

立法會
Legislative Council

Paper No. WKCD-568
(These minutes have been seen
by the Administration)

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**Subcommittee on
West Kowloon Cultural District Development**

**Minutes of forty-fifth meeting held on
Thursday, 8 May 2008, at 2:30 pm
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
Hon Margaret NG
Hon CHAN Yuen-han, SBS, JP
Hon CHOY So-yuk, JP
Hon Timothy FOK Tsun-ting, GBS, JP
Hon Abraham SHEK Lai-him, SBS, JP
Hon Audrey EU Yuet-mee, SC, JP
Prof Hon Patrick LAU Sau-shing, SBS, JP
- Members absent** : Dr Hon LUI Ming-wah, SBS, JP
Hon Selina CHOW LIANG Shuk-ye, GBS, JP
Hon CHAN Kam-lam, SBS, JP
Hon SIN Chung-kai, SBS, JP
Hon Jasper TSANG Yok-sing, GBS, JP
Hon Emily LAU Wai-hing, JP
Hon LEE Wing-tat
Hon LEUNG Kwok-hung
Dr Hon KWOK Ka-ki
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 Louis KAU
Senior Town Planner
(West Kowloon Cultural District)

Miss Ophelia WONG
Deputy Director of Planning/District
Planning Department

Mr Anthony KWAN
Assistant Director of Planning/Metro
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

Mr Simon CHEUNG
Council Secretary (1)1

Ms Christina SHIU
Legislative Assistant (1)7

I Follow-up discussion on town planning for the West Kowloon Cultural District

Meeting with the Administration

- (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
- Paper No. WKCD-538 -- List of issues on "Town planning for the West Kowloon Cultural District" raised by members on the meeting on 25 April 2008)

The Subcommittee deliberated. (Index of proceedings attached at the **Appendix**)

II Any other business

2. There being no other business, the meeting ended at 4:00 pm.

**Proceedings of the forty-fifth meeting of the
Subcommittee on West Kowloon Cultural District Development
on Thursday, 8 May 2008, at 2:30 pm
in Conference Room A of the Legislative Council Building**

Time marker	Speaker	Subject(s)	Action required
000000 - 000334	Chairman	Opening remarks concerning the purpose of the meeting and the concerns raised by members at the meeting of 25 April 2008 laid down in Paper No. WKCD-538	
000335 - 000911	Administration	<p>Briefing by the Administration that --</p> <p>(a) The draft South West Kowloon Outline Zoning Plan (draft OZP) incorporating different development parameters, including those on plot ratio and building height limits, was gazetted on 18 April 2008. The 3-week public inspection period was due to expire on 9 May 2008.</p> <p>(b) The Town Planning Board (TPB) would consider the objections received and would, if it considered necessary, further amend the draft OZP before submitting it to the Chief Executive in Council (CE in Council) for approval in the last quarter of 2008.</p> <p>(c) Responding to public aspirations, the Administration had put forth in the draft OZP the following development parameters: a maximum plot ratio of 1.81, not more than 20% of total plot ratio for residential use, not less than 23 hectares of open space, and building height restrictions of 50, 100 and 70 mPD for sub-areas (A), (B) and (C) respectively.</p> <p>(d) In the hope of turning WKCD</p>	

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		<p>into a prominent landmark in Hong Kong, the Planning Department (PlanD) would play an active role underpinning the TPB in the planning and development of WKCD.</p>	
000912 - 003052	Prof Patrick LAU Chairman Administration	<p>Prof LAU's expression of views that --</p> <ul style="list-style-type: none"> (a) In the absence of a detailed Development Plan (DP) for WKCD, it would not be appropriate to impose building height restrictions at this stage. Being highly arbitrary, these restrictions would create undesirable difficulties for the planning and design work in future. (b) He would raise objection to the height restrictions to the TPB jointly with The Hong Kong Institute of Architects (HKIA). (c) He would like to relay the view of The Hong Kong Institute of Planners (HKIP) that the finalized DP of WKCD should be submitted to TPB. HKIP was also concerned about the imposition of building height restrictions and held the view that the area reserved for green coverage should be clearly defined by the Administration. <p>Chairman's view that, as shown in Paper No. WKCD-538, members had considerable concerns about the development parameters, in particular the building height restrictions. Besides, promulgation of building height restrictions for sub-areas within a designated site in an OZP sounded a bit unusual to members.</p> <p>Response of the Administration that</p>	

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		<p>--</p> <p>(a) It was not unusual to impose building height restrictions for different sub-areas within a designated site in an OZP.</p> <p>(b) The building height restrictions were imposed to respond to the community's rising aspirations to protect the view to the ridgelines of the city.</p> <p>(c) In determining the building height restrictions, the Administration had taken the following into account:</p> <ul style="list-style-type: none">(i) The Vision and Goals for Victoria Harbour of TPB;(ii) Harbour Planning Principles and Guidelines promulgated by the Harbour-front Enhancement Committee; and(iii) The Urban Design Guidelines of the Hong Kong Planning Standards and Guidelines. <p>(d) The Administration was aware that some existing buildings in nearby areas of WKCD were higher than the height limits. Hence, the imposition of building height restrictions also aimed to introduce a visual relief to soften the building masses clustering around the Kowloon Station.</p> <p>(e) TPB would follow the established procedures in considering objections received before making a decision on the amendments to the draft OZP.</p>	

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		<p>(f) Even after the building height restrictions had been approved by CE in Council, the West Kowloon Cultural District Authority (WKCD) could still seek approval from TPB under section 16 of the Town Planning Ordinance for slight relaxation of the building height restrictions. For substantial changes involving amendments to the OZP, gazetting would be required and public consultation on such amendments would have to be conducted by TPB.</p> <p>(g) The future WKCD was required to submit the DP to TPB for consideration.</p> <p>(h) The green coverage ratio of WKCD would be worked out when the DP of WKCD was formulated.</p> <p>(i) The Administration would relay the views of Prof Patrick LAU, HKIP and HKIA to the TPB for consideration.</p>	
003053 - 003917	Miss CHAN Yuen-han Administration	<p>Miss CHAN's expression of views that --</p> <p>(a) She supported the development parameters put forth by the Administration for WKCD in general.</p> <p>(b) The Administration should make good use of the valuable waterfront at WKCD in designing layouts of the arts and cultural facilities.</p> <p>(c) The Administration should take effective measure to improve the connectivity of WKCD with the nearby old districts.</p> <p>(d) The waterfront promenade of</p>	

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		<p>WKCD should be of sufficient width. Besides, museums and public rest areas should be built along the WKCD waterfront instead of concentrating at sub-area (C) as indicated in Plan 3 of the Administration's paper.</p> <p>Response of the Administration that --</p> <p>(a) It would make all possible efforts to improve the connectivity of WKCD with the surrounding areas and the rest of the city.</p> <p>(b) Exact layouts of arts and cultural facilities as well as entertainment and residential areas had not been worked out yet.</p> <p>(c) The width of the waterfront promenade at WKCD would not be less than 20 meters, and there would be variance at different sections of the promenade.</p>	
003918 - 004839	Mr Albert HO Administration	<p>Mr HO's expression of views that --</p> <p>(a) Given that some existing high-rise residential blocks at the rear of WKCD already blocked public views of the ridgelines, he supported Prof LAU's view that greater flexibility should be given to the height restrictions of the buildings in WKCD, the reason being that taller buildings would have lower site coverage.</p> <p>(b) The Administration's paper stated that not less than 23 hectares of the land in WKCD would be designated as public open space. He was concerned about the exact area designated as uncovered public open space.</p>	

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		<p>(c) In future, further to WKCD, the Administration should tighten up height restrictions for new commercial buildings along the waterfront of Victoria Harbour.</p> <p>Response from the Administration that --</p> <p>(a) In proposing the building height restrictions for WKCD, it had no intention to protect the sea view of the residential blocks behind WKCD.</p> <p>(b) The building height restrictions were required for preservation of public views towards the ridgelines from various vantage points on the Hong Kong Island, ensuring compatibility with nearby buildings, avoidance of the sense of pressure generated by tall buildings and enhancement of visual permeability from the harbour.</p> <p>(c) As some of the public open space could be covered areas, designation of 23 hectares as public open space without setting a fixed ratio between open air and covered areas was to allow greater flexibility in the upcoming design and planning of WKCD.</p>	
004840 - 004943	Chairman Mr Albert HO	<p>The Chairman's enquiry as to whether Mr HO supported the Administration's imposition of development parameters as currently proposed</p> <p>Reply of Mr HO that he would not raise objection to the proposed parameters</p>	
004944 - 011010	Chairman	The Chairman's enquires about --	

Time marker	Speaker	Subject(s)	Action required
	Administration	<p>(a) whether the exact land uses and the distribution of the public open space would be defined in the DP for WKCD;</p> <p>(b) the division of responsibilities between WKCD and PlanD in the planning and development of WKCD; and</p> <p>(c) the implications of the current stage of town planning on subsequent stages of the statutory town planning process; whether there was room for subsequent changes to the proposed parameters</p> <p>Response of the Administration that --</p> <p>(a) In mapping out the DP, WKCD would be required to provide details of the public open spaces, their exact land uses and layouts and their interface with other areas of the WKCD for consideration of the TPB. All these details would be made available to the public in due course.</p> <p>(b) In support of TPB, the PlanD would play a key role in the planning and development of WKCD. It would collate views and objections to the proposed incorporation of the major development parameters in the draft OZP and submit them to TPB for consideration, provide input and assistance to WKCD in the formulation of the DP and process the Development Plan submitted by the WKCD to TPB, process the representations on the DP for consideration of TPB and</p>	

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		<p>submit the DP to CE in Council for approval.</p> <p>(c) In case there were conflicting views between PlanD and WKCDA, a final decision would be taken by TPB which would also consider public views.</p> <p>(d) On slight relaxation of the development parameters, the TPB had to look at the impacts the proposed changes might have on the overall development and surrounding environment. There was no fixed rule governing the magnitude of alteration and the TPB would consider each case according to its merits.</p>	
011011 - 011703	Chairman Ir Dr Raymond HO Administration	<p>The Chairman's summary of the discussion that in attending to WKCD development, PlanD would --</p> <p>(a) collaborate with WKCDA or its consultants in formulating proposals for the DP;</p> <p>(b) serve on a committee of WKCDA charged with the duties relating to the preparation of the DP; and</p> <p>(c) provide support to TPB throughout the plan-making process in respect of WKCD</p> <p>Dr HO's expression of views that --</p> <p>(a) There should be considerable variance in the design and layouts of WKCD facilities.</p> <p>(b) He and the Hong Kong Institution of Engineers were in support of the proposed development parameters for WKCD.</p>	

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		<p>(c) Public open space should be designated clearly in the DP.</p> <p>(d) There should be adequate professional support for WKCDA in preparing the DP, and PlanD and the committee to be set up by WKCDA to prepare the DP would have important roles to play in this regard.</p> <p>(e) There should be adequate flexibility in the setting of development parameters and DP in order not to suffocate the WKCD project.</p> <p>Response of the Administration that PlanD would collaborate with WKCDA in planning for the WKCD project</p>	
011704 - 011759	Chairman	The meeting ended at 4:00 pm	