

## **Temporary Uses of the Kai Tak Site**

### **1. General Management of the Kai Tak Site**

- 1.1 Since the de-commissioning of the ex-Kai Tak Airport, District Lands Office/Kowloon East (“DLO/KE”), Civil Engineering and Development Department (“CEDD”) and Government Property Agency have been in management of the Kai Tak site, pending permanent land uses and developments.
- 1.2 The total area of the Kai Tak site is about 202 hectares. More than two-thirds of the site is currently let or allocated for various temporary uses. The existing temporary land uses of the Kai Tak site are described below.

### **2. Existing Temporary Land Uses**

- 2.1 Among the total area of 202 ha, 126.4 ha of which (63% of the total area) are currently let out on temporary basis or otherwise allocated temporarily to various government departments. For details, please refer to Table 1 at Annex.

#### **2.2 Existing Short Term Lettings**

- 2.2.1 There are currently 19 sites (total area: about 45.6 ha) in the Kai Tak area let by short term lettings to various private tenants by way of abbreviated tenders or direct grant for various purposes such as golf centre, non-profit making flying training school, fee-paying public carpark, open storage, bus parking etc. For details of these lettings, please refer to Appendix 3.

## **2.3 Existing Temporary Government Land Allocations**

2.3.1 There are currently 19 sites (total area: 80.8 ha) granted to various government departments by way of Temporary Government Land Allocations (TGLAs) for various purposes including works area, contractor's depot, storage, electricity sub-stations etc. Please refer to Appendix 4 for details of these allocations.

### **2.3.2 Temporary Stockpiling of Excavated Materials by CEDD**

2.3.2.1 Out of these 19 TGLAs, CEDD is granted with 6 allocations (i.e. G1 to G6 at Appendix 1) having a total area of about 73.1 ha for various purposes including work sites, works area, storage, contractor's depot, public filling barging points and stockpiling and storage area. Among these allocations, a total area of land amounting to 36.3 ha (G1 and G2 at Appendix 1) is currently occupied as works sites by CEDD for the purposes of the demolition of the ex-Kai Tai Terminal Building, carpark building and associated works.

2.3.2.2 While the public filling activities at the runway operation by the Fill Management Division (Civil Engineering Office) of CEDD has recently ceased, the Kowloon Development Office of CEDD has committed to take over the land concerned for stockpiling purposes for a term up to mid-2006. For the locations of the concerned plots of land, please refer to the plan at Appendix 2.

2.3.2.3 These stockpiling areas are required for the site formation contract for Choi Wan Development, currently managed by CEDD, which involves excavation of about 9 million m<sup>3</sup> of materials to form land for future housing and school development.

2.3.2.4 In order that the excavated materials from the site formation works can be put to beneficial use, it is planned that the materials will be delivered to other projects. To accommodate the possible programme differences between the Choi Wan contract and that of the receptor projects, temporary stockpiling of excavated materials at the runway of the former Kai Tak Airport, which is near the Choi Wan Development main site, has been allowed for under the contract.

2.3.2.5 CEDD has consulted both Kowloon City District Council and Kwun Tong District Council and obtained their in-principle agreement before implementation of the arrangement.

2.3.2.6 The current situation of stockpiles at Kai Tak is caused by the latest developments of the receptor projects. CEDD is aware of the conditions, and are putting together a number of improvement measures. The results should be visible in a few months. As immediate measures to reduce possible environmental and visual impacts, the stockpiled materials are hydroseeded as soon as possible, and proper temporary drainage system has been provided to prevent silty discharge into the harbour.

### **3. Proposed Temporary Land Uses**

3.1 About 12.9 ha land (6% of the total area) are proposed to be let by way of short term tenancies to private tenants or temporarily allocated to various government departments for various purposes including storage, landscape gardening, sports centre, etc., all of which are under active processing. It is the intention that all the proposed short-term tenancies will be subject to public tendering. For details, please refer to Table 2 at the Annex.

### **4. The Remaining Vacant Land**

4.1 To ensure better utilisation of the vacant land, DLO/KE has from time to time invited relevant government departments to submit applications for temporary use of the vacant land in Kai Tak. Some applications for temporary land allocations for works area or storage purposes have been received and have been processed/are being processed by DLO/KE.

4.2 There are currently 11 scattered plots of vacant land with a total area of about 62.3 ha (31% of total area). Table 3 at Annex refers.

4.3 Temporary active uses of these plots of vacant land, however, are highly constrained due to the following reasons:

#### **4.3.1 (a) Traffic and Environmental Constraints:**

4.3.1.1 Most of these vacant sites are having accessibility problems as either

because they are located far away from public roads or they are facing traffic capacity problems as advised by the Transport Department, the existing road networks surrounding the former Kai Tak Airport such as Kai Fuk Road and Prince Edward Road East are not designed for any large scale conversion of uses of the airport which may generate a heavy flow of traffic. Given the possible adverse traffic impacts that may have to the existing road system, the Transport Department does not support any active temporary uses that may generate a heavy traffic flow. Besides, due to the close proximity of some of these vacant sites to the residential developments such as Sky Tower and Richland Gardens, Environmental Protection Department does not support active uses or sports activities which would likely to have noise and/or lighting impact to nearby residents. In view of these constraints, viable temporary uses of these plots of land are to certain extent limited.

#### 4.3.2 **(b) Current Site Conditions:**

4.3.2.1 Land decontamination works had been carried out by CEDD at the North Apron area of the Kai Tak site. Six sites (i.e. V4 to V9 at Appendix 1) with a total area of about 45.9 ha are now unlevelled grounds filled with earth and rubbles after decontamination works. The current site conditions are therefore considered not suitable for beneficial uses.

#### 4.4 **One-off Public / Non-profit Making Events:**

4.4.1 Notwithstanding the traffic and environmental constraints, two plots of land (as donated V10 and V11 on the plan at Appendix 1) have been actively used for temporary occupations by applicants such as Hong Kong Air Cadet Corps for aero-modelling and various charitable organizations such as Christian Action and Sowers Action for various one-off non-profit making/public events such as fair/variety show, mass games, walkathon etc. and for commercial film-shooting.

4.4.2 According to DLO/KE's records, for members' reference, the sites were occupied for the above said events for over 100 days in the past 12 months.

## **5. Conclusion**

Pending finalization of permanent land uses, departments have been exploring viable temporary uses of the Kai Tak site. To sum up, about 139.3 ha land (i.e. 69% of the total area) is currently let / proposed to be let to various private tenants or allocated to various government departments for a wide range of short term uses. Whilst temporary uses of the remaining 62.3 ha vacant land are highly constrained due to the current site conditions and traffic and environmental problems, departments will, however, continue to identify appropriate temporary uses as far as possible to ensure optimum utilization of the land.

### **Attachments**

- Annex : Tables for the Temporary Land Uses of the Kai Tak Site as at 8.4.2005
- Appendix 1 : Plan showing the Temporary Land Uses of the Kai Tak Site as at 8.4.2005
- Appendix 2 : Plan No. KZ376 showing the locations of the temporary barging points and stockpiling by CEDD
- Appendix 3 : Existing Short Term Lettings of the Kai Tak Site as at 8.4.2005
- Appendix 4 : Existing Temporary Government Land Allocations of the Kai Tak Site as at 8.4.2005

### **Joint Submission by:**

**District Lands Office/Kowloon East, Lands Department, and  
Project Manager (Kowloon), Civil Engineering and Development Department  
12 April 2005**

**Annex**

**Temporary Land Uses of the Kai Tak Site as at 8.4.2005**

**Table 1: Existing Temporary Land Uses of the Kai Tak Site as at 8.4.2005**

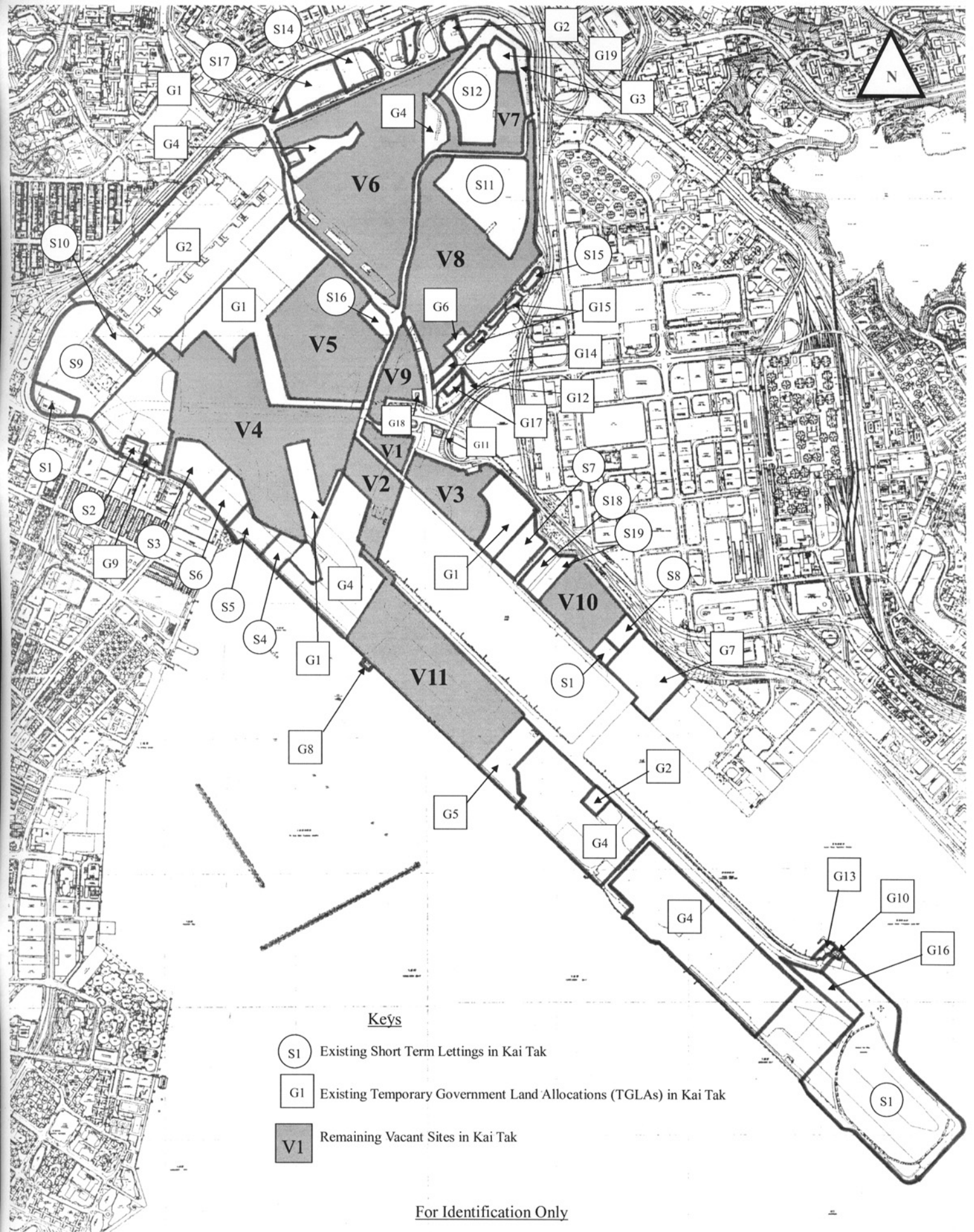
<b>Existing Land Use</b>	<b>No. of Cases</b>	<b>Approximate Total Area (ha)</b>	<b>Remarks</b>
Short Term Lettings	19	45.6	Please refer to Appendix 3.
Temporary Government Land Allocations	19	80.8	Please refer to Appendix 4.
<b>Total</b>	<b>38</b>	<b>126.4</b> (63% of total area)	

**Table 2 : Proposed Temporary Land Uses of the Kai Tak Site as at 8.4.2005**




<b>Proposed Land Use</b>	<b>No. of Cases</b>	<b>Approximate Total Area (ha)</b>
Proposed Short Term Tenancies under processing	3	10.1
Proposed Temporary Government Land Allocations under processing	3	2.8
<b>Total</b>	<b>6</b>	<b>12.9</b> (6% of total area)

**Table 3 : Remaining Vacant Land of the Kai Tak Site as at 8.4.2005**

<b>Existing Land Use</b>	<b>No. of Plots</b>	<b>Approximate Total Area (ha)</b>	<b>Remarks</b>
Vacant	11	62.3	Please refer to plan at Appendix 1.
<b>Total</b>		<b>62.3</b> (31% of total area)	

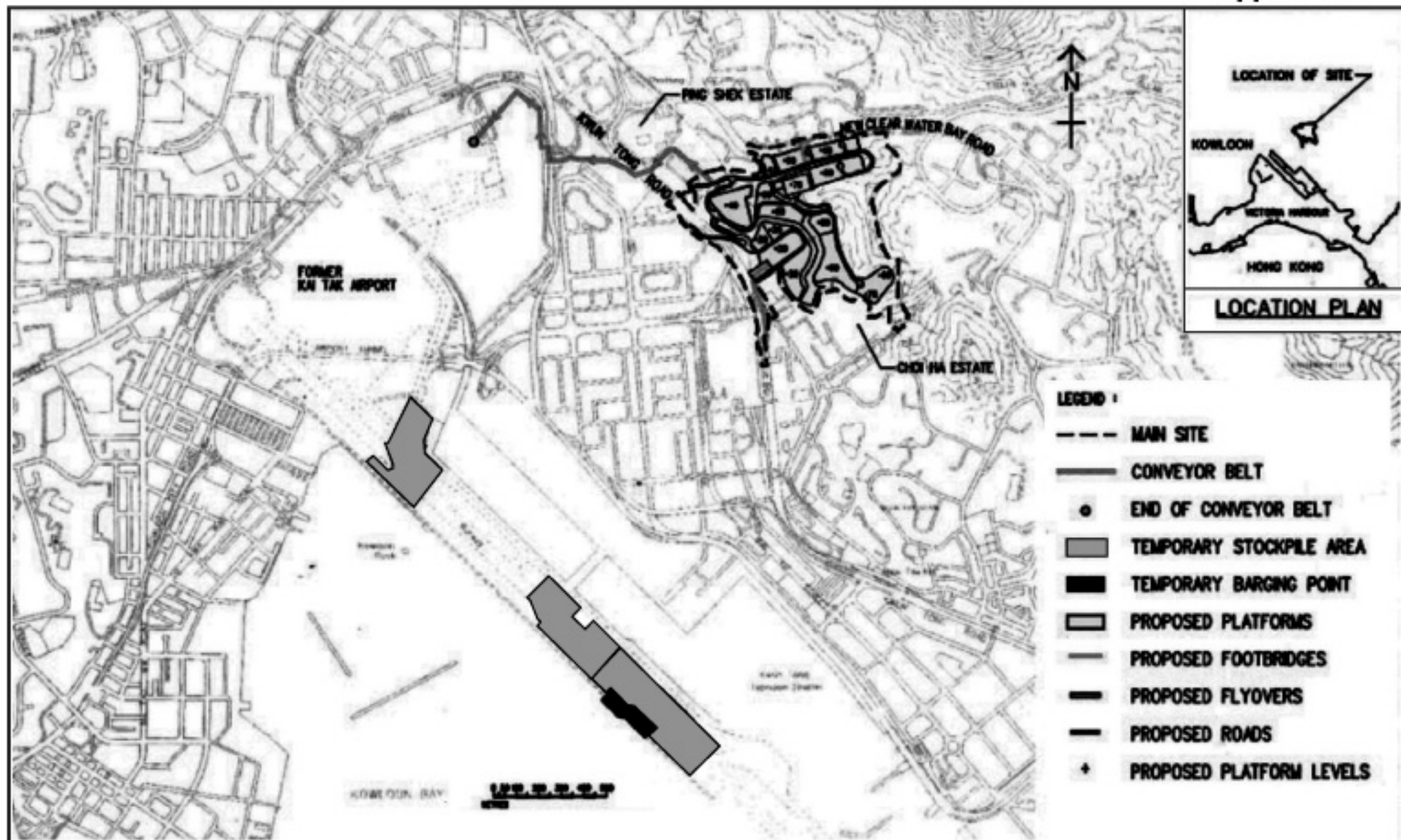


Keys

-  Existing Short Term Lettings in Kai Tak
-  Existing Temporary Government Land Allocations (TGLAs) in Kai Tak
-  Remaining Vacant Sites in Kai Tak

For Identification Only

Existing Temporary Land Uses in Kai Tak (As in April 2005)



圖則名稱 drawing title

**DEVELOPMENT NEAR CHOI WAN ROAD AND JORDAN VALLEY -  
CONTRACT SITE PLAN  
(Project Number : B564CL)**

繪圖 drawn

C.W. Lo

簽署 initial

Signed

日期 date

8-4-05

項目編號 item no.

-

辦事處 office

九龍拓展處

KOWLOON DEVELOPMENT OFFICE

核對 checked

Kenneth Mok

簽署 initial

Signed

日期 date

8-4-05

比例 scale

As Shown

核批 approved

-

-

日期 date

-

圖則編號 drawing no.

KZ 376



土木工程拓展署  
CIVIL ENGINEERING  
AND DEVELOPMENT  
DEPARTMENT



<b>Item No.</b>	<b>STT No.</b>	<b>Area (sq.m.)</b>	<b>Permitted Uses</b>	<b>Term</b>	<b>Commencement Date</b>
S1	KX2033	148,600	Golf centre and such ancillary facilities as may be approved in writing by the District Lands Officer.	4 years certain and thereafter quarterly.	16.12.1999
S2	KX2054	3,900	Operation of business in connection with collection and recycling of municipal solid waste.	1 year certain and thereafter quarterly.	01.07.1999
S3	KX2100	23,900	Fee-paying public carpark for the parking of motor vehicles (excluding container vehicles with their trailers or chassis attached) currently licensed under the Road Traffic Ordinance (Cap 374).	2 years certain and thereafter quarterly.	30.03.2000
S4	KX2109	8,740	Concrete production or storage of the Tenant's building materials (including but not limited to cement, sand, and aggregate but excluding containers) or any combination of these.	2 years certain and thereafter quarterly.	29.09.2000
S5	KX2117	13,500	Storage of the Tenant's building materials (including but not limited to cement, sand and aggregates but excluding containers).	2 years certain and thereafter quarterly.	29.07.2000
S6	KX2118	15,000	Storage of the Tenant's goods (including but not limited to construction equipment, building materials and unlicensed vehicles but excluding cement, sand, aggregates, licensed vehicles and containers).	2 years certain and thereafter quarterly.	27.06.2000
S7	KX2123	15,000	Bus Parking Area only.	2 years certain and thereafter quarterly.	01.06.2000
S8	KX2125	5,900	Storage of the Tenant's goods and container packing for non-profit making purposes only.	2 years certain and thereafter quarterly.	06.06.2000
S9	KX2127	59,300	Amusement park or passenger carrying tethered balloon amusement ground or exhibition or bazaar or any combination of these and such ancillary facilities as may be approved in writing by the District Lands Officer.	2 years certain and thereafter quarterly.	01.06.2000
S10	KX2129	12,800	Fee-paying public carpark for the parking of motor vehicles currently licensed under the Road Traffic Ordinance (Cap. 374) (excluding container vehicles with their trailers or chassis attached).	A fixed term up to 31.3.2002 and thereafter quarterly.	15.08.2000

<b>Item No.</b>	<b>STT No.</b>	<b>Area (sq.m.)</b>	<b>Permitted Uses</b>	<b>Term</b>	<b>Commencement Date</b>
S11	KX2189	34,800	For the purposes of carrying out such site and road formation, building and associated works for the development of the Premises as a Public Rental Housing Estate in accordance with Development Parameters which have either been approved or to be approved by the Director of Planning and any approved amendments thereto.	48 months certain and thereafter quarterly.	18.12.2002
S12	KX2190	56,900	For the purposes of carrying out such site and road formation, building and associated works for the development of the Premises as a Public Rental Housing Estate in accordance with Development Parameters which have either been approved or to be approved by the Director of Planning and any approved amendments thereto.	48 months certain and thereafter quarterly.	18.12.2002
S13	KX2261	10,300	A non-profit making flying training school, ancillary workshop, clubhouse and such other ancillary facilities as may be approved in writing by the District Lands Officer.	9 months certain and thereafter quarterly	15.01.2003
S14	KX2324	9,440	(i) A fee-paying public car park for the parking of motor vehicles (excl. container vehicles with their trailers or chassis attached) currently licensed under the Road Traffic Ordinance (Cap. 374); or (ii) the display or the display and sale of licensed or unlicensed motor vehicles or both; or (iii) storage of goods (excluding containers, scrap metal, recycling waste, building materials, construction machinery, vehicles for stripping and breaking, cement, sand, aggregates and offensive goods and dangerous goods as defined in Section 2 of the Dangerous Goods Ordinance (Cap. 295) or any enactment amending the same or substituted therefor); or (iv) any combination of the above users.	3 years certain and thereafter quarterly.	11.10.2004
S15	KX2341	2,740	(i) A fee-paying public car park for the parking of motor vehicles currently licensed under the Road Traffic Ordinance (Cap. 374); or (ii) the display or the display and sale of licensed or unlicensed motor vehicles or both (iii) open storage of goods (excluding offensive goods (in determining whether any goods stored on the Premises amount to "non-offensive goods", the decision of the DLO shall be final and binding on the Tenant) and dangerous goods as defined in Section 2 of the Dangerous Goods Ordinance (Cap. 295) or any enactment amending the same or substituted therefor); or (iv) any combination of the above users.	1 year certain and thereafter quarterly.	12.2.2005
S16	KX2345	6,340	Storage of Tenant's construction equipment, tools, materials, cables and such other goods as may be approved in writing by the District Lands Officer.	2 years certain and thereafter quarterly	10.1.2005

<b>Item No.</b>	<b>STT No.</b>	<b>Area (sq.m.)</b>	<b>Permitted Uses</b>	<b>Term</b>	<b>Commencement Date</b>
S17	KX2358	16,800	(i) A fee-paying public car park for the parking of motor vehicles currently licensed under the Road Traffic Ordinance (Cap. 374), any regulations made thereunder and any amending legislation; or (ii) the display or the display and sale of licensed or unlicensed motor vehicles or both; or (iii) storage of goods (excluding containers (save for containers mounted on container vehicles), scrap metals, materials for recycling, vehicles for stripping or breaking and offensive goods (in determining whether any goods stored on the Premises amount to “non-offensive goods” the decision of the District Lands Officer shall be final and binding on the Tenant) and dangerous goods as defined in Section 2 of the Dangerous Goods Ordinance (Cap. 295), any regulations made thereunder and any amending legislation); or (iv) any combination of the above users.	3 years certain and thereafter quarterly.	1.4.2005
S18	KX2268 (A)	4,700	Bus Parking Area only.	Monthly basis subject to 1-month termination notice	19.3.2003
S19	KX2268 (B)	7,164	Bus Parking Area only.	Monthly basis subject to 1-month termination notice	1.5.2003

**Total : 455,824 sq.m.**

**Existing Temporary Government Land Allocations (TGLAs) in Kai Tak as at 8 April 2005****Allocations to Civil Engineering and Development Department for Demolition of Ex-Passenger and Carpark Buildings and Associated Works**

Item No.	Allocation No.	User Dept.	Permitted Use	Area (sq.m.)	Expiry Date and Remarks
G1	GLA-TNK 1289	Civil Engineering and Development Department	Works Area	154,350	- 148,780 sq.m. will be expired in 09.2006 - 5,880 sq.m will be expired in 12.2007
G2	GLA-TNK 1297	Civil Engineering and Development Department	Works Site	208,600	30.9.2006

**Sub-Total : 362,950 sq.m.**

**Other Allocations**

Item No.	Allocation No.	User Dept.	Permitted Use	Area (sq.m.)	Expiry Date and Remarks
G3	GLA-TNK 1180	Civil Engineering and Development Department (Project Manager / Kowloon)	Works Portions for the conveyor belt system in the north apron, Kai Tak	14,100	31.08.2006
G4	GLA-TNK 1188	Civil Engineering and Development Department (Project Manager / Kowloon)	Barging point and stockpiling areas for excavated materials and works areas on different parts of the runway and apron areas.	294,070	- 11,000 sq.m. will be expired on 28.02.2006 - 168,570 sq.m. will be expired on 30.06.2006 - 16,900 sq.m. will be expired on 31.07.2006 - 97,600 sq.m. will be expired on 31.08.2006
G5	GLA-TNK 1234	Civil Engineering and Development Department (Fill Management Division)	Public Filling Barging Point, Stockpiling and Buffer Storage area on the runway	54,657	31.08.2005
G6	GLA-TNK 1320	Civil Engineering and Development Department (Land Works Division)	Contractor's Depot	5,000	28.2.2007
G7	GLA-TNK 1115	Customs and Excise Department	Temporary Vehicle Detention Centre	32,000	30.9.2005
G8	GLA-TNK 1125	Government Property Agency	Electricity Sub-station "F" and Two Salt Water Pump Houses and its wayleave	591	31.12.2004 (Allocation period expired and demolition works by ArchSD and GPA are now in progress)
G9	GLA-TNK 1127	Government Property Agency	Electricity Sub-station "B"	1,150	31.12.2004 (Allocation period expired and demolition works by ArchSD and GPA are now in progress)
G10	GLA-TNK 1128	Government Property Agency	Electricity Sub-station "H"	796	31.12.2004 (Allocation period expired and demolition works by ArchSD and GPA are now in progress)

**Existing Temporary Government Land Allocations (TGLAs) in Kai Tak as at 8 April 2005**

Item No.	Allocation No.	User Dept.	Permitted Use	Area (sq.m.)	Expiry Date and Remarks
G11	GLA-TNK 1129	Government Property Agency	Electricity Sub-station "Y"	784	31.12.2004 (Allocation period expired and demolition works by ArchSD and GPA are now in progress)
G12	GLA-TNK 1177	Electrical and Mechanical Services Department	Vehicles Maintenance Depot next to the existing HATCL II Building	7,360	28.02.2012
G13	GLA-TNK 1191	Hong Kong Observatory	Automatic Weather Station	2,000	30.06.2007
G14	GLA-TNK 1218	Architectural Services Department	Works Area for Maintenance Contractor	3,080	31.03.2006
G15	GLA-TNK 1219	Water Services Department	Works Area and Open Storage for Water Supply of SEKD Stage I	5,260	31.12.2006
G16	GLA-TNK 1305	Fire Services Department	Driving Training Ground	13,300	31.12.2007
G17	GLA-TNK 1249	Architectural Services Department	Works area for the alteration works of Ex-HATCL II building for the	2,620	31.05.2005
G18	GLA-TNK 1280	Government Property Agency	Electricity Sub-station "Z"	1,188	31.12.2004 (Allocation period expired and demolition works by ArchSD and GPA are now in progress)
G19	Ref: LND KE SITE/ KTA/36	Leisure & Cultural Services Department	Temporary tree bank and greening	6,900	Commencing on 31.1.2005 and subject to 6-months' termination notice.

**Sub-Total : 444,856 sq.m.**

**Total : 807,806 sq.m.**