

Task Force for Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing

For discussion
on 19 September 2017

TFK/06/2017

Proposed Temporary School (Private Primary School) for a Period of 5 Years at G/F, 1/F and R/F of Cheung Kei Center Tower B, One Harbourgate, No. 18 Hung Luen Road, Kowloon (Kowloon Inland Lot No. 11111)

PURPOSE

This paper seeks Members' views on the proposed temporary school development within a commercial block in Hung Hom.

BACKGROUND

2. It is proposed to convert G/F, 1/F and R/F of an existing free-standing retail accommodation, namely Cheung Kei Center Tower B, One Harbourgate into "Temporary School (Private Primary School)" for a period of 5 years. The subject Premises directly abuts Hung Hom Promenade and located at about 205m away from Hung Hom Ferry Pier. It has a GFA of about 2,080.598m² (see **Annex**).

3. The Premises falls within an area zoned "Comprehensive Development Area (2)" ("CDA(2)") on the Draft Hung Hom Outline Zoning Plan ("OZP"). As stated in the relevant Notes, the CDA zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities.

PROPOSED USE

4. The Premises falls within a newly developed commercial area and is currently vacant.

5. It is proposed to apply for "Temporary School (Private Primary School)" for primary students Year 1 to Year 6 at the Premises for a period of 5 years.

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6. The proposed temporary school involves GFA of about 2,080.598m² providing 18 classrooms to accommodate 300 primary students at maximum. There are also 4 multi-purpose rooms, 1 staff room, 2 school office rooms on G/F and 1/F, and an outdoor play area on R/F supporting the school services. The regular school hours will be staggered to 0800 to 1600 and 0830 to 1630 for different grades from Monday to Friday.

HARBOUR PLANNING PRINCIPLES

7. We consider that the proposal aligns with the Harbour Planning Principles in the following aspects –

(a) Preserving Victoria Harbour

Only some minor A&A works would be carried out for converting the existing retail accommodation into school use. The proposed temporary development would not involve any large-scale redevelopment or destruction works to the harbour. Victoria Harbour is preserved as a natural asset to the public.

(b) Public Engagement

The site is zoned “CDA(2)”. Any proposed development is required to submit a Section 16 planning application to the Town Planning Board. Under the Town Planning Ordinance, the public are invited to make comments on the proposal within the three weeks of publication of the application under the statutory process.

(c) Sustainable Development and Integrated Planning

The proposed “Temporary School (Private Primary School)” is not only able to cater for the educational needs in the local community, but also enrich the development mix of the subject “CDA(2)” zone. In addition, the temporary basis of the proposed school would not affect the long-term planning intention of the zone. Sustainable development and integrated planning in the harbour area can be achieved.

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(d) Vibrant Harbour and Public Enjoyment

A vibrant harbour front always contains a good mix of passive and active uses. The proposed “Temporary School (Private Primary School)” would create the opportunity for primary students to appreciate the harbour and make active use of the promenade to enrich the vibrancy of the harbour. The public enjoyment of the harbour can also be maximized.

WAY FORWARD

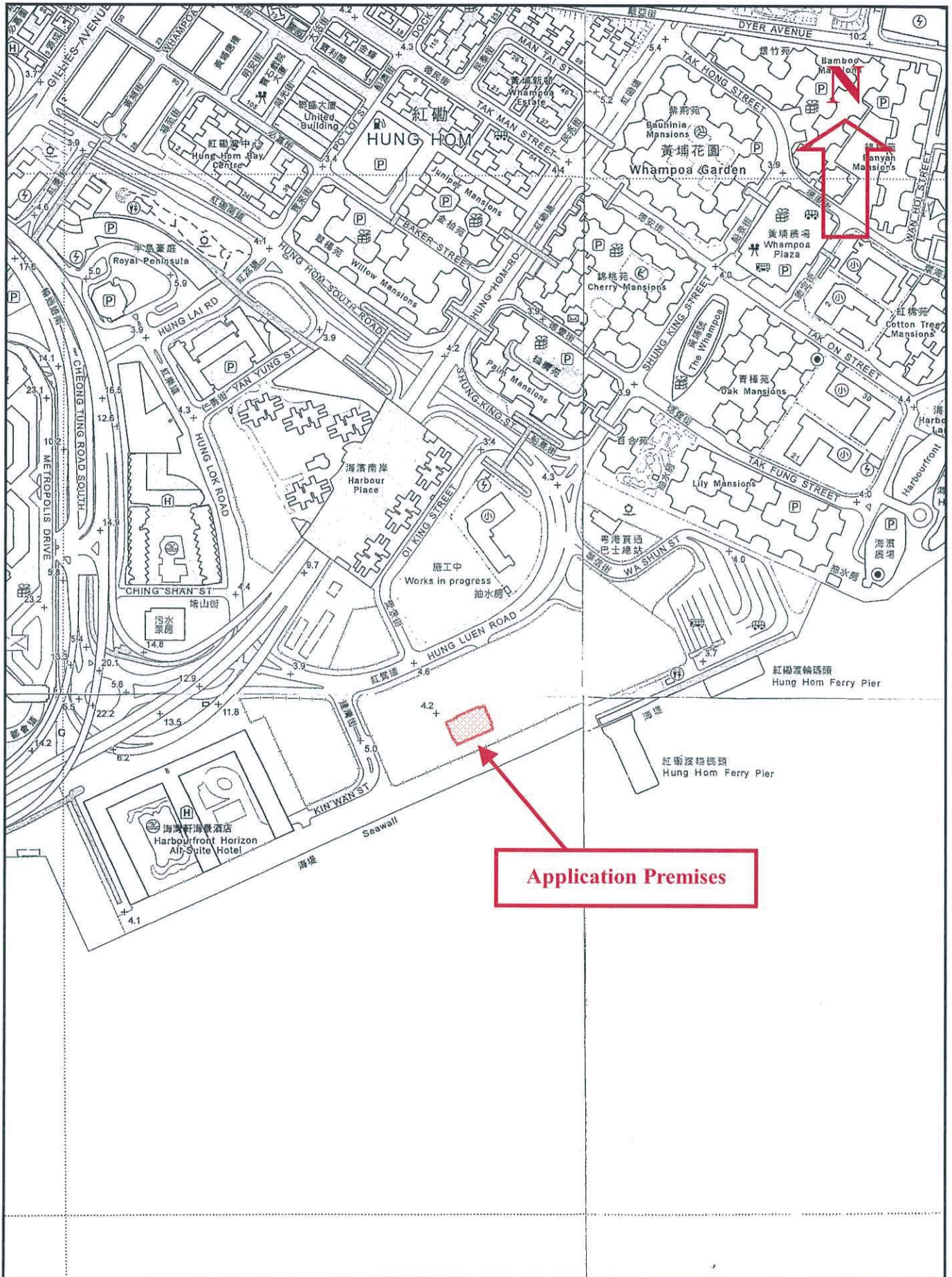
8. Should the planning application be approved by the Town Planning Board, subsequent building plan applications will be submitted to the relevant Government departments for approval. The proposed temporary school would commence accordingly.

VIEWS SOUGHT

9. Members are invited to express their views on the above project.

Annex Location Plan

Lanbase Surveyors Ltd.
September 2017



Application Premises