

Task Force on Kai Tak Harbourfront Development

For discussion
on 13 January 2017

TFKT/03/2017

Proposed Short Term Tenancy by Open Tender of Tourism Node Site at Former Kai Tak Runway, Kai Tak, Kowloon (to be known as KX 3022)

PURPOSE

This paper is to seek the views of the Members of Harbourfront Commission's Task Force on Kai Tak Harbourfront Development on the proposed tendering of the Government land as shown edged red on the plan at **Appendix I** ("the Site") by way of short term tenancy ("STT") under a cash tender for "organizing and managing events and activities" purposes for a fixed term of one year certain and thereafter quarterly.

BACKGROUND

2. The Site, having an area of about 57,500m², is situated at the end of ex-runway at Shing Fung Road adjoining to the Kai Tak Cruise Terminal.

3. Currently, the Site is vacant and was in a clear ground condition. The site in the past has attracted a number of applications for organizing different kinds of events and activities (such as the Hong Kong Wine and Dine Festival 2014, RunOurCity Streetathon 2015, RunOurCity Streetathon 2016 and the Tung Wah Carnival in 2016). Given the Site is likely to be of general interest to the public for organizing events and activities, it is considered that to dispose the same by way of open tender is considered to be the fairest method of optimizing the use of the site. Given that public demands for the Site so far are all related to events and activities, it is considered appropriate for the Site to

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be used for “organizing and managing events and activities”.

4. Under the approved Kai Tak Outline Zoning Plan No. S/K22/4, the Site is zoned “OU” annotated “Tourism Related Uses to include Commercial, Hotel and Entertainment”. The Government is actively considering the appropriate land use mix and development requirements for the future disposal of the Site for permanent development.

THE PROPOSAL

5. The term of this STT disposal needs to cater for the possible time requirement for future land disposal. As it is anticipated that the available period of the Site for this STT use before disposal for permanent development is relatively short, a fixed term of one year certain and thereafter quarterly is set for this STT. Due to the above time limit constraint, a cash tender single envelop bidding process will be adopted to shorten the processing time.

6. With regard to local consultation, the District Officer (Kowloon City) consulted the Kowloon City District Council (KCDC) members of Kai Tak South constituency and the then Chairman of To Kwa Wan Area Committee (2014 -16) and both did not raise objection to the proposal.

7. Consideration of the tender conditions is now underway and respective requirements from Departments/Bureaux will be further considered and incorporated into the tender conditions, where appropriate. Should Members have no adverse comments on this proposal, this proposal will then be considered by the District Lands Conference. It is tentatively targeted to put up the Site for tender invitation by March 2017 and the Site to be handed over to the successful tenderer in May 2017.

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8. To cater for the operational requirements of the tenant, one level of subletting of the Site or parts thereof will be permitted. We will require the tenant to comply with the respective noise control guidelines as advised by EPD. The permitted operation period for the events/activities is now proposed between 7:00am to 11:00pm daily. Other proposed operating periods would have to be submitted for Government's further consideration and approval. On transport arrangement, each event organiser is required to submit a traffic and transport plan to the satisfaction of the Commissioner for Transport and the Commissioner of Police to demonstrate that smooth traffic, transport and crowd management could be achieved. These are also the pre-requisite for applying for Temporary Places of Public Entertainment Licence.

9. We are also liaising with relevant policy bureaux to consider the feasibility of reserving time slots in the STT to allow for the use of the Site by non-profit making events/activities as supported by the concerned policy bureaux provided that the total occupation period of the events/activities will not be disproportionate to the term of the tenancy. A list of the non-profit making events/activities application now under consideration is shown at **Appendix II** for reference.

SITE CONDITIONS

10. Salient terms of the proposed STT are as below:-

- (a) STT No. : KX 3022
- (b) Site Area : About 57,500 m²
- (c) Use : Organizing and managing events and activities (hereinafter collectively referred to as "Events/Activities"). For the purposes of this Agreement, Events/Activities shall

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mean events, activities, and other things which fall under the definition of “entertainment” in Section 2 of the Places of Public Entertainment Ordinance (Cap 172).

- (d) Rental : Tendered rent
- (e) Term : A fixed term of one year certain and thereafter Quarterly

WAY FORWARD

11. Based on the above, Members’ views are sought on this proposed STT for organizing and managing events and activities purposes.

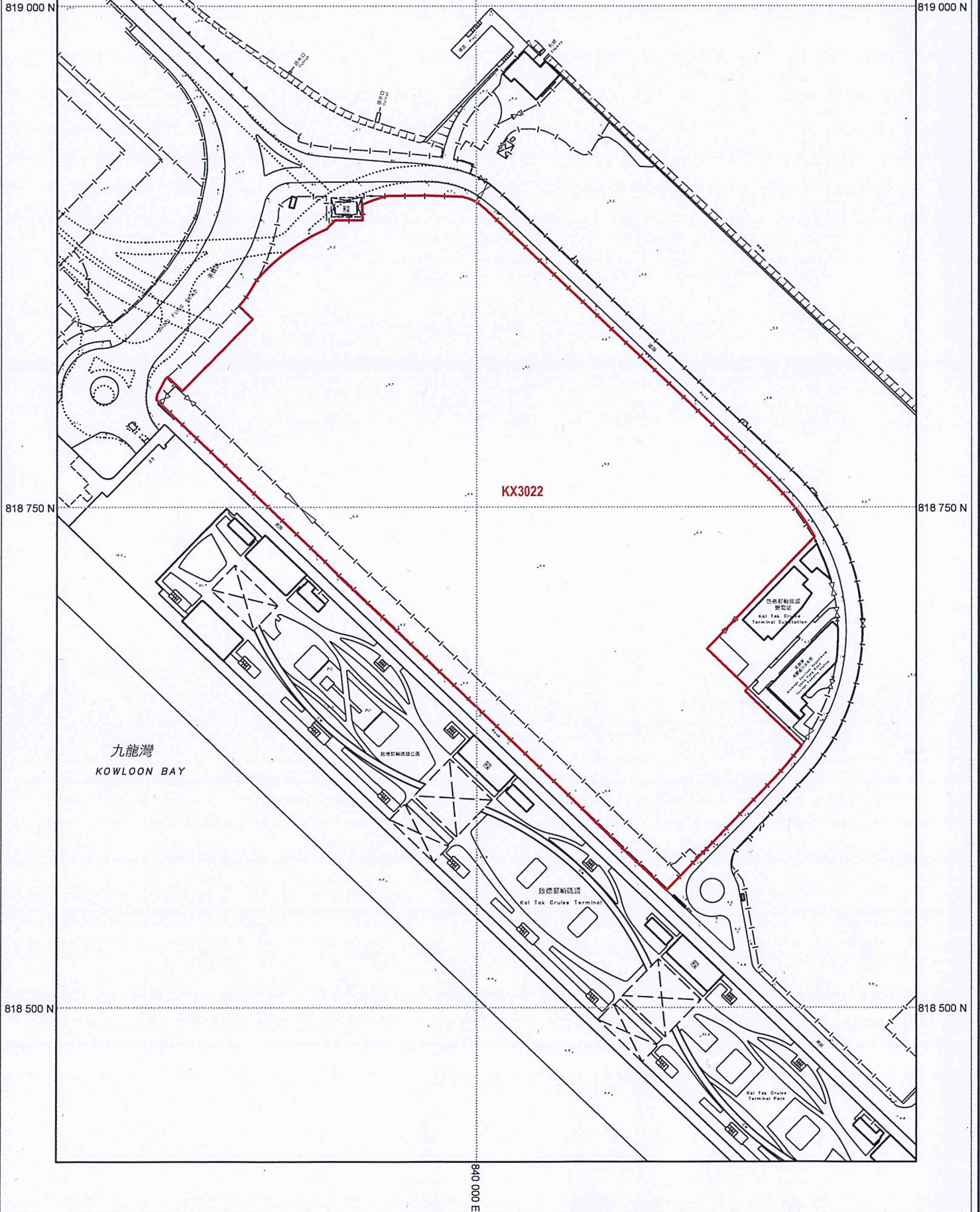
APPENDICES

Appendix I – Site Plan

Appendix II – List of non-profit making events/activities application

District Lands Office, Kowloon East
Lands Department
January 2017

SITE PLAN



APPENDIX II

Non-profit Making Events/Activities Application List

	Applicant	Event	Period
1	RunOurCity Foundation	Sundown Marathon 2017 (Night Run)	30.10.2017 to 7.11.2017
2	香港道教聯合會	羅天大醮 2017	4.12.2017 to 18.12.2017
3	RunOurCity Foundation	HK Streetathon@Kowloon 2018 (Marathon)	16.2.2018 to 27.2.2018
4	Osage Art Foundation	HK ACT !- Festival of Art, Culture, Technological Innovation (Trailer 2)	10.3.2018 to 10.4.2018