

## **Planning Process for the Development of the West Kowloon Cultural District**

### **Purpose**

The purpose of this paper is to provide further information to the Subcommittee in respect of the planning process and development parameters for the West Kowloon Cultural District (WKCD).

### **Planning Process**

2. The draft South West Kowloon Outline Zoning Plan (OZP) No. S/K20/21, incorporating the major development parameters (Annex A) for the WKCD was gazetted under s.7 of the pre-amended Town Planning Ordinance<sup>(1)</sup> (TPO) on 18 April 2008. The three-week public inspection period will end on 9 May 2008. The Town Planning Board (TPB) will then consider the objections received, if any, and may further amend the draft OZP to meet the objections. The objections will be processed within 9 months from the expiry of the exhibition period. It is envisaged that the draft OZP, together with the outstanding objections, will be submitted to the Chief Executive (CE) in Council for approval in the last quarter of 2008.

3. The amended OZP is still subject to the provision of the pre-amended TPO. Unlike the existing TPO where there is an explicit provision that all representations received after the expiry of the exhibition period shall be treated as not having been made, there is no such provision in the pre-amended Ordinance. It is our practice to submit any objections/submissions received after 9 May 2008 to the TPB for information. It is up to the TPB to decide whether due consideration will be given to these late objections/submissions.

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<sup>(1)</sup> Since the plan-making process of the draft South West Kowloon Outline Zoning Plan commenced before the commencement of Town Planning (Amendment) Ordinance 2004, it is still subject to the provisions of the pre-amended TPO.

4. Within the OZP framework, the next stage of the planning process will be the preparation of a development plan (DP) for the WKCD by the WKCD Authority in accordance with the WKCD Authority Bill. In preparing the DP, the WKCD Authority shall observe the development parameters as stipulated in the OZP, consult the public and the Secretary for Home Affairs (SHA), have regard to views received in the public consultation and ensure that any conditions or requirements imposed by SHA are satisfied. The WKCD Authority shall submit the DP to the TPB for consideration. The TPB may deem the DP as being suitable for publication under the TPO, and the DP will accordingly be deemed to be a draft plan prepared by the TPB for the purposes of the TPO and the provisions of the TPO concerning any draft plan shall apply accordingly. If the DP is approved under the TPO, the approved DP is to be regarded as an approved plan for the purposes of the TPO.

### **Development Parameters**

#### *Maximum plot ratio of 1.81*

5. From the previous public consultation and public engagement exercises, members of the public have clearly indicated their support for a low-density development with ample provision of open space in the WKCD. Development with a plot ratio of 1.81 has been confirmed to be feasible in terms of traffic and infrastructure capacity by technical assessments. Hence, the development intensity (expressed in terms of plot ratio restriction) has the necessary community support and is necessary to ensure proper planning control over the WKCD development.

#### *Not more than 20% of total plot ratio for residential use*

6. The planning intention is to develop the WKCD into an arts, cultural, entertainment and commercial district. Restricting residential use to not more than 20% of the total plot ratio will help ensure a good and balanced mix of different uses to add life and vibrancy to the development at different times of day and night. Furthermore, the 20% cap on domestic plot ratio will ensure that the residential use is not a predominant use in the WKCD and this is in line with the clear public views against the WKCD ending up as a property development.

*Not less than 23 hectares of public open space*

7. On the previous version of the OZP for South West Kowloon, about 22.5 hectares of the site are designated for open space development. In order to ensure that the same amount of open space will be provided in WKCD, it is therefore stipulated under the OZP that not less than 23 hectares of public open space will be provided (including 3 hectares of piazza area and a waterfront promenade of not less than 20m in width).

*Building height restrictions*

8. In determining the building height restrictions for the WKCD, the following has been taken into account:

- (a) the Vision and Goals for Victoria Harbour of the TPB;
- (b) the Harbour Planning Principles and Guidelines promulgated by the Harbour-front Enhancement Committee; and
- (c) the Urban Design Guidelines of the Hong Kong Planning Standards and Guidelines.

9. The imposition of the building height restrictions for the WKCD is based on the following urban design principles: -

- (a) preservation of public views from Sun Yat Sen Memorial Park towards the Kowloon Peak, Tze Wan Shan, and Lion Rock ridgelines to maintain a 20% building free zone below the ridges (Plan 1);
- (b) preservation of public views from the Star Ferry Pier at the Central waterfront towards the Lion Rock ridgeline to maintain a 20% building free zone below the ridge (Plan 2);
- (c) avoidance of unduly tall buildings with wall effect and enhancement of visual permeability from the harbour by lowering of building height at waterfront locations;

- (d) introduction of variation in building height for a coherent building height profile across the WKCD; and
  - (e) introduction of visual relief to soften the building masses clustering around the Kowloon Station.
10. The building height restrictions ranging from 50 to 100mPD are shown in Plan 3.

#### *Public Consultation*

11. In the public engagement exercise held from September to December 2007, the public was consulted on the major development parameters including the building height restrictions. The Yau Tsim Mong District Council was also consulted on the major development parameters on 28 February 2008.

#### **Role of Planning Department**

12. The Planning Department has taken and will continue to take an active role in the planning and development of WKCD. With the incorporation of the major development parameters in the South West Kowloon OZP, the Planning Department will –

- (a) process the objections to the amendments incorporated in the OZP for consideration of the TPB (consult relevant bureaux and departments on the objections and prepare the TPB papers);
- (b) submit the draft OZP together with the outstanding objections to the CE in Council for approval;
- (c) provide necessary input and assistance to the WKCD Authority in the formulation of the DP;
- (d) process the DP submitted by the WKCD Authority to TPB for consideration;

- (e) process the representations on the DP for the consideration of the TPB; and
- (f) submit the DP to CE in Council for approval.

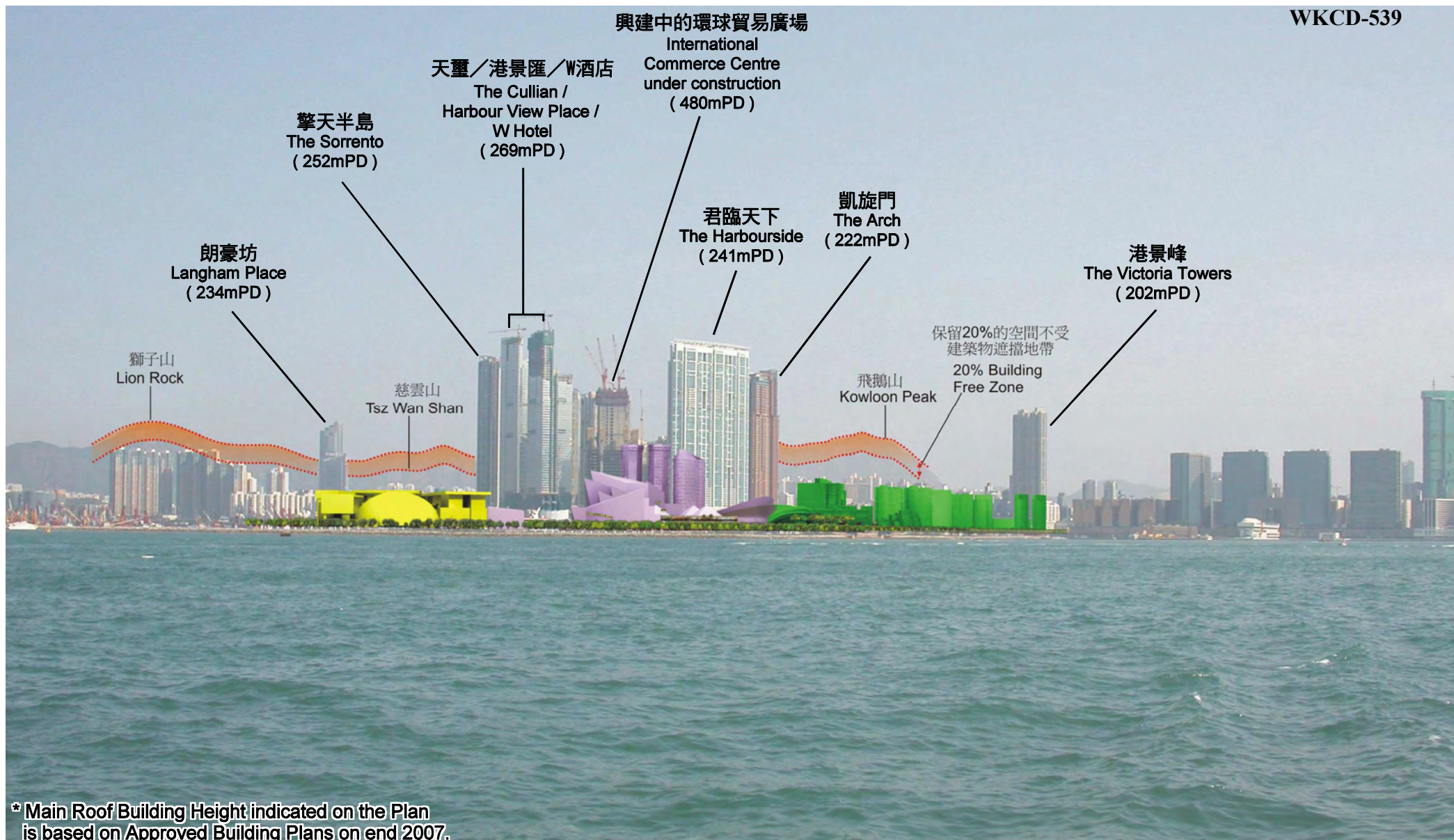
13. In order to help kick start the early planning work for WKCD, a senior town planner has been seconded to the Home Affairs Bureau (HAB) on 28 April 2008 to prepare the consultancy brief and contract. If required, more staff will be seconded to HAB to provide support for the preparation of the DP and other planning tasks.

**Planning Department**  
**May 2008**

## **Development Parameters for WKCD**

The draft South West Kowloon OZP No. S/K20/21 stipulated the following development parameters for WKCD:


- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.81.
- (b) Not more than 20% of the total plot ratio shall be for residential use.
- (c) In addition, public open space of not less than 23 hectares (including 3 hectares of piazza areas and a waterfront promenade of not less than 20 meters in width) shall be provided.
- (d) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 50 metres above Principal Datum (mPD) on land designated as Sub-area (A), a maximum building height of 100 mPD on land designated as Sub-area (B), and a maximum building height of 70 mPD on land designated as Sub-area (C) as stipulated on the OZP.



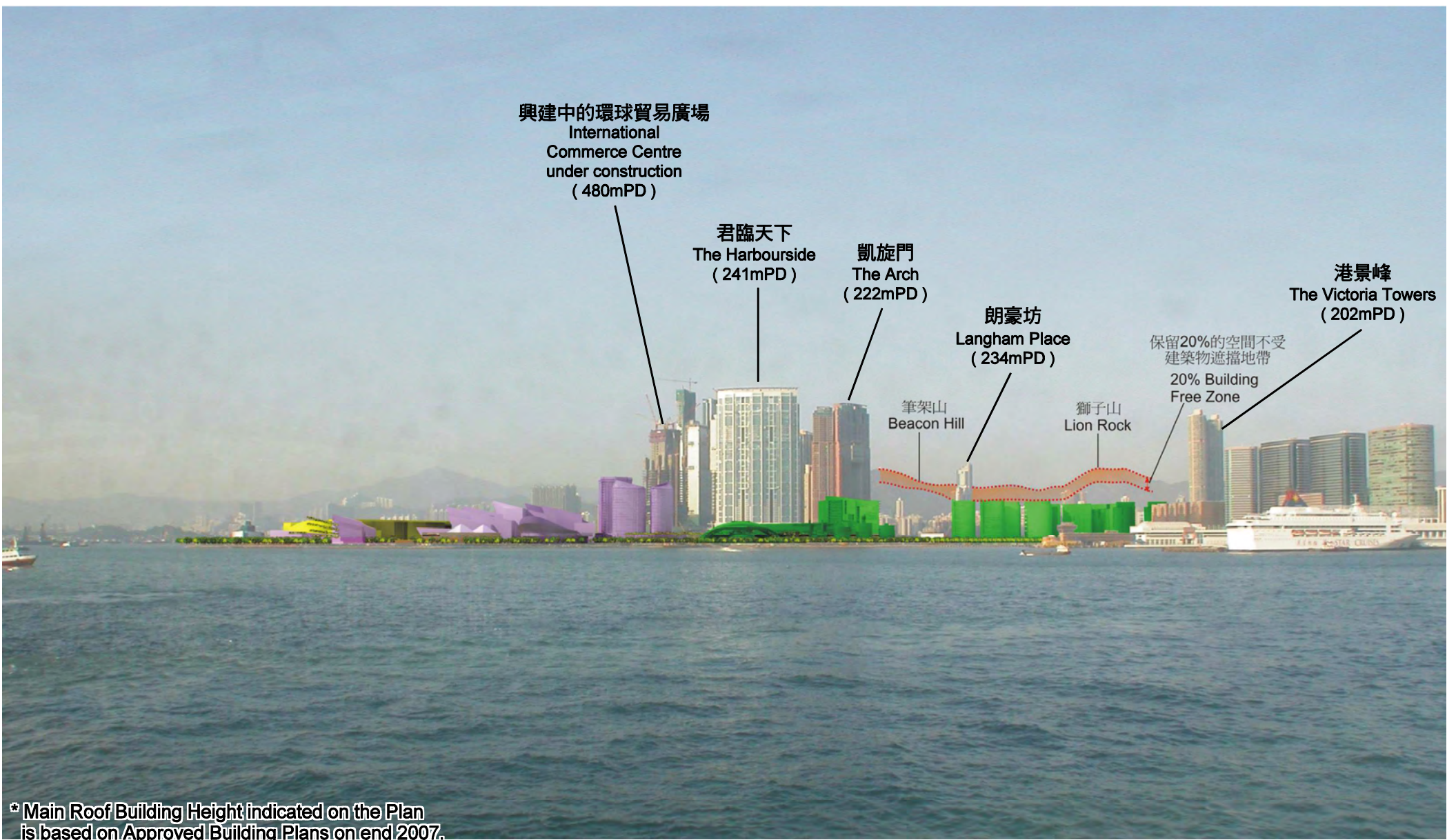
\* Main Roof Building Height indicated on the Plan is based on Approved Building Plans on end 2007.

MAXIMUM BUILDING HEIGHT	
<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> 50 mPD	
<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> 70 mPD	
<span style="display:inline-block; width:15px; height:15px; background-color:lightpurple; border:1px solid black;"></span> 100 mPD	

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**從中山紀念公園遠眺的全景**  
**WEST KOWLOON CULTURAL DISTRICT**  
**VIEW FROM SUN YAT SEN MEMORIAL PARK**

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M/K20/08/188	圖 PLAN 1





MAXIMUM BUILDING HEIGHT

- 50 mPD
- 70 mPD
- 100 mPD

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從中環天星碼頭遠眺的全景  
WEST KOWLOON CULTURAL DISTRICT  
VIEW FROM CENTRAL STAR FERRY PIER

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圖 PLAN  
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