

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

For discussion
on 31 May 2011

TFK/09/2011

Temporary Use of the West Kowloon Cultural District Site

PURPOSE

This paper aims to update Members on the West Kowloon Cultural District Authority's (WKCD) intention to make temporary use of the vacant portion of the West Kowloon Cultural District (WKCD) site between end 2011 and the Phase 1 construction works provisionally scheduled to commence in 2013-2014.

BACKGROUND

2. Part of the WKCD site has been left largely vacant and unused pending the formulation of a detailed development plan. After submission of a development plan to the Town Planning Board around the end of this year as planned, the statutory processes and site availability dictate that construction of the Phase 1 WKCD facilities would not begin until some time in 2013-2014, with facilities coming on stream starting from 2015-2016.

3. Temporary use of the WKCD site in the interim period before commencement of Phase 1 construction in 2013-2014 would:

- (a) provide opportunities for outdoor (and indoor, if temporary structures were erected) events;
- (b) raise public awareness of the future uses of the site;
- (c) bring people to the site so that they will get used to attending events on the site and to reinforce the message

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that WKCD is developed for all the people of Hong Kong with their different backgrounds and interests;

- (d) act as incubators for developing and nurturing talents in performing arts and visual culture, plus associated venue management and other ancillary professional/technical skills;
- (e) pilot the integration of software building with hardware development in response to public expectation; and
- (f) provide WKCDA with a foretaste of running a site with mixed commercial and cultural activities, and how to balance the two to achieve a financially sustainable and viable operation for WKCD.

CURRENT STATUS

4. WKCDA is in the process of identifying an operator, through inviting technical proposals and business plans, who would be able to assist in establishing, managing and operating the vacant portion of the WKCD site during this interim period. Preliminary investigation shows that the headland area (around 8 hectares) of the existing WKCD promenade would be suitable and available for temporary use. Subject to further discussions with the Lands Department and other relevant departments, the tentative location of the vacant site currently available for temporary use is shown on the plan at **Appendix**.

5. WKCDA is working on the suitable size, location, access arrangements and time-line for the implementation of temporary land use, to tie in with the construction programme of the phase 1 facilities and supporting public infrastructure. A Short Term Tenancy arrangement for the land will be formulated with the Lands Department to enable WKCDA to use and manage the site for the duration of the

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tenancy.

6. It is envisaged that part of the land could be used commercially to generate sufficient revenue for WKCDA to manage and run the site, plus fund arts and cultural programmes on the site for the next few years before permanent facilities come on stream in WKCD. In order to attract visitors of different backgrounds and interests to WKCD, a variety of outdoor and/or large scale activities would be conducted on the site. Apart from outdoor activities, the Authority plans to build temporary structures on the site in order to host indoor events, such as educational activities, and to provide temporary rehearsal and performance space for performing arts groups and temporary space for the establishment of a “mobile M+”. The temporary structure would provide a platform for artists, performers, students, and the general public upon which to start the software building process. Landscaped areas with space for outdoor performances will be provided. The exact size, design and location of the proposed temporary structures have yet to be determined.

WAY FORWARD

7. With the assistance of the Project Consultants, WKCDA will proceed to firm up the proposed temporary land use in the form of a Short Term Tenancy in liaison with the Lands Department.

8. Members are invited to note WKCDA’s intention to make temporary use of the WKCD site as set out above.

West Kowloon Cultural District Authority
May 2011



LEGEND :

- STUDY AREA
- █ AVAILABLE FOR TEMPORARY USE

ASSUMPTION :

EXISTING UNDERGROUND INFRASTRUCTURE WILL BE LEFT UNAFFECTED SUBJECT TO FUTURE ARRANGEMENT BY WKCD A

Rev	Date	Drawn	Description	Ch'k'd	App'd

Client

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Project

PROJECT CONSULTANCY STUDY FOR WEST KOWLOON CULTURAL DISTRICT DEVELOPMENT PLAN

Title

SITE AVAILABILITY

Designed		Eng check	
Drawn		Coordination	
Dwg check		Approved	
Scale at A1	1:2500	Status	PRE
Rev			P1
Drawing Number	255962/SK/166		



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