

**立法會**  
**Legislative Council**

Paper No. WKCD-567  
(These minutes have been seen  
by the Administration)

Ref : CB1/HS/2/04/1

**Subcommittee on  
West Kowloon Cultural District Development**

**Minutes of forty-third meeting held on  
Friday, 25 April 2008, at 11:00 am  
in Conference Room A of the Legislative Council Building**

- Members present** : Hon Alan LEONG Kah-kit, SC (Chairman)  
Hon James TO Kun-sun (Deputy Chairman)  
Hon Albert HO Chun-yan  
Ir Dr Hon Raymond HO Chung-tai, SBS, S.B.St.J., JP  
Dr Hon LUI Ming-wah, SBS, JP  
Hon Margaret NG  
Hon Selina CHOW LIANG Shuk-ye, GBS, JP  
Hon CHAN Yuen-han, SBS, JP  
Hon SIN Chung-kai, SBS, JP  
Hon CHOY So-yuk, JP  
Hon Abraham SHEK Lai-him, SBS, JP  
Dr Hon KWOK Ka-ki  
Prof Hon Patrick LAU Sau-shing, SBS, JP
- Members absent** : Hon CHAN Kam-lam, SBS, JP  
Hon Jasper TSANG Yok-sing, GBS, JP  
Hon Emily LAU Wai-hing, JP  
Hon Timothy FOK Tsun-ting, GBS, JP  
Hon Audrey EU Yuet-mee, SC, JP  
Hon LEE Wing-tat  
Hon LEUNG Kwok-hung  
Hon CHEUNG Hok-ming, SBS, JP  
Hon CHIM Pui-chung
- Public officers attending** : Ms Esther LEUNG, JP  
Deputy Secretary for Home Affairs  
(West Kowloon Cultural District)

Mr Danny LAU  
Principal Assistant Secretary for Home Affairs  
(West Kowloon Cultural District)

Mr Frederick YU  
Assistant Secretary for Home Affairs  
(West Kowloon Cultural District) 4

Mr Anthony KWAN  
Assistant Director of Planning/Metro  
Planning Department

Mr Louis KAU  
Senior Town Planner/Yau Tsim Mong  
Planning Department

**Clerk in attendance** : Ms Anita SIT  
Chief Council Secretary (1)4

**Staff in attendance** : Ms Pauline NG  
Assistant Secretary General (Special Duties)

Mrs Constance LI  
Assistant Secretary General 1

Miss Winnie LO  
Assistant Legal Adviser 7

Mr WONG Siu-yee  
Senior Council Secretary (1)7

Ms Christina SHIU  
Legislative Assistant (1)7

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**I Confirmation of minutes**

(Paper No. WKCD-527

-- Minutes of meeting on  
4 January 2008

Paper No. WKCD-529

-- Minutes of meeting on  
24 January 2008)

The minutes of the meetings held on 4 January 2008 and 24 January 2008 were confirmed.

**II Update on town planning for the West Kowloon Cultural District**

(Paper No. WKCD-531 -- Information paper on "Planning process for the development of the West Kowloon Cultural District" provided by the Administration

Paper No. WKCD-532 -- "Summary of views of deputations on town planning issues expressed to the Subcommittee after the publication of the Recommendation Report of the Consultative Committee" prepared by the Legislative Council Secretariat)

2. The Subcommittee deliberated (index of proceedings attached at **Appendix**).

**III Any other business**

3. There being no other business, the meeting ended at 12:45 pm.

Council Business Division 1  
Legislative Council Secretariat  
22 September 2008

**Proceedings of the forty-third meeting of the  
Subcommittee on West Kowloon Cultural District Development  
on Friday, 25 April 2008, at 11:00 am  
in Conference Room A of the Legislative Council Building**

| Time marker     | Speaker                                      | Subject(s)   | Action required |
|-----------------|--|--|-----------------|
| 000000 - 000019 | Chairman                                     | Confirmation of minutes<br>(Paper No. WKCD-527 and Paper No. WKCD-529)   |                 |
| 000020 - 000152 | Chairman                                     | Opening remarks  |                 |
| 000153 - 001907 | Administration                               | Briefing on Paper No. WKCD-531   |                 |
| 001908 - 002604 | Chairman<br>Ms Margaret NG<br>Administration | <p>Ms NG's enquiry on why there were so many high-rise developments near Kowloon Station, and concern whether the future buildings in WKCD would create a wall effect</p> <p>Administration's response that those high-rise developments were approved some years ago and they were not subject to building height restrictions; the building height control was introduced only a few years ago after the completion of the Urban Design Guidelines Study and the incorporation of the Guidelines into the Hong Kong Planning Standards and Guidelines (HKPSG). The WKCD development was subject to building height restrictions and the future West Kowloon Cultural District Authority (WKCDA) would be required to conduct air ventilation and visual impact assessments in preparing the Development Plan (DP) for WKCD</p> |                 |
| 002605 - 003618 | Dr KWOK Ka-ki<br>Administration              | <p>Dr KWOK's views that --</p> <p>(a) the Administration should elaborate on the height restrictions of the three sub-areas;</p> <p>(b) the Administration should</p>  |                 |

| Time marker     | Speaker  | Subject(s)  | Action required |
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|                 |  | <p>provide the layout of the open space in the area; and</p> <p>(c) there should be a continuous waterfront promenade in the area for the public</p> <p>Administration's response that --</p> <p>(a) the height restrictions ranged from 50mPD to 100mPD; and</p> <p>(b) the layout of the open space would be available when WKCDA prepared the DP</p>   |                 |
| 003619 - 004835 | Miss CHAN Yuen-han<br>Administration<br>Chairman | <p>Miss CHAN's views that --</p> <p>(a) worries about the uncertainty of the future developments in the area were justified because there were many variables in play;</p> <p>(b) WKCD should be a landmark for the public rather than the real estates sector;</p> <p>(c) the actual heights of and spacing between buildings would affect the effectiveness of stepped developments in the area;</p> <p>(d) the ridgelines should be seen from different vantage points;</p> <p>(e) the open space might end up less than 23 hectares;</p> <p>(f) the open space should not be fragmented and its layout should be clear;</p> <p>(g) it would be desirable not to have any residential developments at the southwestern tip of the WKCD site;</p> |                 |

| Time marker     | Speaker                                       | Subject(s)   | Action required |
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|                 |   | <p>(h) the location of the waterfront promenade should be specified;</p> <p>(i) there should be good connectivity with neighbouring districts, especially pedestrian links; and</p> <p>(j) it would be difficult to introduce changes after the proposed amendments to the relevant outline zoning plan had been approved</p> <p>Administration's response that --</p> <p>(a) there would be various kinds of linkages including pedestrian links connecting WKCD with neighbouring districts;</p> <p>(b) there were various popular vantage points on Hong Kong Island where the ridgelines could be seen; the vantage points were established after extensive public consultation in the Urban Design Guidelines Study and the relevant guidelines had been incorporated in the HKPSG; and</p> <p>(c) details of the layout of various facilities would be available at the detailed design stage when the DP was prepared</p> |                 |
| 004836 - 005724 | Mr Abraham SHEK<br>Administration<br>Chairman | <p>Mr SHEK's views that --</p> <p>(a) connectivity on a human scale was important and the pedestrian links in Central was a practical example;</p> <p>(b) the Administration should adopt an innovative approach in planning WKCD and there should be three-dimensional concept plans for better</p>   |                 |

| Time marker     | Speaker  | Subject(s)   | Action required |
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|                 |  | <p>visualization;</p> <p>(c) the Administration could draw reference from previous WKCD design concepts; and</p> <p>(d) the Planning Department (PlanD) should take up an active and a leading role in formulating a concept plan for the project</p> <p>Administration's response that it would consider preparing three-dimensional concept plans in due course because there were still many unknowns at this stage</p> <p>Chairman's enquiry on the role of PlanD in the formulation of the DP</p> <p>Administration's response that a staff member of PlanD would be seconded to the Home Affairs Bureau to undertake planning work such as preparation of the consultancy briefs for the required technical studies, and if needed, PlanD would render assistance to WKCD in its preparation of the DP</p> |                 |
| 005725 - 010409 | Prof Patrick LAU<br>Chairman<br>Administration | <p>Prof LAU's views that --</p> <p>(a) the exact locations of the residential developments in the area was an important issue;</p> <p>(b) there should be good connectivity with districts such as Tsim Sha Tsui;</p> <p>(c) there should be plans for the public to visualize the design; and</p> <p>(d) consideration should be given to organizing a master plan design competition for WKCD</p> <p>Administration's response that</p>  |                 |

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|                 |                         | conceptual plans could be made available in engaging the public for the formulation of the DP   |                 |
| 010410 - 011100 | Mrs Selina CHOW         | <p>Mrs CHOW's views that --</p> <ul style="list-style-type: none"> <li>(a) the statutory planning process that had been triggered was the first-stage planning for WKCD whereby the basic development parameters were to be laid down in the statutory plan; the layout of different land uses and the provision of connectivity facilities would be dealt with at the DP preparation stage;</li> <li>(b) the proposed development parameters would provide a framework for the detailed design at the DP stage; the proposed development parameters had already taken into account the views of professionals and the public;</li> <li>(c) while there were different views on the mechanism to be adopted, the need for public engagement was undisputed; and</li> <li>(d) as the public wanted to implement the WKCD project as soon as possible, she disagreed to organizing a master plan design competition because it would require a long time</li> </ul> <p>Administration's concurrence with Mrs CHOW's views</p> |                 |
| 011101 - 012141 | Chairman Administration | <p>Chairman's enquiries on --</p> <ul style="list-style-type: none"> <li>(a) the length of the waterfront promenade;</li> <li>(b) whether the public or the</li> </ul>  |                 |



| Time marker     | Speaker                    | Subject(s)  | Action required |
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|                 |                            | <p>Legislative Council would be consulted when preparing the consultancy briefs; and</p> <p>(c) the approach for conducting systematic public engagement</p> <p>Administration's response that --</p> <p>(a) the length of the waterfront promenade would be some 1 800 metres;</p> <p>(b) the Administration would finalize the consultancy briefs after consulting all the relevant bureaux and departments; and</p> <p>(c) the consultancy briefs would include requirements for conducting public engagement activities and the consultancy fees would include provisions for organizing public engagement activities such as public forums and briefings</p> |                 |
| 012142 - 012341 | Chairman<br>Administration | <p>Chairman's enquiries on --</p> <p>(a) the role of PlanD; and</p> <p>(b) the heights of the developments near Kowloon Station</p> <p>Administration's response that --</p> <p>(a) PlanD would appropriately assist WKCDA in preparing the DP; and</p> <p>(b) the heights of the developments near Kowloon Station ranged from about 136mPD to 480mPD</p>  |                 |
| 012342 - 012552 | Chairman<br>Dr KWOK Ka-ki  | Dr KWOK's view that deputations should be invited to give their views on the proposed development parameters for WKCD   |                 |

| Time marker     | Speaker   | Subject(s)  | Action required |
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| 012553 - 012908 | Chairman<br>Mr Abraham SHEK                                       | Mr SHEK's view that the Subcommittee could invite interested parties to prepare concept plans and models to facilitate public discussions   |                 |
| 012909 - 013204 | Miss CHAN Yuen-han  | Miss CHAN's views that --<br><br>(a) the planning for WKCD should be further discussed;<br><br>(b) interested parties could prepare their own plans for the design of WKCD; and<br><br>(c) the Legislative Council had never agreed to the Administration's proposed amendments to the relevant outline zoning plan   |                 |
| 013205 - 013712 | Prof Patrick LAU<br>Chairman<br>Administration<br>Mr Abraham SHEK | Prof LAU's views that --<br><br>(a) concept plans should be prepared before conducting public consultation;<br><br>(b) the scope of the consultancy work should include preparation of three-dimensional concept plans and this should be one of the criteria for selection of consultants; and<br><br>(c) the public could also come up with their own design concepts<br><br>Administration's response that --<br><br>(a) concept plans could be made available by the WKCDA for consulting the public when preparing the DP ;<br><br>(b) the public and the Legislative Council could participate in the planning for WKCD because WKCDA would conduct public engagement activities in |                 |

| <b>Time marker</b> | <b>Speaker</b> | <b>Subject(s)</b>   | <b>Action required</b> |
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|                    |                | preparing the DP; and<br><br>(c) WKCDA should be given sufficient flexibility in planning for WKCD<br><br>Mr SHEK's view that tertiary institutions and professional organizations could come up with their own design concepts |                        |
| 013713 - 013838    | Chairman       | Date of next meeting  |                        |

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22 September 2008