

Task Force on Kai Tak Harbourfront Development

For information
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TFKT/15/2011

Kai Tak Development Overview of Temporary Land Uses

PURPOSE

The purpose of this paper is to give Members an overview of the temporary land uses at Kai Tak.

PROGRESS OF KAI TAK DEVELOPMENT

2. Since the approval of the Kai Tak Outline Zoning Plan in 2007, the Kai Tak Development (KTD) has proceeded to implementation stage. Kwun Tong Promenade Stage 1 has already been completed and opened to the public in early 2010. A group of projects is currently under construction for completion in 2013, including the Cruise Terminal (first berth and building), public housing and the associated infrastructure. Projects in the pipeline include the Runway Park, Kwun Tong Promenade Stage 2, Centre of Excellence in Paediatrics, Kai Tak Government Offices, Urban Renewal Authority's residential development, Shatin to Central Link (SCL), bioremediation of the Kai Tak Approach Channel and the Kwun Tong Typhoon Shelter, and the next stage of infrastructure works. These will proceed to construction in the next few years, while detailed planning and design work for the remainder is being pursued.

MANAGEMENT OF TEMPORARY LAND USES

3. Since the relocation of the airport in 1998, the Kai Tak site accommodated at various times a golf driving range, an indoor go-cart ring, a 10-pin bowling alley, a flea market, a carnival, several concerts, practice ground for model planes, etc. Currently, the majority of the Kai Tak site comprises construction sites and works areas of KTD projects mentioned in paragraph 2 above. Temporary uses have also been introduced to the remainder of the site, where construction works are not imminent, so that vacant government lands can serve the society before permanent development.

Construction sites and works areas

4. In general, occupation of the Kai Tak site as works areas will not be allowed unless it is for a KTD project or project closely related to

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KTD. Uses not directly related to KTD are mostly at the fringe of the North Apron and far away from waterfront area, providing essential services to the public such as parking spaces, paper recycling for waste reduction, and concrete batching for construction works. We will ensure that the land requirement is reasonably minimised. For example, the proposed works sites and supporting works areas for the SCL project at Kai Tak are being planned on this basis.

Mitigation measures and monitoring of their effectiveness

5. Various mitigation measures have also been put in place to minimise the potential nuisance and visual intrusion to the nearby residents. Take the temporary concrete batching plant and sand depot at the former runway discussed at the Task Force meeting on 31 March 2011 as an example, the following measures have been implemented:

- (i) covering the materials with sail cloths;
- (ii) using auto sprinklers to water-spray the ground; and
- (iii) erecting vertical boards to block the spreading of dust through the air.

6. The Environmental Protection Department has been monitoring the effectiveness of these measures by conducting site inspections regularly, and more frequently at times of dry/ windy weather, while the Civil Engineering and Development Department has set up monitoring stations in the vicinity of Kai Tak, of which data generated is publicised online. So far, no breaching of environmental objectives has been identified.

Engagement with the local communities

7. Under the existing procedure, proposals relating to short term tenancy and application for temporary Government land allocation will be circulated to relevant Government departments for comments including the relevant District Office(s), which would consult the locals as necessary. Comments and concerns of the public would be duly considered and user departments are encouraged to approach the District Councils and/or relevant District Councillors to address their concerns.

Possible relocation of facilities away from local residents

8. In the light of the strong sentiment of the To Kwa Wan community against the two facilities, we have arranged for their relocation within KTD to sites further away from the residents, so that

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these facilities could continue to serve the on-going construction works in Kai Tak site.

Short-term recreational uses

9. In line with the public's aspiration that the Kai Tak site should preferably be used for enjoyment before its permanent development, attempts have been made to put available sites for temporary recreational activities. For example, a temporary cricket ground has been up and running since early 2009. Part of the ex-runway is designated for filming of movies, TV series and advertisements. We are also ready to facilitate applications for activities such as carnival and pet walk, which unfortunately did not realise due to some considerations of the organisers. Nevertheless, we shall continue to facilitate proposals for short-term recreational uses on available sites, while ensuring public safety and security.

WAY FORWARD

10. We will continue to closely monitor compliance of temporary land uses with environmental objectives and look for opportunities to open up the unoccupied portion of Kai Tak site for public enjoyment on a temporary basis.

CONCLUSION

11. Members are invited to note the management of temporary land uses at Kai Tak outlined above.

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