kong Green Building Council and other stakeholders; produce a green map with green labelling system in EKEO's website; develop a green trail to encourage the general public to visit green buildings in KE; and
- (e) support the development of art and creative industries by exploring opportunities to provide suitable space for artists, art groups and creative designers in KE.

Major views and concerns expressed by Members

8. Members have expressed views on the operation of EKEO at a number of meetings of DEV Panel and ESC from 2011 to 2013. The

³ Details about the work progress of EKEO are in [LC Paper No. CB\(1\)287/12-13\(03\)](#)

major views and concerns expressed by them at the aforesaid meetings are summarized in the ensuing paragraphs.

Role and operation of the Energizing Kowloon East Office

9. Some Members considered that EKEO should not only provide administrative support but also take the lead in resolving conflicting requirements of the government bureaux/departments for taking forward the project. Some held the view that EKEO should not push for changes and developments but respect the industrial heritage and cultural development of KE, listen to the views of the local community carefully, and adopt those views into the planning of the district.

10. The Administration advised that EKEO would provide one-stop co-ordination and advisory service to land development proposals of private sectors and explore incentives for redevelopment and conversion proposals to facilitate the transformation of the old industrial areas. Other than playing a facilitating role, EKEO would also apply the "place-making" approach to create quality public spaces for public enjoyment and build a pedestrian-friendly environment in KE.

11. There were concerns among Members about the working relationship between EKEO and the Kai Tak Office ("KTO"), which leads and oversees the coordination and implementation of KTD, and the role of relevant District Council(s) ("DCs") in EKEO's work. Some Members suggested that EKEO should also handle suggestions for energizing the nearby areas, such as To Kwa Wan, and gauge the views of the Kowloon City DC.

12. The Administration advised that KE comprised the new KTD area and the highly-developed districts in Kwun Tong and Kowloon Bay. Whilst the established KTO under the Civil Engineering and Development Department would continue to assume its role in delivering infrastructural projects under the KTD area, EKEO would focus on wider strategic issues in transforming KE into a premier business district. If EKEO, through its discussions with DCs and other stakeholders, came across any views and suggestions about redevelopment of nearby areas, it would refer them to the relevant authorities for consideration and follow-up.

13. Regarding the role of the non-civil service contract staff in EKEO and division of work between the civil servants and non-civil service contract staff in the office, the Administration advised that the non-civil service contract staff to be employed for EKEO would be estate surveyors

and lawyers who would bring in working experience in the private sector to complement the knowledge and experience of town planners, architects and engineers drawn from the civil service.

Work progress of the Energizing Kowloon East Office

14. Some Members opined that the achievements of EKEO were limited since the establishment of its predecessor, KEDO, in June 2012. For instance, the progress of the implementation of the Environmentally Friendly Linkage System in KE was slow. Some Members suggested that the Administration should keep the public informed of the timetable for the implementation of the major action items under the EKE initiative and consider grouping them into packages with target completion dates, so as to facilitate the public to understand the progress made.

15. The Administration advised that apart from implementing certain small and medium projects, EKEO would carry out preparatory and advance engineering work for the major tasks for transforming KE. The Administration would consider the best way to keep the public informed of the progress made under the EKE initiative.

Latest development

16. At the meeting of DEV Panel to be held on 22 November 2016, the Administration will seek members' support on extending the operation of EKEO.

Relevant papers

17. A list of relevant papers is shown in **Appendix III**.

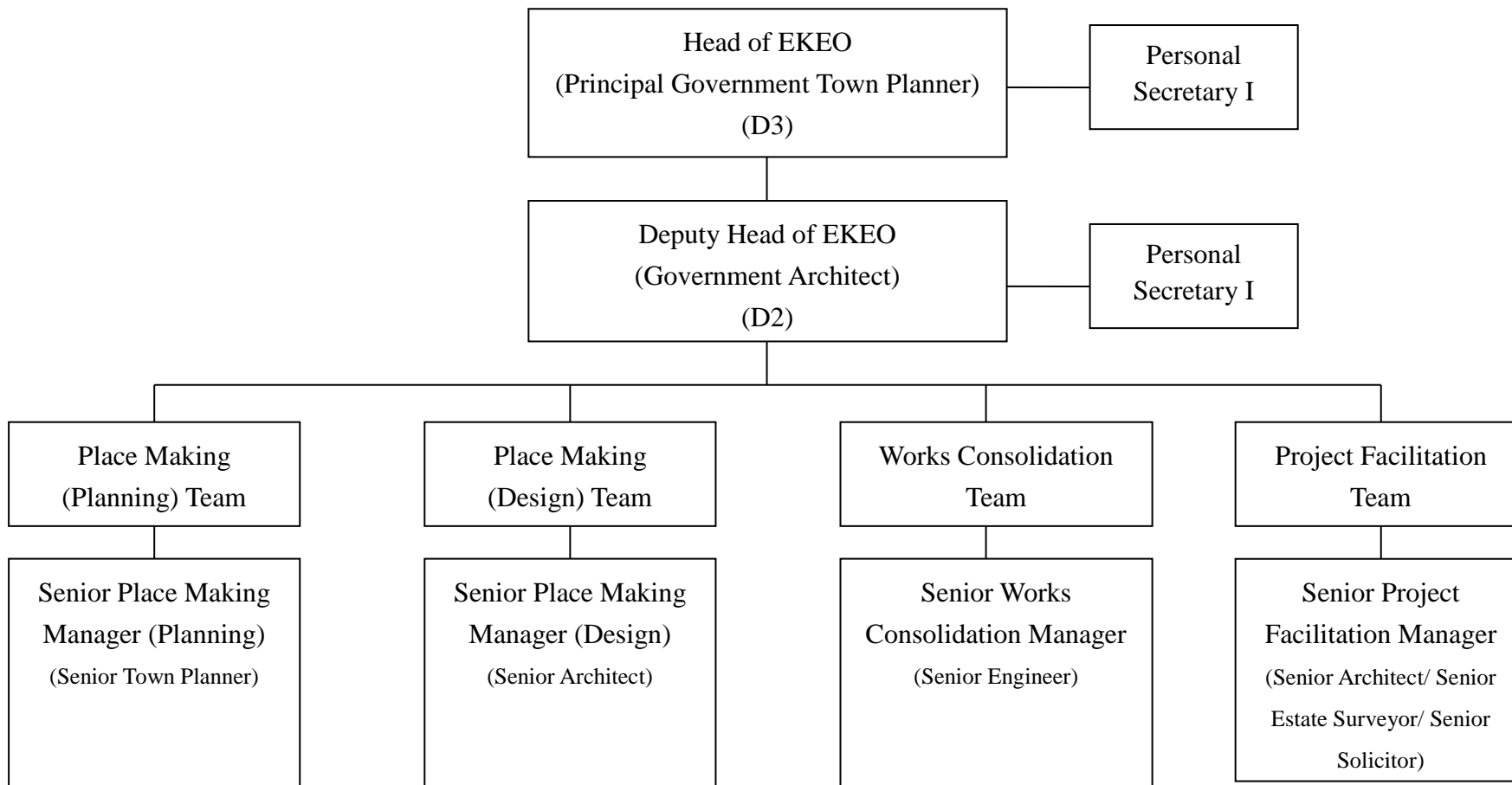
Major duties of the Energizing Kowloon East Office

The major duties of the Energizing Kowloon East Office are as follows:

- (a) to advocate and further develop the conceptual master plan for Energizing Kowloon East and explore options for strategic refinement of the Outline Zoning Plans;
- (b) to engage major stakeholders and the public to promote Kowloon East to local and overseas developers and users;
- (c) to provide one-stop support to land development proposals that are conducive to private sector development for transforming Kowloon East; and
- (d) to coordinate the Government's efforts and resources for area improvement works.

Source: [The website of the Energizing Kowloon East Office](#)

Organization chart of the Energizing Kowloon East Office ("EKEO")



Source: [Enclosure 3 to LC Paper No. EC\(2012-13\)24](#)

The Energizing Kowloon East Office

List of relevant papers

Committee	Date of meeting	Paper
Panel on Development	16 January 2012	<p>Administration's paper on "Kowloon East Development Office" [LC Paper No. CB(1)797/11-12(03)]</p> <p>Minutes of meeting [LC Paper No. CB(1)1608/11-12]</p>
Establishment Subcommittee	15 February 2012	<p>Administration's paper on "Head 159 — Government Secretariat: Development Bureau (Works Branch)" [LC Paper No. EC(2011-12)20]</p> <p>Minutes of meeting [LC Paper No. ESC36/11-12]</p>
Finance Committee	20 April 2012	<p>Administration's paper on "Recommendations of the Establishment Subcommittee" [LC Paper No. FCR(2012-13)9]</p>
Panel on Development	7 January 2013	<p>Administration's paper on "Progress report of Energizing Kowloon East Office and its continuing operation" [LC Paper No. CB(1)287/12-13(03)]</p> <p>Administration's follow up paper [LC Paper No. CB(1)499/12-13(01)]</p> <p>Minutes of meeting [LC Paper No. CB(1)581/12-13]</p>

Committee	Date of meeting	Paper
Establishment Subcommittee	20 March 2013	Administration's paper on "Head 159 — Government Secretariat: Development Bureau (Works Branch)" [LC Paper No. EC(2012-13)24] Minutes of meeting [LC Paper No. ESC33/12-13]
Finance Committee	24 May 2013	Administration's paper on "Recommendations of the Establishment Subcommittee" [LC Paper No. FCR(2013-14)1]