

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

For discussion
on 10 November 2017

TFK/09/2017

Proposed Short Term Tenancy for Fee-paying Public Car park at Chi Kiang Street, To Kwa Wan, Kowloon

PURPOSE

This paper seeks the views of the Members of the Harbourfront Commission Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing on the proposed temporary letting of the Government land at Chi Kiang Street, as shown in yellow colour on the plan at **Annex I**, by way of short term tenancy (“STT”) for the use as temporary fee-paying public carpark for a fixed term of 1 year from 1 April 2018 to 31 March 2019 for replacing the existing STT car park next to Kowloon City Ferry Pier Public Transport Interchange, which will be closed off around end 2017 to facilitate the construction of main tunnel under the Central Kowloon Route (CKR) project.

BACKGROUND

2. The CKR is proposed to relieve the existing traffic congestion and cope with future traffic demand across central Kowloon, which is primarily served by Lung Cheung Road, Boundary Street, Prince Edward Road West, Argyle Street, Waterloo Road, GRF and Chatham Road North. These roads are already operating close to the full capacity at peak hours. Traffic congestion also poses difficulties to traffic from the side roads turning into these major corridors, and thus spreading the traffic congestion to adjacent areas and the situation will be further deteriorated with the gradual completion of new development projects in east and west Kowloon such as the West Kowloon Cultural District and Kai Tak Development.

3. Following the approval of the Finance Committee of Legislative Council on 20 October 2017, the CKR – Main Works will commence in end 2017 and be completed by 2025.

4. To facilitate commencement of the construction works of CKR project in December 2017, the existing temporary car park on San Ma Tau Street adjacent to Wyler Garden Wei Chien Court under STT KX2010 will need to be closed off. The area of the existing STT car park will be used for reprovisioning of the existing Kowloon City Ferry Pier PTI and metered car parking spaces (with parking spaces for 23 private cars, 16 coaches and 2

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goods vehicles).

5. As the existing car park under STT KX2010 is heavily used, there were public comments that a replacement facility should be provided. Having examined the current traffic condition especially taking into account the congestion due to coaches and all the available options, it is proposed to utilize a piece of vacant Government Land in the vicinity of STT KX2010 at Chi Kiang Street as a temporary fee-paying public carpark by way of STT to this end.

USE OF PROPOSED SITE

6. According to the Draft Hung Hom Outline Zoning Plan No. S/K9/25, the area is zoned as “Open Space” and is to be utilized in long term as part of the Hoi Sham Park Extension development site. The project has been included in the “Five-Year Plan for Sports and Recreation Facilities” announced in the Jan 2017 Policy Address and has to be delivered within 5 years. To better utilize the site, the Leisure and Cultural Services Department is open to proposals that are of short-term and temporary in nature.

7. As suggested by Transport Department (TD), 10% of the site will be restricted to the parking of coaches (i.e. non-franchised buses) whilst the remaining 90% of the site will be open for parking of other types of motor vehicles which would help to mitigate the traffic problem generated by coaches in this area.

JUSTIFICATIONS FOR THE PROPOSED STT CAR PARK

8. Against the above background, making use of the site at Chi Kiang Street for temporary fee-paying carpark purpose is considered necessary on the grounds set out below:

- (a) To meet the imminent demands of temporary car parking spaces

There are keen and imminent demands for parking spaces in the vicinity of Kowloon City Ferry Pier PTI because the supply of car parking spaces will be reduced when the existing car park under STT KX2010 is closed off.

- (b) Not incompatible with adjoining area

The site at Chi Kiang Street is isolated from residential developments in To Kwa Wan. It is situated among temporary

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works areas, sewage treatment works, gas pigging station and industrial buildings. While there are two schools near the site, they are separated from the site by Chi Kiang Street, and with run-in/out at different streets. The proposed STT is considered not incompatible with the adjoining area.

(c) To maximize land resources

The proposed STT will allow a better utilization of the Government Land which will be vacant before commencement of the Hoi Sham Park Extension project.

(d) Improvement to traffic circulation

The provision of more parking spaces will help to reduce illegal parking and free up the traffic lanes for traffic movement.

COMPLIANCE WITH HARBOUR PLANNING PRINCIPLES AND GUIDELINES

9. Reference has been made to the Harbour Planning Principles and Guidelines, and the proposed STT car park at Chi Kiang Street is considered to be in line with them, as follows -

(a) Principle 1: Preserving Victoria Harbour

The proposal will not require any dredging or seawall modification and would not cause impact to the harbour as far as the Protection of the Harbour Ordinance is concerned.

(b) Principle 2: Stakeholder Engagement

DO(KC) has been assisting to conduct a local consultation with stakeholders on the STT in parallel.

(c) Principle 3: Sustainable Development

The STT car park at Chi Kiang Street will not produce any adverse residual environmental impacts to the Harbourfront.

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(d) Principle 4: Integrated Planning

This proposal only involves temporary land uses and will not affect the integrated planning of the concerned site at waterfront.

(e) Principle 5: Proactive Harbour Enhancement

By using this piece of vacant Government Land for the temporary parking facilities, local people can enjoy the waterfront with less traffic problem and air pollution problems in the area.

(f) Principle 6: Vibrant Harbour

The proposal only involves temporary land uses and will not affect the planned open space project on the concerned site.

(g) Principle 7: Accessible Harbour

Prior to implementation of the Hoi Sham Park Extension development project, the STT will be conducive for people accessing the harbourfront.

(h) Principle 8: Public Enjoyment

By using this piece of vacant Government Land for the temporary parking facilities, local people can enjoy the waterfront with less traffic problem and air pollution problems in the area.

LONG TERM PLAN FOR PARKING PROVISION IN TO KWA WAN

10. TD is actively taking the following measures to meet the parking demand in longer term:

- (a) Continue to identify suitable locations to provide more night-time parking spaces.

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- (b) Conduct a study on the parking of commercial vehicles in various districts, including identification of potential development projects for provision of parking spaces for commercial vehicles. Feasibility of providing private car parking spaces in those commercial vehicle car parks will also be considered.
- (c) Apply the higher end within the range of parking standard under the Hong Kong Planning Standards and Guidelines, having regard to the traffic and transport related factors in the vicinity of the development projects, for provision of private car parking spaces.

THE PROPOSAL

11. The main terms of the proposed STT are as below:-

- (a) STT No. : KX3067
- (b) Site Area : about 6 090m²
- (c) Use : (i) A fee-paying public car-park for the parking of motor vehicles (excluding container vehicles with or without their trailers) which are currently licensed under the Road Traffic Ordinance (Cap.374); and
(ii) Subject to (i) mentioned-above, 10% of the area of the Premises shall be used to the satisfaction of Commissioner for Transport for parking of buses (excluding buses in respect of which a franchise is in force under the (Public Bus Services Ordinance) (Cap.230), any regulations made thereunder and any amending legislation) currently licensed under the Road Traffic Ordinance (Cap. 374), any

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regulations made thereunder
and any amending legislation.

- (d) Rental : Tendered rent
- (e) Term : A fixed term of one year from 1 April
2018 to 31 March 2019

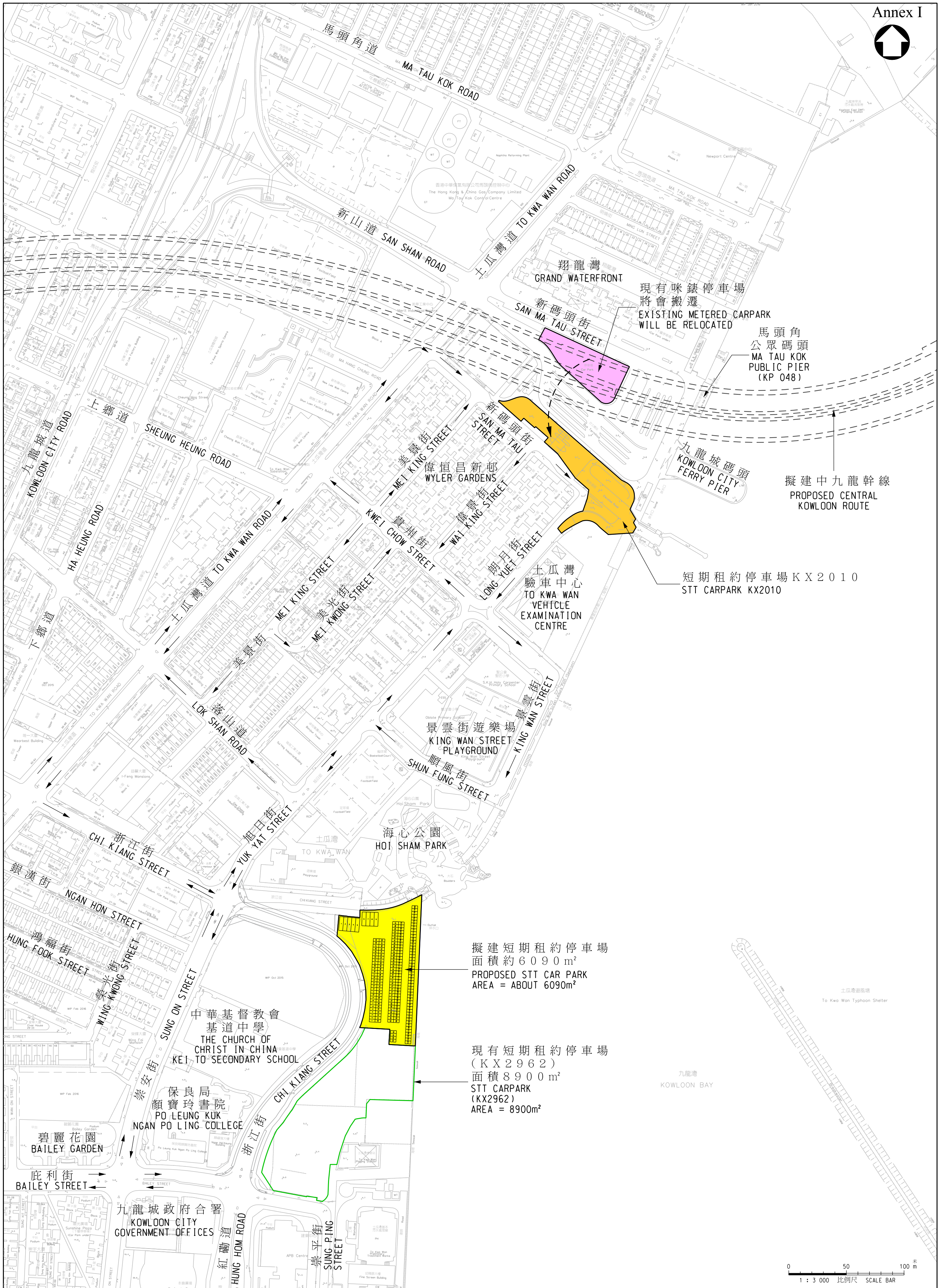
ADVICE SOUGHT

12. Given the said background and justifications, especially for the imminent demand for parking spaces in To Kwa Wan area, members' views are hereby invited on the proposed STT car park at Chi Kiang Street.

Annexes

- Annex I** - Location Plan
- Annex II** - Draft plan for the proposed STT no. KX3067

**Highways Department
Transport Department
District Lands Office/Kowloon West
November 2017**



現有咪錶停車場
將會搬遷
EXISTING METERED CARPARK
WILL BE RELOCATED

馬頭角
公眾碼頭
MA TAU KOK
PUBLIC PIER
(KP 048)

擬建中九龍幹線
PROPOSED CENTRAL
KOWLOON ROUTE

短期租約停車場 KX2010
STT CARPARK KX2010

擬建短期租約停車場
面積約 6090 m²
PROPOSED STT CAR PARK
AREA = ABOUT 6090m²

現有短期租約停車場
(KX2962)
面積 8900 m²
STT CARPARK
(KX2962)
AREA = 8900m²

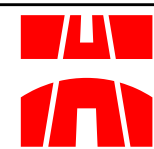
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擬建的浙江街短期租約停車場
PROPOSED STT CAR PARK AT CHI KIANG STREET

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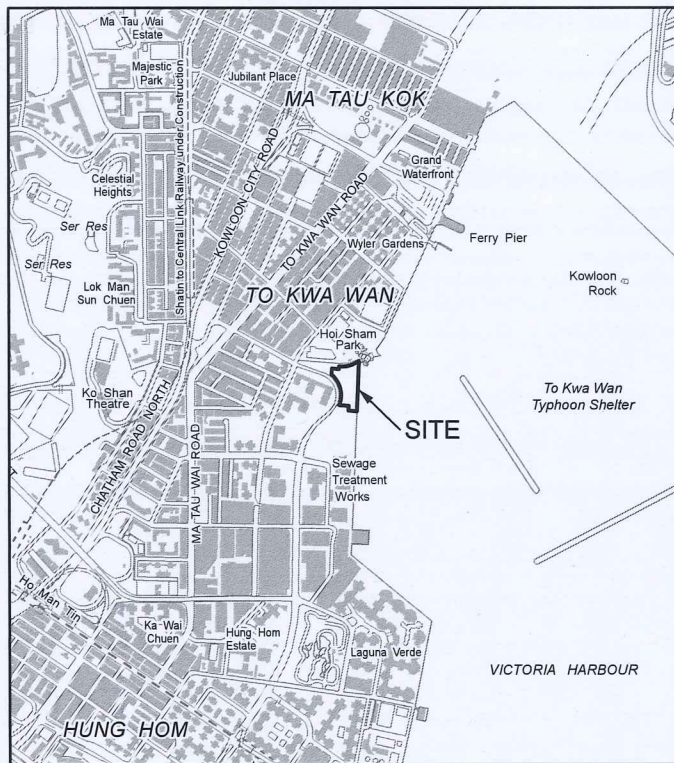
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HIGHWAYS
DEPARTMENT
HONG KONG

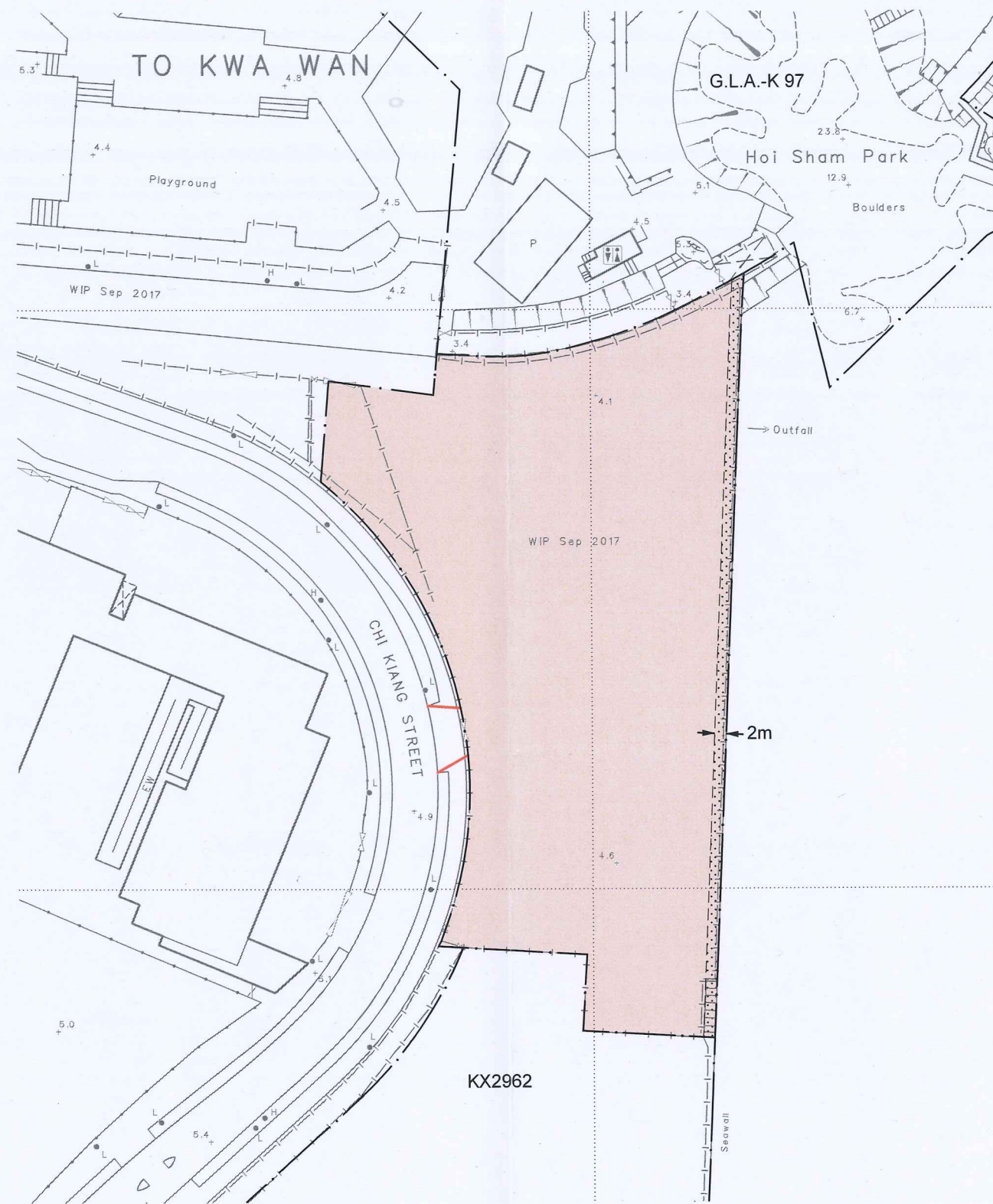


LOCATION



SCALE 1:20 000

 SPECIAL CONDITIONS REFER



COLOURED PINK AND PINK STIPPLED BLACK AREA 6 090 SQUARE METRES (ABOUT)

SCALE 1:1 000



Sealed with the Common Seal of
The Tenant and signed by

Witness to the Sealed with the Common Seal of
The Tenant and signed by

District Lands Officer, Kowloon West

Witness to the Signature of
District Lands Officer, Kowloon West

FOR IDENTIFICATION PURPOSES ONLY



District Lands Office, Kowloon West
Lands Department

Plan Prepared by District Survey Office, Kowloon

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TENANCY AGREEMENT No. KX3067

File No. DSO/K W303/2/3, KW KX3067(P)

Survey Sheet No. 11-NE-160

Layout Plan No. ---

Reference Plan No. ---

PLAN No. KM9874-PO

Dated this ___ day of _____ 20__

Date : 26/10/2017