

## **Subcommittee on West Kowloon Cultural District Development**

### **Statutory Planning Process for West Kowloon Cultural District**

#### **The Site**

The West Kowloon Cultural District (WKCD), with an area of about 40 hectares, is currently zoned “Other Specified Use” (“OU”) annotated “Arts, Cultural, Commercial and Entertainment Uses” on the draft South West Kowloon Outline Zoning Plan (OZP) No. S/K20/19 (**Plan 1**). The planning intention of this zone is to develop WKCD into an integrated arts, cultural, commercial and entertainment district with distinguished identity.

#### **Development Parameters of WKCD**

2. The Administration is currently conducting the public engagement exercise to collect views from the public and major stakeholders on the WKCD development.
3. According to the current proposal, the key development parameters of WKCD are as follows:
  - (a) overall plot ratio – 1.81;
  - (b) not more than 20% of the total gross floor area of WKCD for residential development;
  - (c) 23 hectare of public open space; and
  - (d) maximum building heights ranging from 50 to 100 mPD.
4. Depending on the outcome of the public engagement exercise, the current intention is to incorporate the above major development parameters and any other planning restrictions/requirements (such as a continuous harbourfront promenade) onto the OZP. In addition, it is proposed to incorporate into the Notes of the subject “OU” zone the requirement for Master Plan submission to the Town Planning Board (TPB) for approval.

## **Statutory Planning Process**

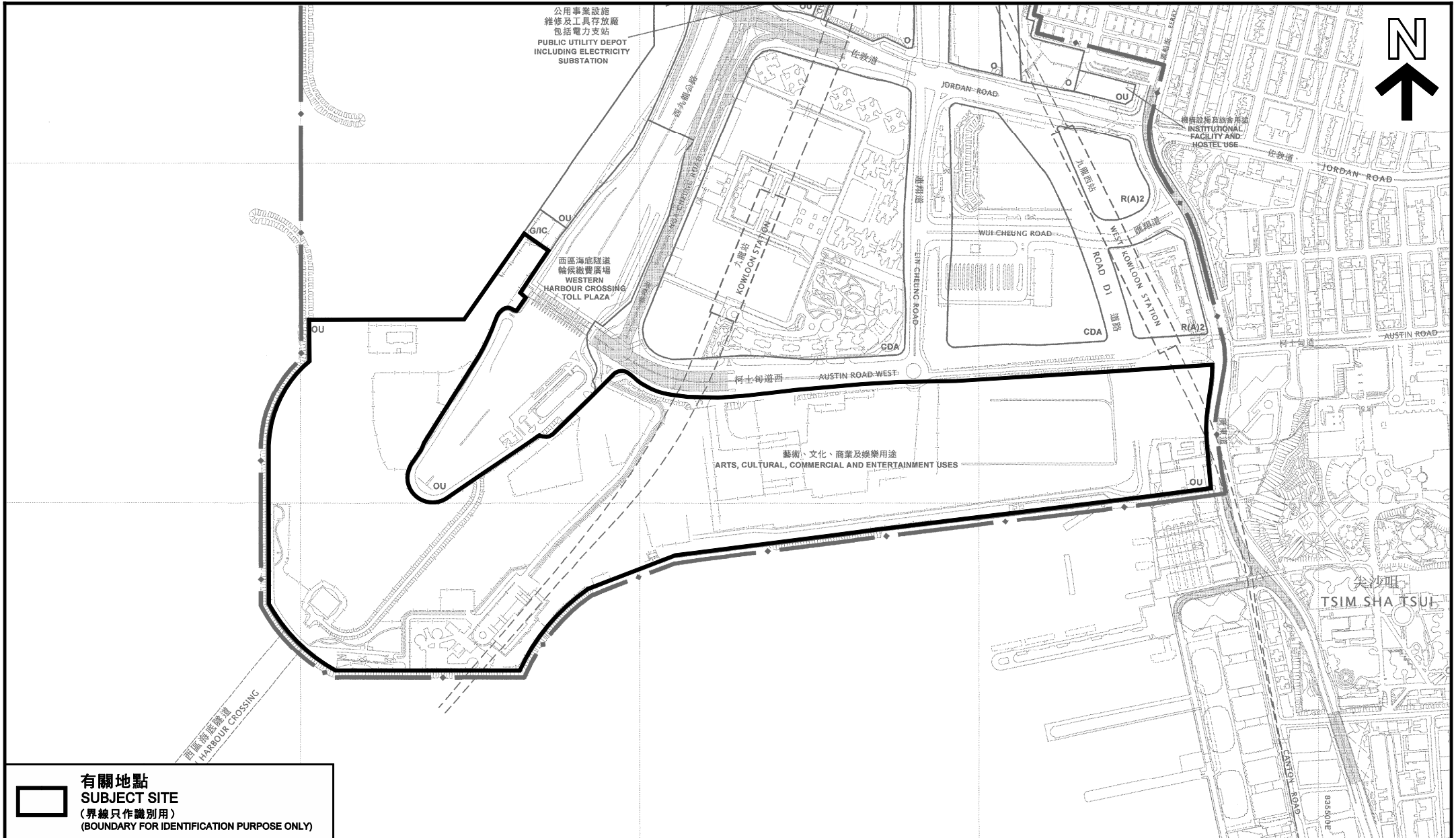
5. Upon completion of the public engagement exercise in December 2007, a submission will be made to the TPB in the first quarter of 2008 seeking its agreement to amend the draft South West Kowloon OZP to incorporate the key development restrictions and Master Plan submission requirements. Before submission is made to the TPB, public consultation including consultation with the newly constituted District Council would be made.

6. Subject to the agreement of the TPB, the amended OZP would be gazetted for 3 weeks under section 7 of the pre-amended Town Planning Ordinance for public comments. The TPB will then consider the objections received in accordance with the provisions of the Town Planning Ordinance. The objection hearing procedures would take 9 months to complete. Thereafter, the revised OZP, together with the outstanding objections, would be submitted to the CE in C for approval in the last quarter of 2008.

## **Master Plan for WKCD**

7. The future WKCD Authority is responsible for the preparation of the Master Plan together with all the necessary technical assessments for WKCD. Experience gathered from the planning process of the Kai Tak Development indicates that early public engagement will facilitate building community consensus on major development proposals and the smooth implementation of development at a later stage. Given the public interest on planning and development of WKCD, it is expected that in preparing the Master Plan for the WKCD, the future WKCD Authority will conduct extensive public consultation exercise including public forums, workshops and briefings before finalizing the Master Plan for submission to the TPB. The relevant government bureaux/departments will render the necessary support and input to the WKCD Authority on the formulation of the Master Plan.

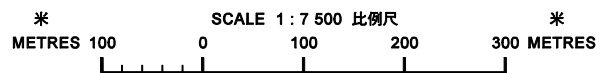
8. After the submission of the Master Plan by the future WKCD Authority to the TPB, there would be public notification of the planning application in newspapers as well as site notices in accordance with the provisions of the Town Planning Ordinance. The Master Plan for the WKCD would be published for public comments for three weeks. The Master Plan, together with the public comments, would be submitted to the TPB for consideration within two months of the receipt of the planning application. After approval, any amendment to the Master Plan would require approval from the TPB under the provision of the Town Planning Ordinance.



**有關地點**  
**SUBJECT SITE**  
 (界線只作識別用)  
 (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

本摘要圖於2007年9月26日擬備，所根據的資料為：  
 於2007年5月18日展示的分區計劃大綱圖  
 編號 S/K20/19  
 EXTRACT PLAN PREPARED ON 26.09.2007  
 BASED ON OUTLINE ZONING PLAN No.  
 S/K20/19 EXHIBITED ON 18.5.2007

**位置圖 LOCATION PLAN**  
**西九龍文化區**  
**WEST KOWLOON CULTURAL DISTRICT**



**規劃署**  
**PLANNING**  
**DEPARTMENT**



**M/K20/07/149**

**圖 PLAN**  
**1**