

Legislative Council
Panel on Housing and Panel on Development

Planning of the North West Kowloon Reclamation Site 6

Purpose

This paper is to brief Members on the planning of the North West Kowloon Reclamation Site 6 (the Site) for public rental housing (PRH) and other ancillary facilities.

Background

2. The Site (**Annex 1**) with a gross site area of 4.49 hectares was first zoned “Comprehensive Development Area” (“CDA”) in 1998 for residential development with supporting government, institution or community facilities. The Administration subsequently endorsed PRH use of the Site in 2007. This has been specified in the Explanatory Statement of the corresponding Outline Zoning Plan since 29 May 2009. The Planning Department (PlanD) and the Housing Department (HD) have jointly consulted the Sham Shui Po District Council (SSPDC) regarding the development proposal on the Site on 25 June 2009, 12 January 2010 and 29 June 2010 respectively. The proposal is in line with the planning intention of the “CDA”. Apart from PRH development, it also includes the provision of open space and other community supporting facilities, creating a balanced and comprehensively planned and developed community within the “CDA” site.

Initial Proposal and Local Views

3. The initial concept for the Site comprised a PRH development with 2 400 flats in four domestic blocks of 39 to 41 storeys, one-hectare of Public Open Space and local open space on a podium, with wet market cum social welfare facilities underneath, a ventilation building for the Guangzhou-Shenzhen-Hong Kong Express Rail Link (XRL) and a public transport interchange (PTI) (**Annex 2**). The PTI will incorporate the existing bus terminus as well as those bus routes relocated from the PTI of the adjacent Nam Cheong Station.

4. The proposal was first presented to the SSPDC on 25 June 2009. The major views of the SSPDC and local residents up to June 2010 are summarized as follows:

- the proposed high density PRH development would affect air ventilation in the area and create a wall effect to the neighbourhood;
- the increase in population due to the proposed development would overload the existing local road network;
- the Site should be developed exclusively for community/retail facilities, including city hall/civic centre, wet market, district law court etc.; and
- suitable replacement site should be identified in the district for the proposed PRH development.

Latest Proposal

5. A revised development proposal of the Site was drawn up to address the concerns of the SSPDC and the local residents. The revised development proposal includes three domestic blocks ranging from 33 to 37 storeys producing about 2 000 PRH flats, together with one-hectare Public Open Space on podium with wet market cum social welfare facilities underneath, other facilities in the initial development proposal remained unchanged. To enhance pedestrian flow and connectivity, a footbridge extension is proposed above the PTI, linking two future set of footbridges at major road junctions of Tonkin Street West/Sham Mong Road and Hing Wah Street West/Sham Mong Road (**Annex 3**).

6. The above proposal was presented to the SSPDC on 29 June 2010. Members reiterated their requests to develop the Site exclusively for community facilities, including city hall/civic centre, district law court, wet market etc. The meeting agreed that further submission of the development proposal to the SSPDC would be considered only if the proposal had taken their views into consideration.

The Administration's Assessment on the Site development

7. PlanD has confirmed that no replacement site for the PRH development could be identified in the Sham Shui Po District. According to results of the preliminary air ventilation assessment, the proposed PRH development would not seriously affect the neighbourhood and would not create a wall effect. The traffic impact assessment, as endorsed by the Transport Department, confirmed that the local road network has sufficient capacity to cater for the traffic generated from the proposed PRH development.

8. The Administration would closely monitor the usage and the community needs when planning for cultural facilities. The Leisure and Cultural Services Department advised that some of the existing community halls/centres in the district would be upgraded for performance purpose. The planned performance facilities in the West Kowloon Cultural District would also serve the Sham Shui Po District. The Hong Kong Housing Authority (HA) will also provide a wet market as part of the PRH development.

9. The Judiciary advised that they have no interest in bidding for the Site for the construction of the proposed West Kowloon Law Courts Building (WKLCB). They considered the “Government, Institution or Community” site at the junction of Tung Chau Street and Tonkin Street West was more suitable for the construction of WKLCB in all aspects including land use, site area, accessibility, strategic location and environment when compared with the Site. The Judiciary has fully consulted all concerned parties and no objection has been raised to the proposed selected site. The Legislative Council Panel on Administration of Justice and Legal Services has also been informed of such decision in July 2010.

Development Programme

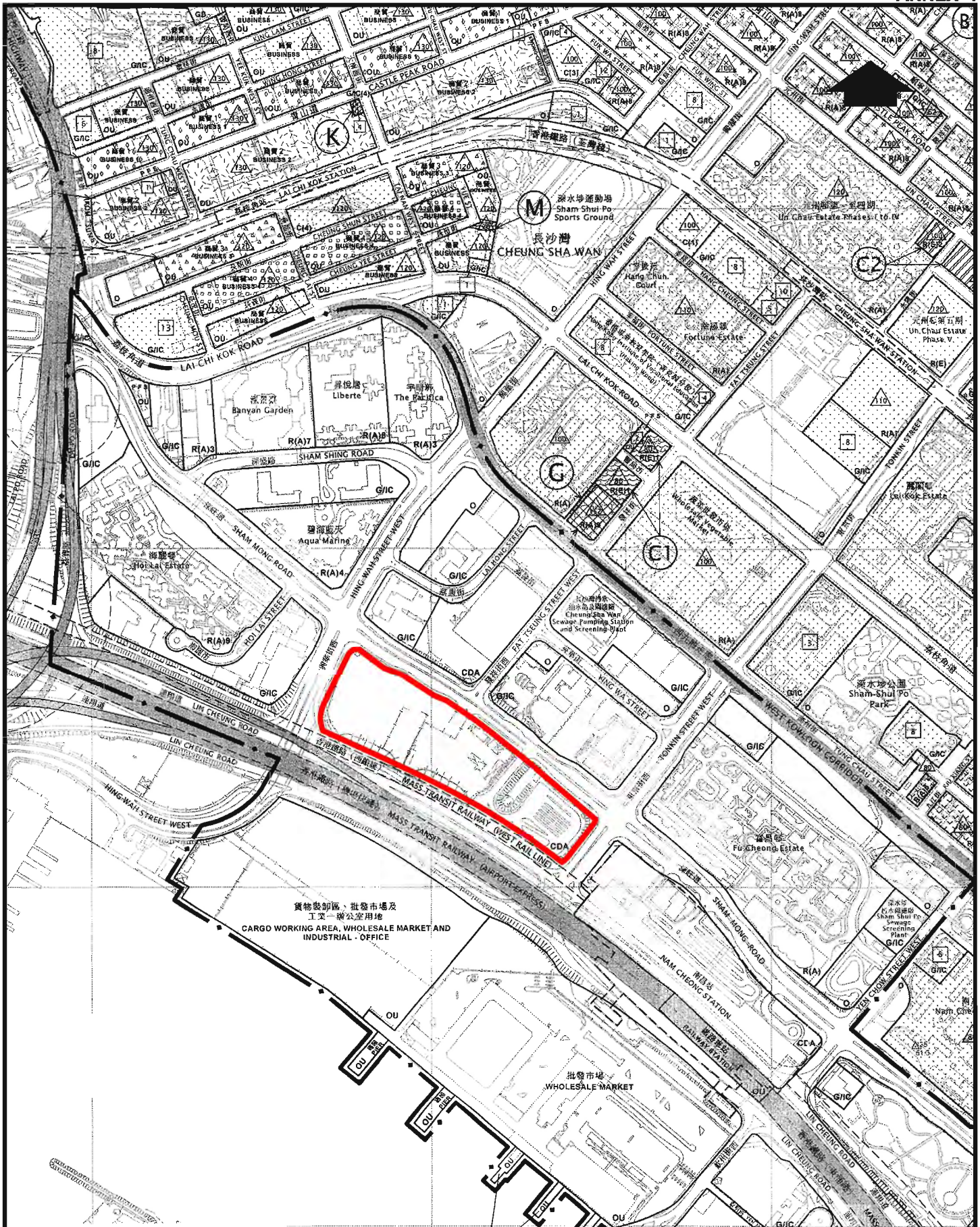
10. The Planning Brief for the Site is currently scheduled for submission to the Town Planning Board for consideration in early 2012 with Master Layout Plan submission in early 2013. As the Site is currently being used by the Mass Transit Railway Corporation Ltd. as works area for the XRL tunnel construction, it will be handed over to the HA in two phases in early 2015 and early 2016 for construction of the proposed PRH development for completion in 2019.

Way Forward

11. The objective of the Administration and the HA is to provide PRH to low-income families who cannot afford private rental accommodation, having regard to the target to maintain the average waiting time at about three years. The Administration will facilitate HA to develop all suitable sites in various districts for public rental housing. The Administration fully understands the different views expressed by the SSPDC members and the local residents, and will continue to liaise closely with them so as to facilitate the implementation of the proposed PRH development at the Site as planned.

12. Members are invited to note the Administration's plan for the development of the Site for PRH development and other ancillary facilities.

**Transport and Housing Bureau
December 2010**

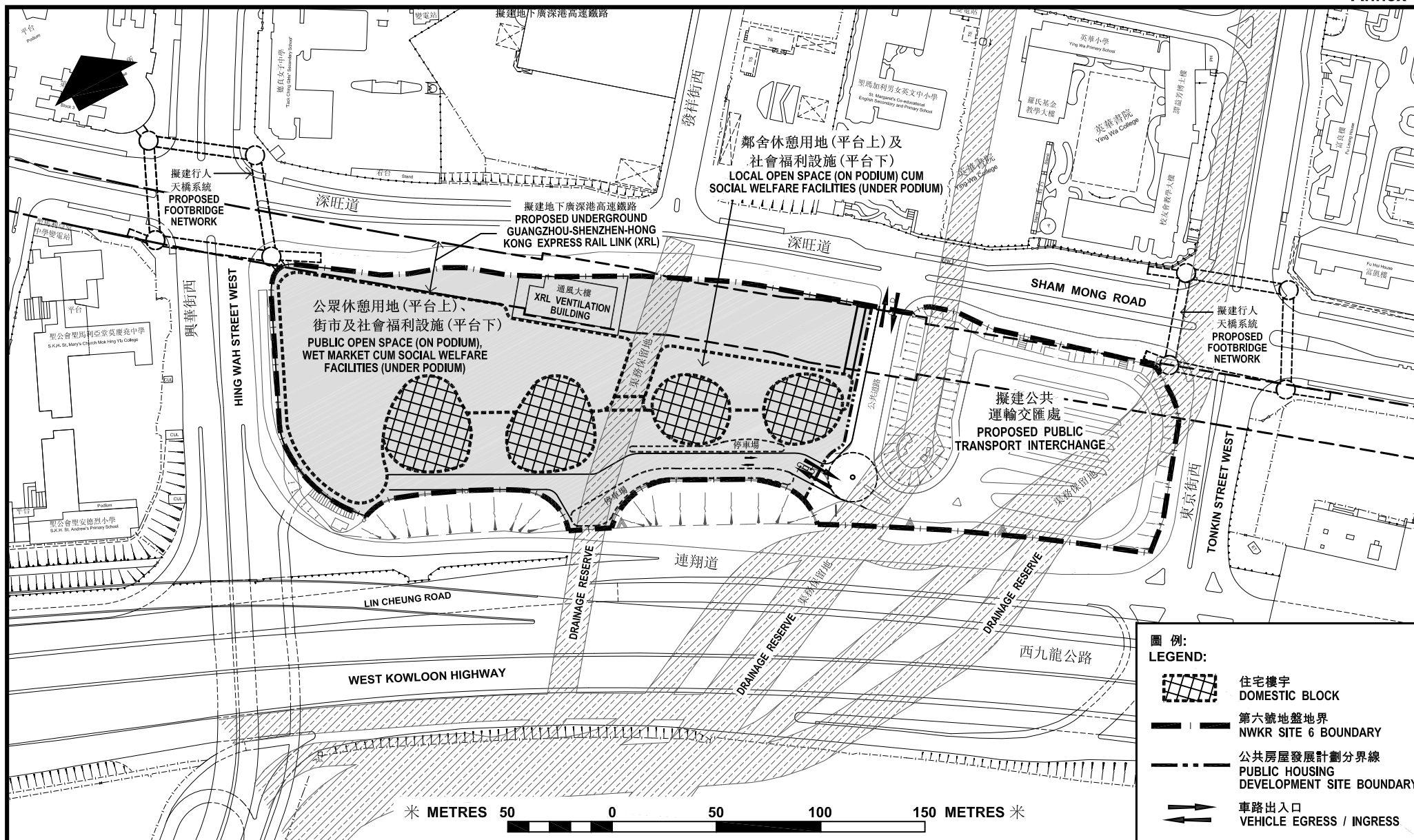


西北九龍填海區第六號地盤, 位置圖
NWKR SITE 6, LOCATION PLAN



房屋署
HOUSING DEPARTMENT

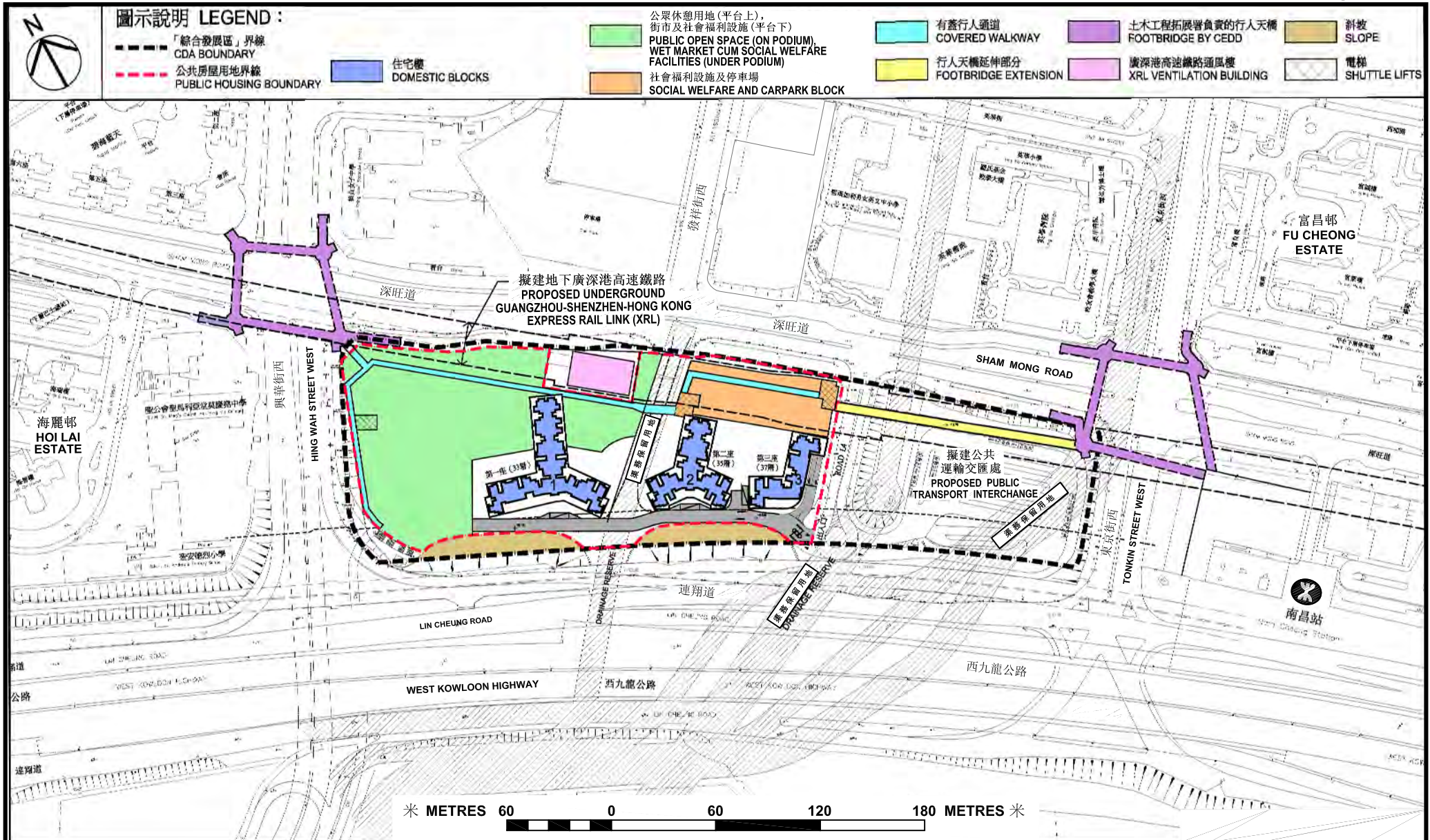
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22. 11. 2010



西北九龍填海區第六號地盤, 初步建議 (概念規劃圖)
NWKR SITE 6, INITIAL PROPOSAL (CONCEPTUAL PLAN)

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HOUSING DEPARTMENT

日期 DATE:
22. 11. 2010

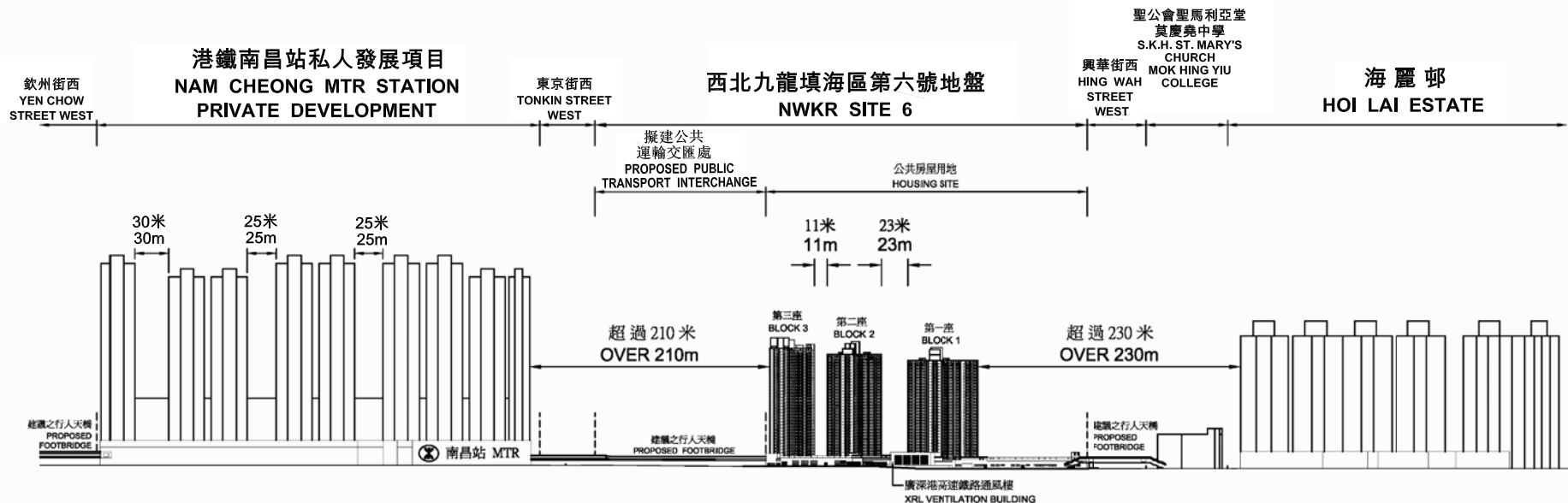


西北九龍填海區第六號地盤, 近期建議(概念規劃圖)
NWKR SITE 6, LATEST PROPOSAL (CONCEPTUAL PLAN)



房屋署
HOUSING DEPARTMENT

日期 DATE:
22. 11. 2010



沿深旺道立面圖
ELEVATION FACING SHAM MONG ROAD

西北九龍填海區第六號地盤, 近期建議 (概念規劃圖)
NWKR SITE 6, LATEST PROPOSAL (CONCEPTUAL PLAN)



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