

**Letterhead of HONG KONG INSTITUTE OF PLANNERS**

**Hong Kong Institute of Planners  
Position Paper on  
South East Kowloon Reclamation**

South East Kowloon development is one of the most important potential new development areas in the Metro Area. It provides a major opportunity for shaping and restructuring the physical outlook of our existing urban and waterfront areas in the Kowloon Peninsula.

The community has responded unambiguously that they do have a very different view from the Government's idea of development in South East Kowloon. This clearly highlights the failure of the existing statutory planning system in soliciting the views of the public at the early stage of planning. The Institute has therefore on many occasions urged the Government to introduce comprehensive amendments to the current out-dated Town Planning Ordinance, in particular to consult the public at the early stage of the planning process.

The Institute welcomes the earlier public announcement of Mr. Gordon Siu, the Secretary for Planning, Environment and Lands, in the LegCo that the Government is to review the South East Kowloon Development in the light of the strong public reaction against the proposed Development. We also welcome the positive response from the Government and many other organisations and professional institutes in initiating discussions and making alternative plans to the proposed Development.

The Institute considers that it is most essential for the Government and the community at this stage of public consultation to: -

- (a) establish the community aspirations for the future South East Kowloon Development; and
- (b) ascertain the community consensus and differences in the major concerns in the planning of the South East Kowloon Development.

We do not consider it appropriate for the Government to rush back to the drawing board now and come up with another set of plans for the South East Kowloon without a clear understanding of what our community would like to have in South East Kowloon.

The Institute proposes the following key planning principles for the public and the Government consideration in building up a community consensus on the future development of South East Kowloon: -

1. A minimum reclamation approach should be adopted -i.e. the existing land area at and around Kai Tak Area and the Kwun Tong Nullah Area should form the basis of planning. If justified, limited reclamation for necessary infrastructures development could be considered in the area.
2. The design population of 320,000 should be scaled down. The strategic or medium to longer term population-related developments, including housing, and other footloose-type of developments should be accommodated elsewhere in the Territory, the location of which should be assessed in other on-going strategic planning studies.
3. The population density of the future South East Kowloon should not be higher than the current level allowed in other statutory outline zoning plans in Kowloon to ensure a desirable living environment. Any proposed increase in the population density should be assessed as part of the current Metroplan review exercise before adoption.
4. The public should be provided with an uninterrupted waterfront access to enjoy the spectacular Victoria Harbour viewing from South East Kowloon.
5. An open space system that could be integrated with the hinterland area of South East Kowloon and a continuous waterfront promenade should be designed for the area. A sizeable park that could serve the Metro Area should also form a major feature of the open space system.
6. Environmental friendly mass transit system should be the major mode of transport linking the area with the rest of the Metro Area.
7. The road transport network should be designed to minimise environmental intrusion to sensitive uses. Submerged or semi-submerged road system should be designed as far as possible.
8. The South East Kowloon Development should provide the necessary land for rehousing, relocating incompatible uses, linked sites, etc. to support future urban renewal actions in the surrounding Ma Tau Kok, Kowloon City, Hung Hom and Kwun Tong areas.