

The Harbourfront Commission's Task Force on Harbourfront Developments in
Kowloon, Tsuen Wan and Kwai Tsing (Kowloon Task Force)

Planning Application No. A/K9/269

Proposed Temporary School (Private Primary School)

For a Period of 5 Years

G/F, 1/F and R/F of Cheung Kei Center Tower B, One Harbourgate

No. 18 Hung Luen Road, Kowloon

(Kowloon Inland Lot. 11111 ("KIL 11111"))

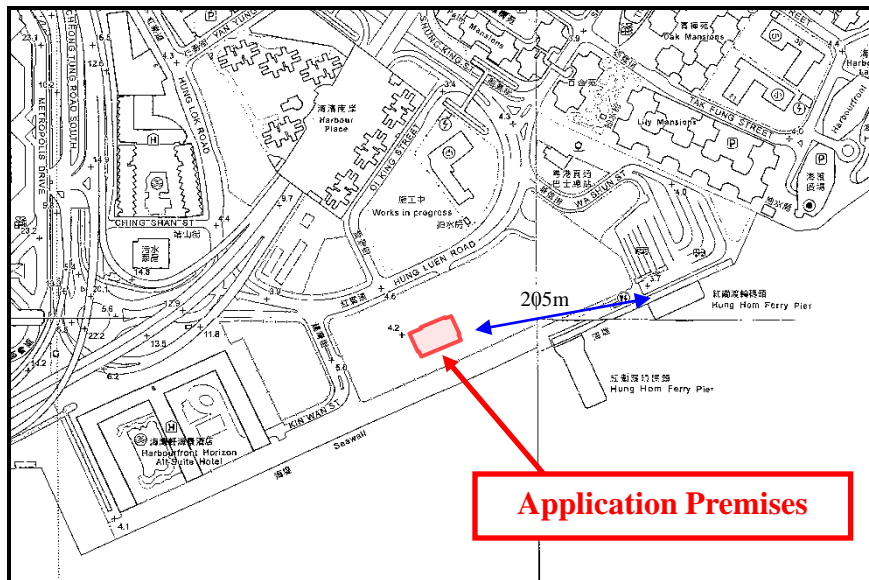
Lanbase Surveyors Ltd acting for Bewater Fitness Limited

19 September 2017

Background

Subject Site

G/F, 1/F and R/F of Cheung Kei Center Tower B, One Harbourgate
No. 18 Hung Luen Road, Kowloon ("KIL 11111")



Application Premises

Background

Zoning

- ***“CDA(2)” on Draft Hung Hom OZP No. S/K9/25***

Planning Intention

- ***Comprehensive Development / Redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities.***

Existing Use

- ***Free-standing Retail Accommodation***
- ***Vacant at the moment***

Proposal

- ***Temporary School (Private Primary School) for 5 Years***
- ***Primary Students Year 1 to Year 6 (Max. 300 nos.)***
- ***GFA: 2,080.598 sq.m.***
- ***18 Classrooms, 4 Multi-purpose Rooms, 1 Staff Room, 2 Offices, an outdoor play area at R/F***
- ***School Hours: 0800 to 1600 and 0830 to 1630 for different grades from Monday to Friday***

Proposal

- ***Only temporary (5 years) in nature instead of a permanent school use at the subject premises.***
- ***Will not affect the provision of retail and F & B uses in the long run.***
- ***The proposed school also make active use of the promenade to enrich the vibrancy of the harbour.***

Harbour Planning Principles

(a) Preserving Victoria Harbour

- *Only Minor Works involved to convert the existing retail accommodation into school use.*
- *No Large-scale redevelopment or destruction works to the harbour.*
- *Victoria Harbour is preserved as a natural asset to the public.*
- *Opportunity to educate students to preserve the Harbour and Harbourfront area.*

Harbour Planning Principles

(b) Public Engagement

- ***3 weeks public consultation is required for the Section 16 Planning Application.***
- ***2 times public consultation periods (total 6 weeks) were carried out under first time and supplementary information submission.***

Harbour Planning Principles

(c) Sustainable Development and Integrated Planning

- *The Proposed School can cater for the educational needs in the local community and enrich the development mix of the subject “CDA(2)” zone.*
- *Would not generate any pollution to the Harbourfront.*
- *The temporary nature would not affect the long-term planning intention of the zone.*
- *Sustainable and integrated planning in the harbour area can be achieved.*

Harbour Planning Principles

(d) Proactive Harbour Enhancement

- ***The Proposed School creates opportunity to “Bring People to the Harbour and the Harbour to the People” by organizing school activities along the waterfront area.***
- ***The dynamic of the junior students would bring vitality to the harbourfront area.***
- ***Some planting activities on the R/F and landscape area fronting the promenade would also enhance the harbourfront area.***

Harbour Planning Principles

(e) Vibrant Harbour and Public Enjoyment

- ***A vibrant harbourfront always contains a good mix of passive and active uses.***
- ***The Proposed School creates opportunity for primary students to appreciate the harbour and make active use of the promenade to enrich the vibrancy of the harbour.***
- ***Public enjoyment can also be maximized by attracting students' family members to the harbourfront.***

Harbour Planning Principles

(f) Accessible Harbour

- *The subject premises is an existing building. The accessibility of the harbourfront area will not be affected.*

Photos



Photos

