

Harbour-front Enhancement Committee
Sub-committee on Harbour Plan Review
Short Term Tenancies in the Harbour-front Areas

Purpose

The purpose of this Paper is to brief Members on the sites let on short-term tenancies (STT) in the harbour-front areas.

Background

2. In general, our policy is that as and when government land becomes available for disposal, it should, whenever possible, be made available for sale, granted or allocated to other government departments for permanent development according to the planning intention for the site concerned. When the permanent development would not take place in the near future, opportunity will be taken to make the land available, where appropriate, for temporary uses on STT.

3. STT are basically let in two ways: -

- (a) *By public Tender* – Land that is likely to be of general commercial interest is let by public tender. Examples are open storage of goods, fee-paying public car park and recreational purposes etc.
- (b) *By Direct Grant* – STT may be granted directly to applicant where there is no general commercial interest in the land or where there is only one party interested in that piece of the land and such letting is justified. Examples of such STT include works areas required for public projects or by utility companies or sites for non-profit making activities to which support of the relevant policy bureau has been given.

STT in the harbour-front areas

4. In accordance with the Areas as specified under the Inventory on Known (Planned and Proposed) Projects at Harbour-front prepared by the Planning Department, particulars of the STT within the Areas are at the Annex for members information. In processing the STT, the District Lands Office concerned will consult the relevant departments and, where applicable, approach this Sub-committee on the STT proposal.

New STT

5. The Lands Department publicizes the six-month STT Tender Forecast and the public can visit the Department's website for details.

Annex

Particulars of STT in Harbour-front Areas

Lands Department**November 2008**

Short Term Tenancies at Harbour-front Areas (as at November 2008)

Hong Kong Island

Site No.	Development Site	Town Planning Zoning	STT Affected	Area (sq.m.) (about)	User	Term
Kennedy Town						
WHK5	Former Kennedy Town Incinerator and Abattoir and Adjoining Area	“G/IC” and “Road”	NHX583	1,900	parking, refueling minor service, maintenance and activities ancillary to the maintenance of buses	currently on quarterly term
			NHX557	2,610	public fee paying parking of goods vehicles	currently on quarterly term
WHK7	Shing Sai Road Waterfront Open Space	“O”	NHX605	16.46	bus drivers’ rest room and staff lockers	currently on quarterly term
WHK9	Proposed swimming pool at the triangular site at the junction of Shing Sai Road and Sai Cheung Street	“G/IC(1)”	SHX1212	7,090	fee paying public carpark of motor vehicles	up to 31.1.2009 and thereafter quarterly
WHK11	Route 4 Extension, Linking Western District with Southern District (THB, HyD)		NHX583	1,900	parking, refueling minor service, maintenance and activities ancillary the maintenance of buses	currently on quarterly term
			NHX557	2,610	public fee paying parking of goods vehicles	currently on quarterly term
			NHX581	2,150	non-profit-making activity centre for overseas domestic helpers	currently on half-yearly term.

Site No.	Development Site	Town Planning Zoning	STT Affected	Area (sq.m.) (about)	User	Term
WHK1	Various sites along Victoria Road	“GB” and “R(B)”	NHX83	50	swimming pavilion (excluding residential use)	currently on quarterly term
			NHX313	50	swimming pavilion (excluding residential use)	currently on quarterly term
Sai Ying Pun & Sheung Wan						
SW4	Proposed Shafts and Associated Facilities for Harbour Area Treatment Scheme Project (HATS) at Fung Mat Road	“G/IC”, “OU” and Road	NHX726	4,792	public car park	currently on monthly term
SW5	Former Public Filling Barging Point	“O”	NHX733	9,640	public car park	up to 31.1.2009 and thereafter monthly
			NHX726	4,792	public car park	currently on monthly term
SW8	Area between SYSMP Phase II and Sheung Wan Gala Point	“O”	NHX472, NHX473, NHX475, NHX478 & NHX479	4 4 8 4 4	boat kiosk	currently on monthly term
SW10	Commercial Building with Public Transport Terminus and Public Car Park, Sheung Wan Bus Terminus	“OU”	NHX585, NHX591 & NHX592	18.13 23.4 30.8	bus kiosks	currently on quarterly term

Site No.	Development Site	Town Planning Zoning	STT Affected	Area (sq.m.) (about)	User	Term
SW2	Western Wholesale Food Market	“OU (Wholesale Market) and “G/IC”	NHX423	65,000	Wholesale food market	currently on yearly term
SW3	Site off Fung Mat Road	“G/IC”	NHX726	4,792	public car park	currently on monthly term
Central						
C5	Central Reclamation	N.A.	NHX374	680	parking area	currently on yearly term
			EHX419 (proposed)	1,610	fee paying public carpark	subject to 1- month notice of termination one year and thereafter monthly
C8	Proposed Development of the Red Cross Headquarters and Commercial Offices at Lung Wui Road, Central	“G/IC(3)”	EHX419 (proposed)	1,610	fee paying public carpark	one year and thereafter monthly
C9	Planned Open Space to the North of Hong Kong Academy of Performing Arts	“O”	NHX212	51	pumphouse for supplying seawater through pipes purposes	currently on yearly term
			NHX440	3,270	a servicemen’s leave centre	currently on quarterly term
			NHX480,	2.89	motor boat kiosk	currently on monthly term
			EHX397,	3.34		
			NHX483,	2.86		
NHX484,	2.94					
NHX485	13					

Site No.	Development Site	Town Planning Zoning	STT Affected	Area (sq.m.) (about)	User	Term
			NHX347	7,660	a public promenade, a private pier and a temporary works area.	currently on quarterly term
Wan Chai to Causeway Bay						
WC1	Wan Chai Development Phase II (WDII) (CEDD)	N.A.	NHX186	105	transformer room serving Hong Kong Arts Centre	currently on yearly term
			NHX440	3,270	a servicemen's leave centre	currently on quarterly term
			NHX480, EHX397, NHX483, NHX484, NHX485	2.89 3.34 2.86 2.94 13	motor boat kiosk	currently on monthly term
			NHX347	7,660	a public promenade, a private pier and a temporary works area	currently on quarterly term
			NHX212	51	pumphouse for supplying seawater through pipes purposes	currently on yearly term
			NHX655	2.99	bus regulator's kiosk	currently on quarterly term
			NHX589	15	bus regulator's kiosk	currently on yearly term
			NHX171	600	pumphouse for supplying seawater to Hong Kong Convention and Exhibition Centre	currently on yearly term

Site No.	Development Site	Town Planning Zoning	STT Affected	Area (sq.m.) (about)	User	Term
			EHX380	11	ticketing booth for shuttle cross boundary coach service	currently on quarterly term
			NHX73	110	a landscaped public open space and an escalator	currently on yearly term
			NHX459	1,600	facilities to members of Hong Kong Automobile Association	currently on quarterly term
			EHX401	477	fee paying public carpark	currently on quarterly term
			EHX372	890	storage of goods and/or display of advertising signs	currently on quarterly term
			EHX395	7,230	fee paying carpark	currently on monthly term
WC2	Proposed Atrium Link Extension of the Hong Kong Convention and Exhibition Centre	“OU” and “Road”	NHX171	600	seawater pumphouse uses	currently on yearly term
			NHX347	7,660	a public promenade, a private pier and a temporary works area	currently on quarterly term
North Point						
NP5	Former Government Supplies Depot at Oil Street	“CDA”	EHX395	7,230	fee paying public carpark	currently on monthly term
NP12	Former North Point Housing Estate	“R(A)”, “G/IC” and “O”	EHX242	110	bus control office	currently on quarterly term

Site No.	Development Site	Town Planning Zoning	STT Affected	Area (sq.m.) (about)	User	Term
			EHX249	10.95	bus regulator's office	currently on quarterly term
			EHX430	7,930	fee paying public carpark	up to 18.3.2009 and thereafter monthly
			EHX428 & EHX429 (proposed)	4,060 13,360	public carpark	To be determined
NP16	Waterfront Open Space adjoining ICAC Headquarters	"O"	EHX317	1,920	petrol filling station cum liquefied petroleum gas station	up to 31.12.2008 and thereafter quarterly
Quarry Bay & Shau Kei Wan						
QB4	"Old Hong Kong" at the sites zoned "OU (Cultural and/or Commercial, Leisure and Tourism related use)" at Hoi Yu Street	"OU(1)" and "OU(2)"	EHX352 (proposed)	5,900	fee paying carpark, open storage and/or cargo handling	To be determined
QB2	Waterfront Open Space at Hoi Yu Street	"O"	EHX352 (proposed)	5,900	Public fee-paying carpark, open storage and/or cargo handling purposes	To be determined
QB1	Open Space at the Eastern Harbour Crossing Tunnel Portal	"O"	EHX386	2,010	fee paying carpark	currently on quarterly term
SKW2	Extension of Waterfront Promenade along Aldrich Bay	"G/IC" and "OU (Sewage Treatment Plant)"	EHX344	386	rehabus parking	currently on quarterly term

Site No.	Development Site	Town Planning Zoning	STT Affected	Area (sq.m.) (about)	User	Term
SKW3	Sewage Screening Plant at Aldrich Bay	“OU (Sewage Screening Plant)”	EHX433 EHX163	1,510 415	fee paying public carpark residual current circuit breakers’ store room	up to 2.6.2009 and thereafter quarterly currently on quarterly term
SKW4	Shipyard at Tam Kung Temple Road	“OU (Boat Building/ Repair Yards and Associated Facilities)”	EHX36, EHX37, EHX38, EHX39, EHX40, EHX41, EHX42, EHX43, EHX44 & EHX45 EHX34 EHX35	1,009 985 961 937 919 925 939 957 981 1,016 1,064 1,034	ship/boat bldg/boat repairing or both ship/boat bldg/boat repairing or both ship/boat bldg/boat repairing or both	currently on yearly term subject to 6-month notice of termination currently on yearly term subject to 6-month notice of termination currently on yearly term subject to 3-month notice of termination

Short Term Tenancies at Harbour-front Areas (as at November 2008)

Kowloon

Site No.	Development Site	Town Planning Zoning	STT affected	Area (sq.m.) (about)	User	Term
South West Kowloon						
WK1	Site to the west of Cheung Sha Wan Wholesale Food Markets	“OU (Cargo Working Area, Wholesale Market and Industrial-Office)	KX2442	50,700	fee paying public carpark and open storage of goods (including container but excluding dangerous goods)	currently on quarterly term
			KX2443	31,200	consolidation and handling of container cargoes, open storage of goods and fee paying public carpark	currently on quarterly term
WK2	Cheung Sha Wan Wholesale Food Market and Cheung Sha Wan Wholesale Fish Market and Adjoining Piers	“OU (Wholesale Market)” and “OU (Pier)	KX2442	50,700	fee paying public carpark and open storage of goods (including container but excluding dangerous goods)	currently on quarterly term
			KX1849	106,080	wholesale market for fruit, marine fish, freshwater fish, poultry, vegetables, eggs	currently on yearly term
WK10	West Kowloon Cultural District (WKCD)	“OU”	RDS/KSL-004	2,620	works site	up to 8.8.2009
			RDS/KSL-005	3,530	works site	up to 8.8.2009
			RDS/KSL-006	9,440	works site	up to 31.12.2008
			RDS/KSL-010	12,500	works site (access road only)	up to 31.12.2008

Site No.	Development Site	Town Planning Zoning	STT affected	Area (sq.m.) (about)	User	Term
			KX2271	48,100	open storage of tenant's goods	currently on quarterly term
			KX2291	175	pumphouses	currently on yearly term
			KX2337	35,800	ad-hoc exhibition/ entertainment activities	currently on quarterly term
			KX2403	19,100	ad-hoc concert/ entertainment activities	currently on quarterly term
			KX2408	7,550	fee paying public carpark	currently on quarterly term
			KX2290	508	supply of sea water for air-conditioning purpose	currently on yearly term
			KX2545 (proposed)	35,600	conducting, organizing and holding cultural or art activities and events and such ancillary activities	up to 31.12.2009 and thereafter quarterly
			KX2521 (proposed)	7,530	Temporary Heliport Operating Area	up to 30.9.2009 and thereafter quarterly
Tsim Sha Tsui						
TST1	Canton Road	"C(9)", "C(8)", "(C)", "OU(Ferry Terminal)", "OU(Sports and Recreation Club on	KX1747	2,000	vehicular ramp	currently on yearly term.

Site No.	Development Site	Town Planning Zoning	STT affected	Area (sq.m.) (about)	User	Term
		Pier)", "OU (Salt Water Pumping), "OU (Pier)" and "OU(Ocean Terminal to include Shops & Car Parks)"				
			KX2143	2,780	public fee paying carpark	currently on quarterly term
TST2	Star Ferry Pier	"OU (Kowloon Point Piers)"	KX2585 (proposed)	25.6	placing of five flagpoles	up to 28.2.2010
TST3	TST Promenade Beautification Project and the development of TST Piazza	"O", "OU", "C(7)" and "Road"	RDS/TST-004	33,500	KCRC site office	currently on quarterly term
Hung Hom						
HH5	The CDA for Commercial Development at Hung Hom Bay Reclamation Area	"CDA(1)" and "CDA(2)"	KX2401	8,500	fee paying public carpark for parking of buses	up to 17.3.2009 and thereafter monthly
HH7	New Urban Park at Hung Hom Bay	"O"	KX2105	2,430	temporary cross border coach terminus	currently on quarterly term
HH19	Hoi Sham Park Extension	"O"	KX2559	5,640	fee paying carpark	currently on quarterly term

Site No.	Development Site	Town Planning Zoning	STT affected	Area (sq.m.) (about)	User	Term
Kai Tak						
KT2	Waterfront Open Space to the north of King Wan Street Playground, Ma Tau Kok	“O”	KX2010	4,120	fee paying carpark	currently on quarterly term
KT8	Waterfront Open Space sites in Kai Tak	“O”	KX2117	13,500	storage purpose	currently on quarterly term
			KX2109	87,400	concrete production	currently on quarterly term
			KX2569	1,710	open storage	up to 31.12.2008 and thereafter monthly
			KX2614 (proposed)	13,600	storage of goods	a certain term of one year and thereafter quarterly
KT14	Waterfront Promenade and Open Space at the Existing Kwun Tong and Cha Kwo Ling Public Cargo Working Area (PCWA) and the Adjoining Area	“O”	KX2333	675	open training ground for car repairing and polishing services	currently on quarterly term
			KX1954	657	a conveyor system of conveying wheat flour grain in connection with the flour milling business carried on Kwun Tong Inland Lot 297	currently on quarterly term
			KX2409	3,310	Carpark	currently on quarterly term
			KX2156	15,300	training ground	currently on quarterly term

Site No.	Development Site	Town Planning Zoning	STT affected	Area (sq.m.) (about)	User	Term
KT8a	Proposed Public Utility Installation at Ex-Kai Tak Airport Runway Tip	“O” and “O(2)”	KX2616 (proposed)	3,840	constructing, maintaining and operating an underground cable tunnel and works area	a fixed term up to 30.9.2010 and thereafter quarterly
Yau Tong						
YT6	The “CDA” site to the south of Tung Yuen Street	“CDA”	KX2302	2,270	recycling of waste metals	currently on quarterly term
			KX2532	2,220	cargo handling & storage	up to 20.3.2009 and thereafter quarterly

Short Term Tenancies at Harbour-front Areas (as at November 2008)

Tsuen Wan and Kwai Tsing

Site No.	Development Site	Town Planning Zoning	STT affected	Area (sq.m.) (about)	User	Term
Tsuen Wan West						
TW3	Site to the east of Ting Kau Village	"R(C)"	STT1008TW	154.8	private garden	3 years from 1.1.2008 and thereafter quarterly
			STT1011TW	4.5	a pedestrian platform	currently on quarterly term
			STT1139TW	754	private garden	currently on quarterly term
			STT1206TW	305	private garden with ancillary parking spaces	currently on quarterly term
			STT1297TW	215	private garden	currently on quarterly term
			STT387TW	176	private garden, private car park and open space	currently on quarterly term
			STT1245 TW (proposed)	300	for access and private garden	To be determined
			STT1281TW (proposed)	94	private garden	5 years certain and thereafter annually
Tsuen Wan						
TW15	Tsuen Wan West Station Development (MTRCL)	"CDA"	<u>Site A</u> STT1319TW	93	a bus regulator's office & ancillary storage	currently on quarterly term

Site No.	Development Site	Town Planning Zoning	STT affected	Area (sq.m.) (about)	User	Term
			<u>Site B</u> STT1397TW (proposed)	13,900	plant nursery	up to 31.12.2009
			<u>Site C</u> STT1381TW	14,900	carpark purpose	currently on monthly term and will be terminated on 15.12.2008
TW13	Tsuen Wan Park and the adjoining waterfront promenade	“O”	RDS/WR-016	230	KCRC’s work site	currently on quarterly term
Tsing Yi						
TY4	Hong Kong Shipyard and adjoining areas	“OU (Boatyard and Marine-Oriented Industrial Uses)”	STT3585K&T	1,670	boat & ship building & repairing use	currently on quarterly term
			STT3126K&T	3,277.6	boat & ship building & repairing use	currently on quarterly term
			STT378K&T	1,528	boat & ship building & repairing use	currently on quarterly term
			STT666K&T	3,277.6	boat & ship building & repairing use	currently on quarterly term
			STT3027K&T	2,078.8	boat & ship building & repairing use	currently on quarterly term

Site No.	Development Site	Town Planning Zoning	STT affected	Area (sq.m.) (about)	User	Term
			STT377K&T	739	boat & ship building & repairing use	currently on quarterly term
			STT369K&T	758	boat & ship building & repairing use	currently on quarterly term
			STT375K&T	711	boat & ship building & repairing use	currently on quarterly term
			STT368K&T	759	boat & ship building & repairing use	currently on quarterly term
			STT3675K&T	145	boat & ship building & repairing use	currently on quarterly term
			STT3372K&T	50.7	workshop, storage and ancillary use	currently on quarterly term
			STT3376K&T	81	workshop, storage and ancillary use	currently on quarterly term
			STT3381K&T	78.8	workshop, storage and ancillary use	currently on quarterly term
			STT3377K&T	80	workshop, storage and ancillary use	currently on quarterly term
			STT3518K&T	93	shop & ancillary storage use	currently on quarterly term
			STT3405K&T	65.2	shop & ancillary storage use	currently on quarterly term
			STT3406K&T	65.2	shop & ancillary storage use	currently on quarterly term

Site No.	Development Site	Town Planning Zoning	STT affected	Area (sq.m.) (about)	User	Term
			STT3407K&T	51.8	shop & ancillary storage use	currently on quarterly term
			STT538K&T	988	open storage	currently on quarterly term
			STT3373K&T	133.5	restaurant use	currently on quarterly term
			STT3383K&T	136	office use	currently on quarterly term
			STT3699K&T (proposed)	1,170	open storage of Tenant's goods use	a term up to 29.4.2011 and thereafter quarterly
TY5	"G/IC" site to the north of Tam Kon Shan Road	"G/IC"	STT693K&T	596	workshop and storage for ship building and repairing use	currently on quarterly term
			STT3686K&T	429	fee paying public carpark use	up to 31.3.2009 and thereafter quarterly
			STT3628K&T	688	fee paying public carpark/ storage use	currently on quarterly term
			STT514K&T	37.21	electric transformer use	currently on quarterly term
			STT3688K&T (proposed)	938	storage of dragon boats use	a term of 1 year and thereafter quarterly
			STT3696K&T (proposed)	4,900	consolidation of container cargoes/ open storage use	a term of 3 years and thereafter quarterly
TY11	"G/IC(2)" site under Cheung Tsing Bridge, Tsing Yi Bridge and Kwai Tsing Bridge	"G/IC(2)"	STT3663K&T	8,370	fee paying public carpark	currently on quarterly term

Site No.	Development Site	Town Planning Zoning	STT affected	Area (sq.m.) (about)	User	Term
			STT3605K&T	12,800	loading, unloading and storage of containers and/or handling of container cargos	a term of 5 years from 8.5.2006 and thereafter quarterly
TY12	Cargo Handling Area	“OU (Cargo Handling Area)”	STT3605K&T	12,800	loading, unloading and storage of containers and/or handling of container cargos	a term of 5 years from 8.5.2006 and thereafter quarterly
TY15	Tsing Sheung Lane	“OU (Marine-Related Uses)”	STT3624K&T	12,100	container-related uses	a term of 5 years from 17.5.2006 and thereafter quarterly
Stonecutters Island						
SC2	Site to the north of Ngong Wan Road	“OU (Container Related Uses)”	STT3629K&T	3,760	container-related uses	a term of 3 years from 21.8.2006 and thereafter quarterly
SC8	Site to the south of Hing Wah Street West	“OU (Boatyards and Marine-Oriented Industrial Uses)”	KX2222	4,700	emergency repair depot for the Tenant’s fleet of vessels, a staging area for their personnel and equipment and any ancillary office	currently on quarterly term