

The Government of the Hong Kong Special Administrative Region

房屋及規劃地政局

香港花園道美利大廈



Housing, Planning and Lands
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10 June 2005

Miss Odelia LEUNG
Legislative Council Secretariat
Legislative Council Building
8 Jackson Road
Central, Hong Kong

Dear Miss LEUNG,

Subcommittee on West Kowloon Cultural District Development

Thank you for your letter of 3 June, requesting us to provide further information on the development of the West Kowloon Cultural District.

Our responses are at the Annex for your reference.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Arsene YIU'.

(Arsene YIU)
for Secretary for Housing, Planning and Lands

Subcommittee on West Kowloon Cultural District Development

Responses to Clerk to Subcommittee's Letter of 3 June 2005

(a)&(c) In 1998, the then Chief Executive proposed in his Policy Address that Hong Kong should be developed into an Asian arts and cultural centre. Subsequently, in November 1999, the Government decided to review fundamentally the land uses of the southern portion of the West Kowloon Reclamation for the development of a world-class integrated arts, cultural and entertainment district, i.e. the West Kowloon Cultural District (WKCD). This decision was endorsed by the Executive Council. We briefed the Legislative Council Panel on Planning, Lands and Works on the decision and underlying rationale at its meeting on 18 November 1999.

In September 2002, at the behest of the then Chief Executive, the Steering Committee for Development of the WKCD (SC) was established to plan and guide implementation of the project. The SC, after taking the winning entries of the West Kowloon Reclamation Concept Plan Competition as reference, decided to adopt a community-driven approach whereby the private sector would be responsible for the development and operation of the WKCD. The traditional tendering method envisaged in the General Conditions of the Concept Plan Competition could not provide the desired flexibility for the Government to negotiate with the proponents and was not adopted. Instead, the Government issued an Invitation for Proposals (IFP) to invite development proposals from the private sector.

The IFP was endorsed by the SC in May 2003. Subsequently, we briefed the Executive Council on the plan to issue the IFP and, before issuing the IFP, submitted a progress report on the development of the WKCD to the Legislative Council Panel on

Planning, Lands and Works in July 2003 setting out Government's decision to invite interested developers to submit proposals.

The IFP was issued in September 2003. As set out in the IFP, the final decision on the selection of the successful proponent will be made by the Chief Executive in Council on such terms and conditions as he considers fit.

- (b) On 11 July 2003, the Town Planning Board (TPB) exhibited the amendments to the draft South West Kowloon Outline Zoning Plan (OZP), which involve rezoning the 40-hectare land in the West Kowloon Reclamation to "Other Specified Uses" annotated "Arts, Cultural, Commercial and Entertainment Uses" (OU) to facilitate the planning and development of the WKCD, for public inspection under section 7 of the Town Planning Ordinance for three weeks. During the plan exhibition period, 11 objections were received. After preliminary consideration and hearing of the objections on 26 September 2003 and 12 December 2003, the TPB decided not to propose any amendment to the OZP to meet these objections. However, the TPB agreed to amend the Explanatory Statement of the OZP to reflect its intention to adopt a two-stage approach for the planning of the WKCD.

Subsequently, the draft OZP was further revised to delete a possible pier at the southern section of the West Kowloon Reclamation and to amend the Notes for the OU zone. These amendments were exhibited on 26 March 2004 for public inspection for three weeks under section 7 of the Town Planning Ordinance. The Explanatory Statement of the OZP was revised to clarify the TPB's intention to adopt the two-stage approach for the planning of the WKCD. During the plan exhibition period, no objection was received.

There were other subsequent amendments to the OZP, but were not related to the WKCD. As the plan-making process for the OZP has not yet been completed, it has not been submitted to

the Chief Executive-in-Council for approval.

Housing, Planning and Lands Bureau
10 June 2005