

Harbour-front Enhancement Committee

Temporary uses of the West Kowloon Cultural District Project Area

PURPOSE

This paper seeks Members' views on our plan to restrict the temporary uses of the West Kowloon Cultural District (WKCD) Project Area (the Project Area) mainly to projects and activities relating to arts and cultural before the commissioning of building works of the WKCD project

BACKGROUND

2. At present, the 40-hectare Project Area is demarcated into several sites. A layout of these sites is at **Annex A**. These sites comprise –

- (a) The waterfront promenade covering 3.6 hectares which has been opened to the public since September 2005. Public facilities available there include a timber boardwalk with lantern lighting, a cycle track, a walking trail, children's playground etc. The waterfront promenade is managed by Leisure and Cultural Services Department (LCSD).
- (b) Five sites for permitted temporary uses through short-term-tenancies (STTs) granted by Lands Department (LandsD). The details are as follows –
 - The fixed term STTs on site A (4.81 hectares), site B (0.755 hectares) and site D (1.91 hectares) have expired and they are being extended on a quarterly basis.
 - The fixed term STT on site C (3.58 hectares) will

expire on 1 September 2008 and is extendable on a quarterly basis thereafter.

- Site E (0.753 hectares) and site F (3.56 hectares) have yet to be temporarily leased or allocated.

(c) For the remaining area i.e. site G , part of it is currently used as tree bank by LCSD and may be available for temporary allocation.

———— The details of the temporary uses of sites are at **Annex B**.

3. According to the estimated timetable for the development of the WKCD for the purpose of conducting the financial assessment on the Project, the WKCD Authority is expected to be established by end 2008. The Authority will prepare a development plan during 2009-10. Construction works are expected to commence on-site around 2011. Thus, there will be a period of around three years during which the Project Area may continue to accommodate temporary uses.

PROPOSED TEMPORARY USES

4. We intend to restrict the temporary uses of the Project Area mainly to projects and activities relating to arts and culture before the commissioning of construction works on-site for the Project.

5. The above plan is put forward on the following grounds-

(a) Responding to public request

During the Public Engagement (PE) exercise on the recommendations put forth by the Consultative Committee on Core Arts and Cultural Facilities of WKCD launched last year, there had been strong support from the members of the public to implement the WKCD project without further delay. Specifically, they should like to dedicate the WKCD site to arts and cultural uses, so as to prepare and accustom the public to embrace the WKCD as an arts and cultural area, in the run-up to the commissioning of the actual WKCD project.

(b) Relieving the current shortage of arts venues

There is an acute shortage of performing arts venues and that the market demand has far exceeded the supply. There is an imminent need to identify alternative performing arts venues, including temporary ones, to alleviate the problem prior to the operation of the additional performing arts venues proposed in the WKCD. There are requests from visual arts groups for large enough open spaces to put up their artifacts and exhibits from time to time. Large sites in prime locations are scarcely available in other parts of Hong Kong. The Project Area provides readily available sites of considerable size in a prime location which would serve to meet the imminent need for additional performing arts and exhibition venues, although on a temporary basis.

(c) Building up the momentum for WKCD project

The WKCD project is an important strategic investment in culture and the arts for the future of Hong Kong and a major initiative to meet the long-term infrastructure needs of Hong Kong's arts and cultural development. There is a need to build up the momentum for this new cultural landmark both in the local community, in the region and internationally in order to make it a success. Whilst efforts would be made on various fronts to strengthen the cultural software, we consider making use of the WKCD Project Area now for activities relating to arts and culture is a direct and effective way of building up the momentum required.

6. The Project area may be used for various activities relating to arts and culture. As the first measure to make the best use of the Project Area to meet the acute shortage of performing arts venues, we are planning to invite proposals through open tender for the erection and operation of a temporary theatre in the WKCD Project Area at Site F. The theatre should be fully enclosed so that it can also be used during inclement weather. The theatre would be required to have a seating capacity of 1,000 – 1,500 seats which is the type of venue in the greatest demand at present. A suitable location for the tent theatre has been identified within site F, which is not subject to any STT at present.

7. We also plan to consider leasing sites in the Project Area on a temporary basis at concessionary or nominal rental to non-profit making organizations for staging arts and cultural projects on a case-by-case basis.

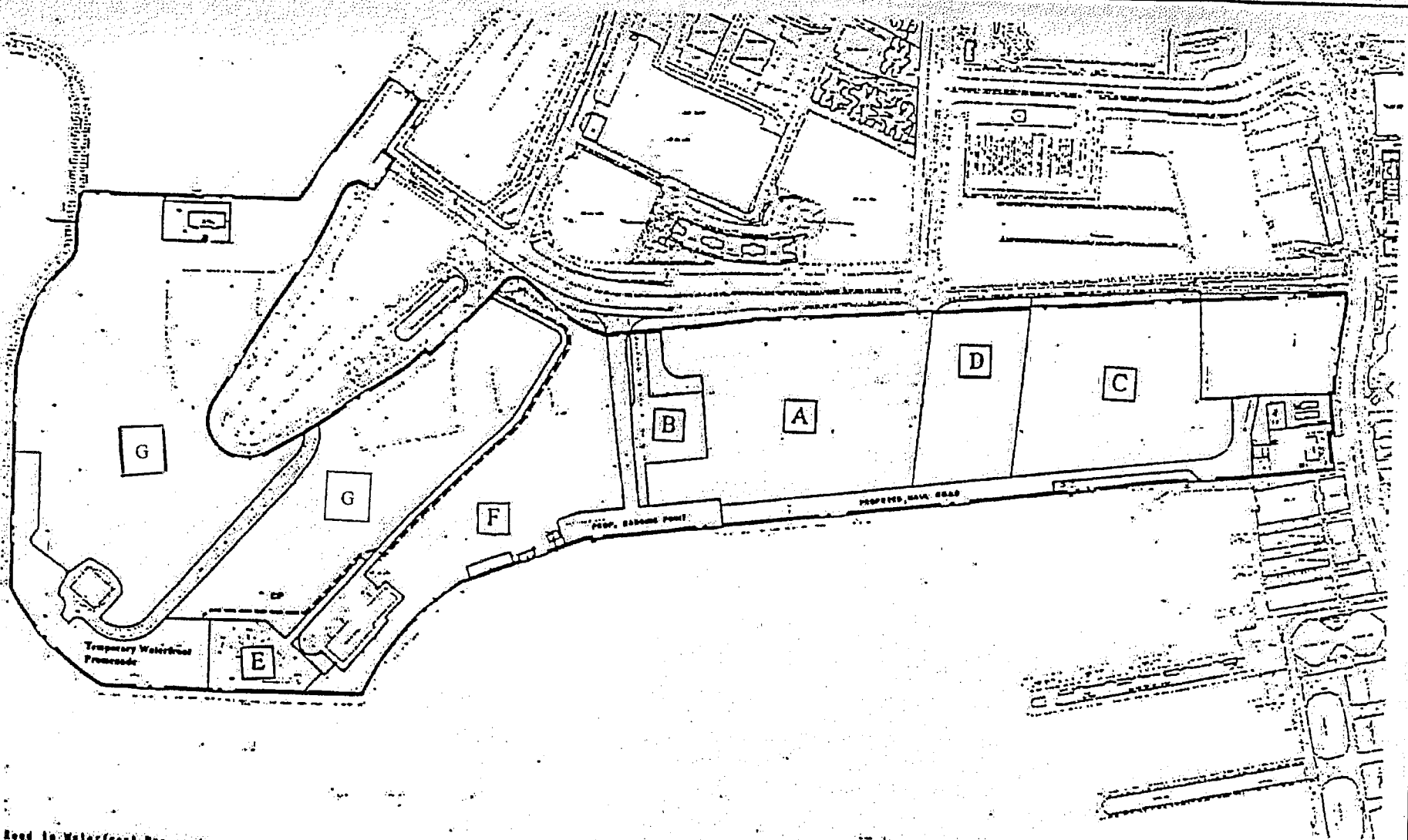
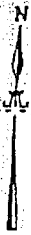
8. The Government receives, from time to time, applications from

organizations to organize one-off events in the Waterfront Promenade or other sites in the WKCD Project Area. These applications will continue to be considered in accordance with the existing procedures.

ADVICE SOUGHT

9. Members' views are invited on our plan to restrict the temporary use of the WKCD Project Area mainly to projects and activities relating to arts and culture before the full commissioning of the WKCD project, as well as the proposal to invite tender to set up a temporary theatre in site F.

Home Affairs Bureau
April 2008



— Road to Waterfront Promenade
- - - Footpath to Waterfront Promenade

□ WKCD Boundary (Approximate)



FOR IDENTIFICATION PURPOSES ONLY

District Lands Office, Kowloon West
Lands Department

Plan Prepared by District Survey Office, Kowloon

SITE PLAN

WEST KOWLOON CULTURAL DISTRICT

File No. LD DSO/K/W303/1-B1
Survey Sheet No. 11-NW-230.24C&D, 11-SW-38, 4A
Layout Plan No.
Reference Plan No.
PLAN No.

Present status of STT sites in the WKCD Project Area
(Position as at April 2008)

Site	Area	Permitted / Actual use	Existing/Prospective Tenant	Term
Site A	4.81 ha	STT KX 2271. Being used for open storage.	Joint Charm Ltd.	Up to end Dec 2006 and extension thereafter quarterly
Site B	0.755 ha	STT KX 2408. Being used for public car park.	Cheung Wo Transportation Ltd.	Up to end Feb 2007 and extension thereafter quarterly
Site C	3.58 ha	STT KX 2337. Site is restricted for use as golf activities ground or recreational and entertainment activities (excluding fun fair and circus).	Bingo City Ltd.	A fixed term of 2 years from 1.9.2006 and extension thereafter quarterly
Site D	1.91 ha	STT KX 2403. Drive-in cinema use has ceased. Application for concert use is being processed.	Sowell Resources Ltd.	Up to end Feb 2007 and extension thereafter quarterly
Site E	0.753 ha	Proposed short term tenancy (STT KX 2521) by direct grant for heliport operating area.	Hong Kong Air Cadet Corps	A fixed term certain up to 31.12.2009 and thereafter quarterly
Site F	3.56 ha	Proposed short term tenancy (STT KX 2545) by tender for purposes tent theatre or such other cultural and art activities as may be approved by District Lands Officer	N.A (To be awarded by Open Tender)	A fixed term certain up to 31.12.2009 and thereafter quarterly