

For information on
29 November 2011

**LegCo Panel on Home Affairs and Panel on Development
Joint Subcommittee to Monitor the Implementation of
the West Kowloon Cultural District Project**

**Proposed Development Plan for
the West Kowloon Cultural District and Related Matters**

INTRODUCTION

The West Kowloon Cultural District Authority (the Authority) has prepared a paper to brief Members on the proposed Development Plan (DP) for the West Kowloon Cultural District (WKCD) and related matters.

2. Members are invited to note the paper at **Annex**.

BACKGROUND

3. Information on the proposed DP for the WKCD was unveiled in the Stage 3 Public Engagement exercise conducted between 30 September and 30 October 2011. The proposed DP is based on Foster + Partners' **City Park** conceptual plan which earned public support and was selected by the Board of the Authority in March 2011 as the masterplan for the development of the WKCD.

4. The WKCD project will be developed in phases. Part of the Great Park is expected to be completed in 2014-15, followed by the phased completion of Core Arts and Cultural Facilities starting from 2015. The Authority targets to submit the DP to the Town Planning Board for consideration around end of 2011.

**Home Affairs Bureau
November 2011**

Paper from the West Kowloon Cultural District Authority

**Proposed Development Plan for
the West Kowloon Cultural District and Related Matters**

PURPOSE

At the Joint Subcommittee meetings on 16 May and 11 July 2011, Members expressed views on the Development Plan (DP) for the West Kowloon Cultural District (WKCD). This paper aims to highlight the key features of the proposed DP.

2. The proposed DP for the WKCD has been prepared on the basis of the “City Park” concept proposed by Foster+Partners. The West Kowloon Cultural District Authority (the Authority) presented information on the proposed DP (**Enclosure 1- 6**) to the public during the Stage 3 Public Engagement (PE3) exercise, which was completed in late October 2011. The key features of the proposed DP are highlighted below –

STATUTORY PLANNING

3. The proposed DP strictly complies with the statutory requirements as stipulated in the South West Kowloon Outline Zoning Plan No. S/K20/26. The key planning parameters include a maximum plot ratio of 1.81, provision of not less than 23 hectares of public open space (including 3 hectares of piazza areas and a waterfront promenade of not less than 20 metres in width), residential development of not more than 20% of total plot ratio, as well as building height restrictions of 50, 70 and 100mPD under 3 sub-zones.

INTEGRATION OF FACILITIES

4. Taking into account stakeholders’ views on the artistic positioning and priority of the core arts and cultural facilities, these facilities are suitably clustered in the WKCD to facilitate the exchange and synergy among different art forms. The WKCD will also host a rich mix of retail-dining-entertainment facilities and hotel, office and residential developments, which will be integrated with the arts and cultural facilities. Integration of land uses along both the vertical and horizontal dimensions would increase people flow and create vibrancy in

the WKCD during the day and night, while improving visitors' experience with diverse activities.

THE GREAT PARK

5. The WKCD will provide 23 hectares of public open space which will bring Hong Kong's countryside to the urban centre for public enjoyment. Together with arts pavilions scattered in the Great Park, outdoor performances and artwork displays will add an artistic touch to the Great Park fronting the world-renowned Victoria Harbour. There will also be water features and spaces for cycling, running and viewing the Victoria Harbour and magnificent skyline. Traffic noise from the Western Harbour Crossing will be screened by the proposed u-shape hotel along the entrance of the tunnel.

UNDERGROUND TRAFFIC NETWORK

6. Traffic and car parks in the WKCD will be put in an integrated basement underground, which frees up ground floor space of the WKCD site for public enjoyment and cultural use. This arrangement also allows direct connections among major performing arts venues and the corresponding loading/unloading facilities at stage level, which are considered essential in operation terms. Pollution could be substantially reduced as vehicle emissions will be contained at the basement level with effective ventilation.

CONNECTIVITY

7. Connected to the city. A web of at grade connections, footbridges and subways are proposed to link the WKCD with Jordon and Tsim Sha Tsui areas to enhance the connection with the neighbourhood. Public transport interchanges/laybys, as well as at grade connections, footbridges and subways are also proposed to link the WKCD with the MTR Kowloon Station and Austin Station, connecting the WKCD with other parts of Hong Kong.

8. Connected to other districts and beyond. With its strategic location, the WKCD will serve as a natural gateway for visitors from the Mainland and overseas arriving via the Express Rail Link, Airport Express, and cross-boundary ferry and coach. Direct pedestrian linkages are proposed to connect the WKCD to these public transport nodes.

9. Connected to the Harbour. A 20m wide waterfront promenade is proposed to enhance connectivity to the harbourfront. Two piers and a floating arts pontoon are proposed, the provision of which is subject to

technical feasibility and compliance with the Protection of the Harbour Ordinance (Cap 531).

SUSTAINABILITY

10. Sustainability is one of the planning design principles of the WKCD. Sustainable planning and design are adopted to turn the WKCD into a social, economic and environmentally dynamic model for Hong Kong and the region and to show our commitment to contribute to a sustainable future for our future generations. Subject to financial and technical feasibility, district-wide green initiatives, such as a district cooling system, are proposed to reduce waste, energy consumption and operational costs and to maximize the WKCD's longevity and social impact.

PROPOSED OTHER ARTS AND CULTURAL FACILITIES

11. A number of Other Arts and Cultural Facilities have been proposed to support the arts and cultural venues in WKCD. In response to the community's demand, the Authority has proposed additional education facilities in the DP. In the Centre for Contemporary Performance, Music Centre and Xiqu Centre, there will be arts education facilities for enhancing students' arts appreciation capability and forging close collaboration with schools and institutions. There will also be creative learning spaces integrated with various arts and cultural facilities.

12. There will also be Resident Company Centres to provide administration and rehearsal spaces for the art groups. The Arts Pavilions are flexible structures which will provide opportunities to present different forms of art in intimate and informal settings. The Arts and Craft studio will allow visual artists to produce art works in the district and Literary Arts Space will help the development of literary arts by facilitating literary arts activities and programmes.

FACILITIES FOR REHEARSALS BY ARTISTS AND OTHER SUPPORT PURPOSES

13. The stakeholders have been engaged on an on-going basis when developing the Schedules of Accommodation of the arts and cultural facilities and the Authority will continue to do so in the coming design stage of individual venues. All performing arts venues will have rehearsal spaces and artist support spaces of international standard. The rehearsal spaces can also be used for education and training.

PROPOSED PHASING

14. Catering for the development needs of various art forms, the 40-hectare WKCD will house a good mix of arts and cultural facilities to be commissioned by phases starting from 2014-15. Taking into consideration public preference for organic growth, aspirations of arts and cultural stakeholders, site availability, clustering effect to create vibrancy, financial implications and accessibility to and from surrounding areas, the proposed phasing plan for WKCD is given in **Enclosure 7**. It will be subject to periodical review with respect to the latest position of the aforesaid considerations.

WAY FORWARD

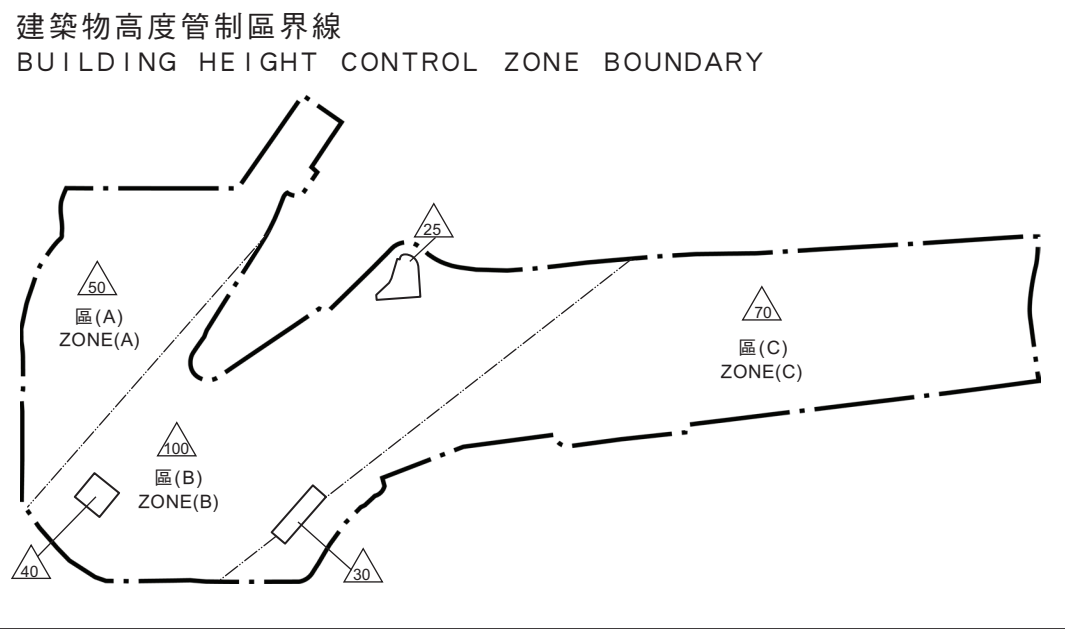
15. The Authority and its Project Consultant are finalizing the DP taking into account views and comments collected in the PE3 exercise. The DP will be submitted to the Town Planning Board for consideration around end of 2011.

West Kowloon Cultural District Authority

November 2011



新油麻地避風塘
NEW YAU MA TEI TYPHOON SHELTER



圖例
NOTATION

ZONES		地帶
OPEN SPACE		休憩用地
OTHER SPECIFIED USES		其他指定用途
MISCELLANEOUS		其他
BOUNDARY OF DEVELOPMENT		發展範圍界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METERS ABOVE PRINCIPAL DATUM)		最高建築物高度 (主水平基準上若干米)

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
OPEN SPACE	16.13	39.26	休憩用地
OTHER SPECIFIED USES	24.96	60.74	其他指定用途
TOTAL DEVELOPMENT AREA	41.09	100.00	發展區總面積

夾附的《註釋》屬這份圖則的一部分
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

"After taken into account the opinions gathered from the public engagement exercise as well as other technical and material considerations, further changes to this draft Development Plan might be required before submission to the Town Planning Board. Boundaries between zones may also be subject to minor adjustments."

"此發展草圖將在提交城市規劃委員會審議前，有可能就公眾參與活動中所收集到的意見以及其他技術評估及重要考慮，而需作出相應的修訂。各個地帶的界線，亦可能需要略為調整。"

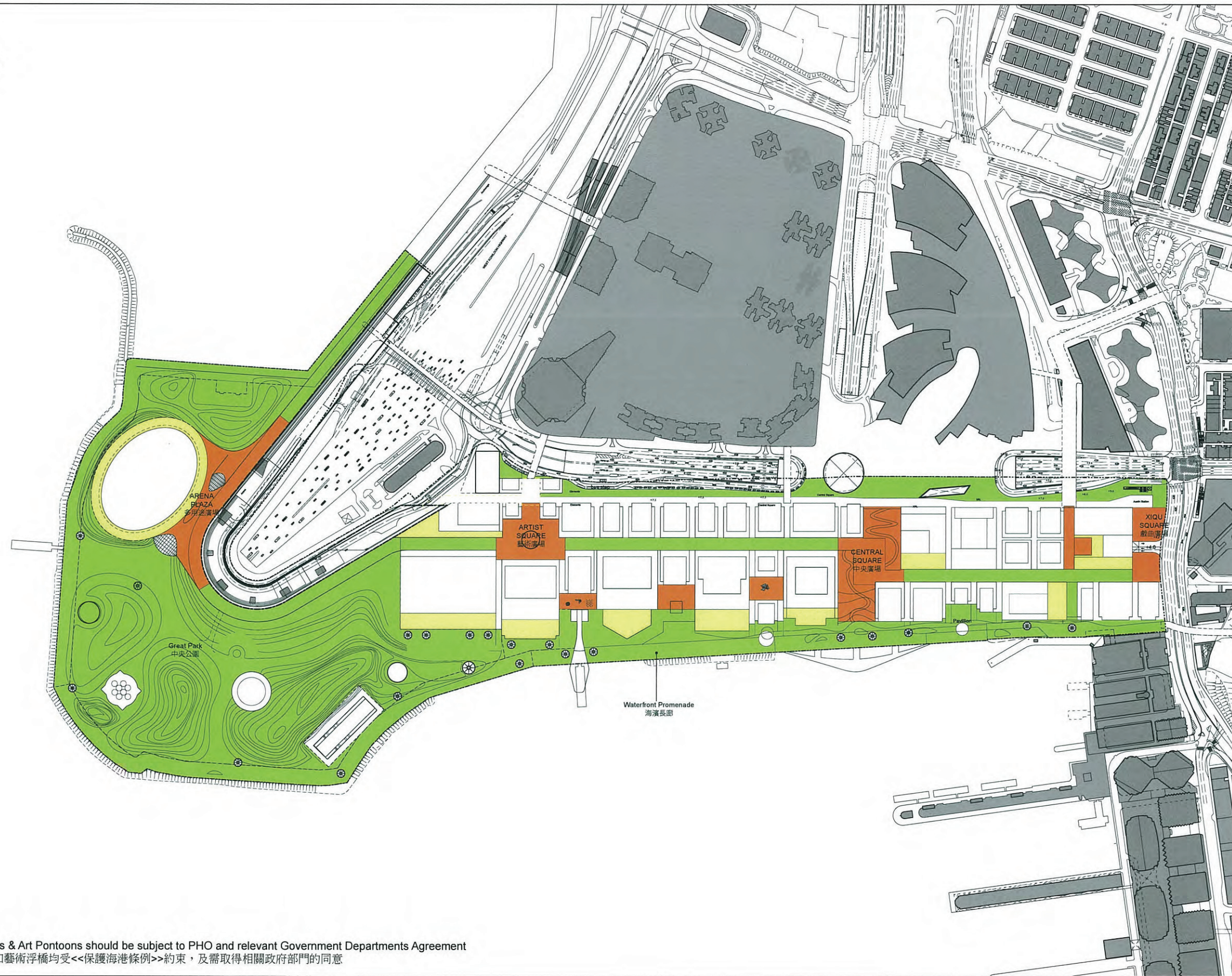
西九文化區擬議發展草圖
WEST KOWLOON CULTURAL DISTRICT PROPOSED DEVELOPMENT PLAN

SCALE 1:2500 比例尺

米 METRES 100 0 200 400 600 800 METRES 米

附錄一
Enclosure 1

圖則編號
PLAN No. S/K20/WKCDA/A



LEGEND 圖例

- Piazza 廣場 3Ha 公頃
- Open Space 休憩用地 15Ha 公頃
- Terrace Garden 平台休憩用地 5Ha 公頃

Rev	Date	Drawn	Description	Ch'k'd	App'd
Client					
WEST KOWLOON CULTURAL DISTRICT AUTHORITY					
<div style="font-size: small;"> 20/F Two Landmark East 100 How Ming Street Kowloon, Kowloon Hong Kong T +852 2828 5757 F +852 2827 1823 W www.mottmac.com.hk </div>					
Project					
PROJECT CONSULTANCY STUDY FOR WEST KOWLOON CULTURAL DISTRICT					
Title					
Proposed Open Space Plan 擬議休憩用地圖					
Designed		Eng check			
Drawn	TFP	-	Coordination		
Dwg check			Approved		
Scale at A1	Status		Rev		
NTS	PRE		P1		
Drawing Number		MMH/255962/24/12/7001			

WEST KOWLOON CULTURAL DISTRICT AUTHORITY

Mott MacDonald

ARTEC **IMG Artists** **Lord**

TFP | FARELLS **G|H|K**

creative thinking positive solutions **mcdg | ciiss earthasia limited** **MMA**

DONNELL **LD ASIA** **BMT**

PROJECT CONSULTANCY STUDY FOR WEST KOWLOON CULTURAL DISTRICT

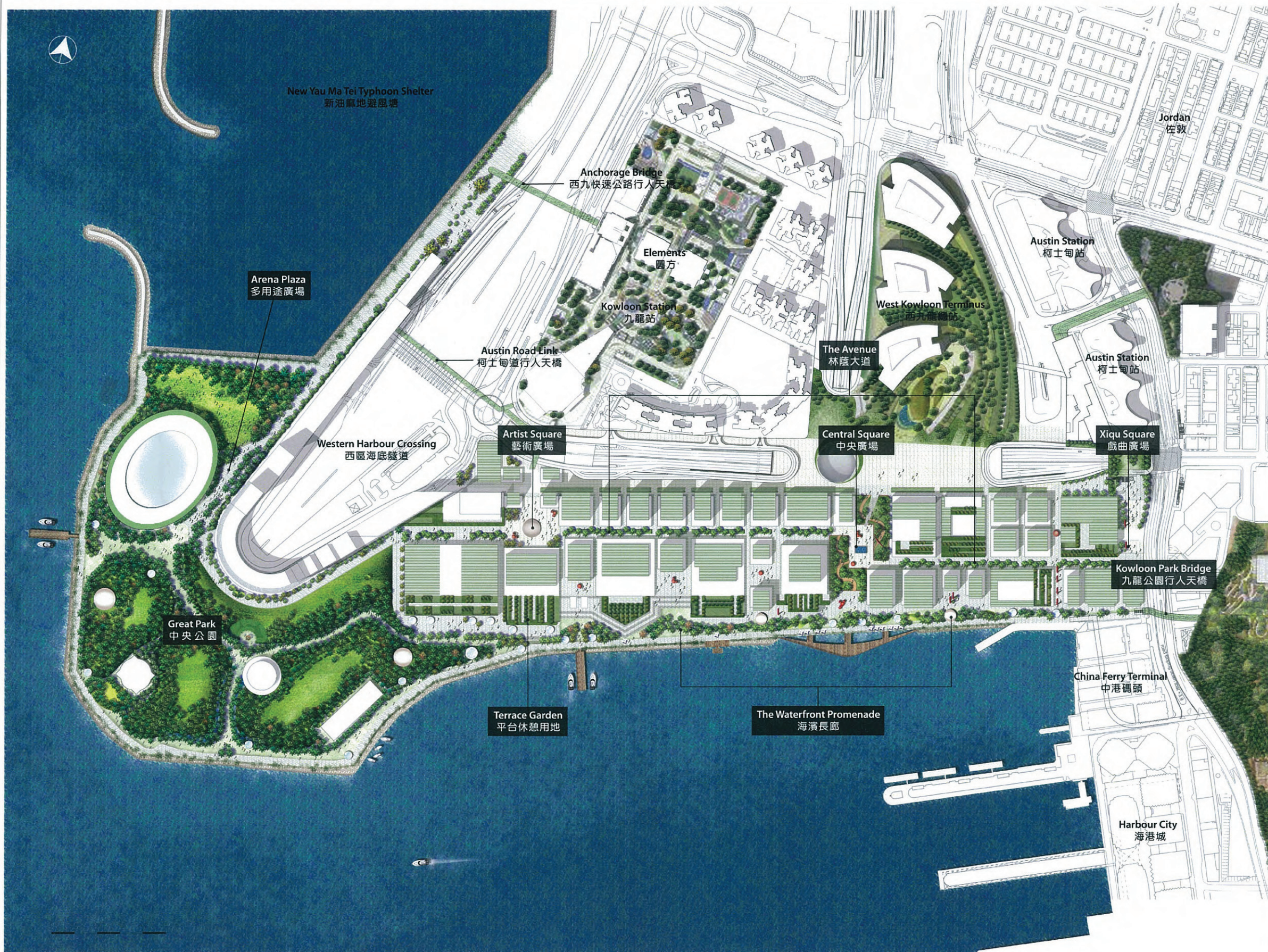
Proposed Open Space Plan
擬議休憩用地圖

Remark: All Piers & Art Pontoons should be subject to PHO and relevant Government Departments Agreement
備註: 所有碼頭和藝術浮橋均受<<保護海港條例>>約束, 及需取得相關政府部門的同意

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附錄二
Enclosure 2



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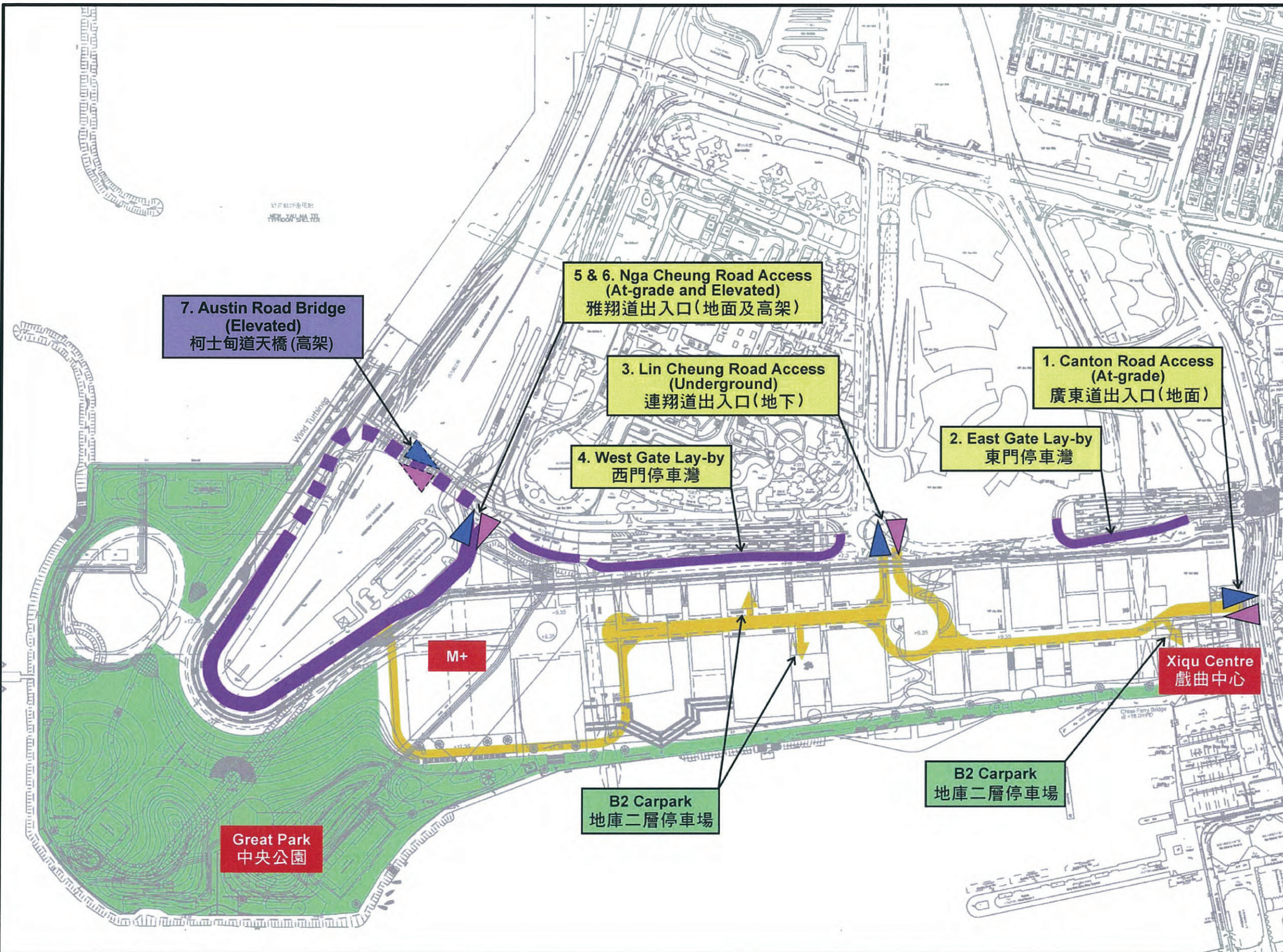
Project
PROJECT CONSULTANCY STUDY FOR WEST KOWLOON CULTURAL DISTRICT DEVELOPMENT PLAN

Title
Proposed Landscape Plan
 擬議景觀設計圖

Designed	-	-	Eng check	-	-
Drawn	EA	-	Coordination	-	-
Dwg check	-	-	Approved	-	-
Scale at A1	Status	Rev			
AS SHOWN	PRE	P5			

Drawing Number
 MMH/255962/20/01/1001

附錄三
 Enclosure 3



LEGEND 圖例

- At-grade Road
地面道路
- Underground Road
地下道路
- Vehicular Egress / Ingress of WKCD
西九龍文化區車輛出入口

Rev	Date	Drawn	Description	Ch'k'd	App'd
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Project
PROJECT CONSULTANCY STUDY FOR WEST KOWLOON CULTURAL DISTRICT DEVELOPMENT PLAN

Title
**Proposed Vehicular Access Points
建議行車出入口**

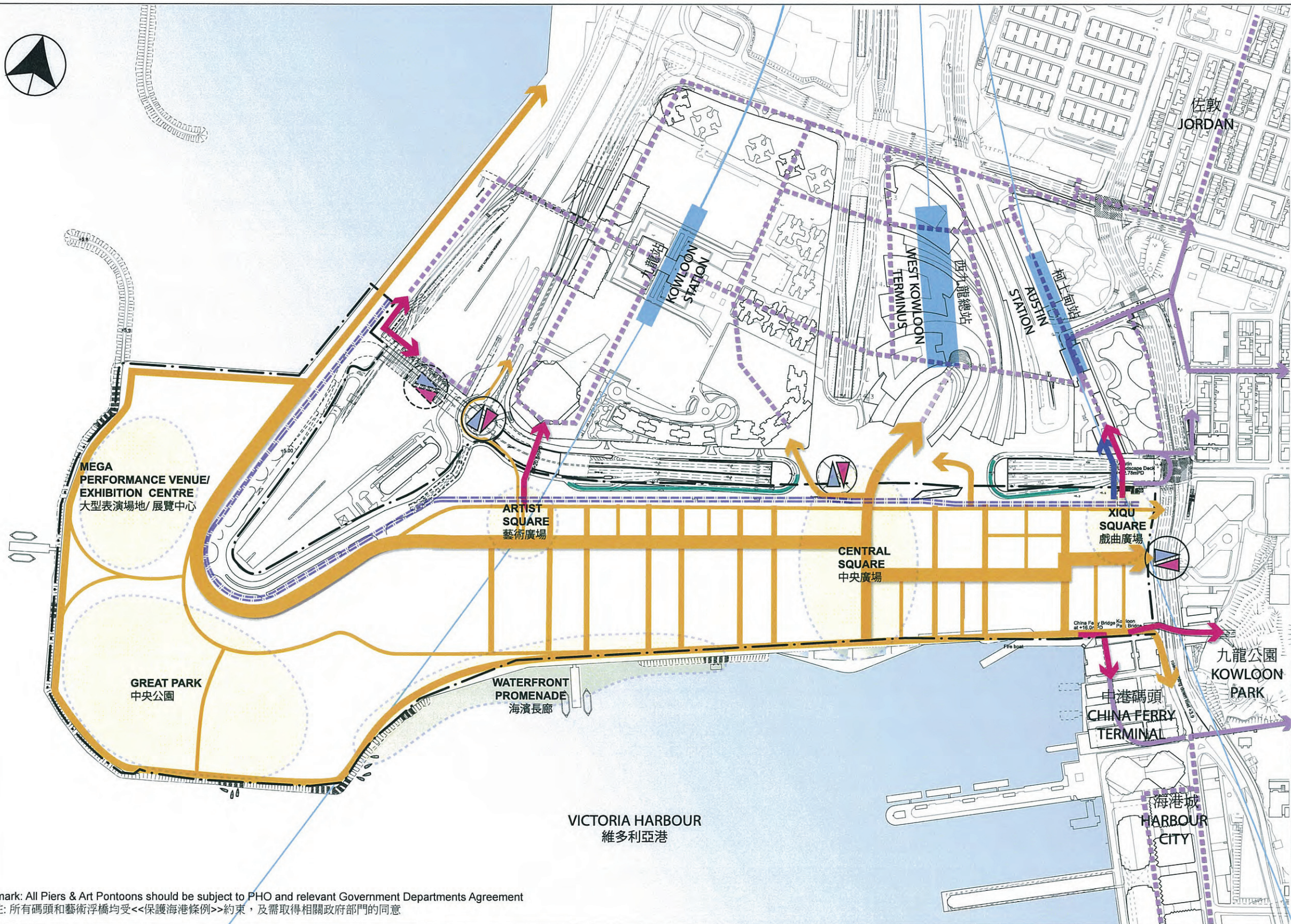
Designed		Eng check	
Drawn		Coordination	
Dwg check		Approved	
Scale at A1 N.T.S.	Status	Rev	
Drawing Number 28156/TN/F1.DGN/CPW/28SEP11			

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附錄四
Enclosure 4



- LEGEND 圖例**
- Boundary line 邊界線
 - At Grade/Podium Pedestrian Connection 地面/平台行人連接
 - Elevated Pedestrian Connection 高架行人連接
 - Subway 行人隧道
 - At Grade Lay-by 地面上落客區
 - Connections to Existing Urban Areas 與現有發展區連接
 - Outside Connection 與毗鄰連接
 - Reserve Corridor Possible EFTS (Subject to detailed design) 預留通道予綠色交通系統 (有待詳細設計)
 - Railway Station 鐵路站
 - Vehicular Egress/Ingress of WKCD 西九文化區車輛出入口
 - Major Activity Node 主要活動點

Rev	Date	Drawn	Description	Ch'k'd	App'd

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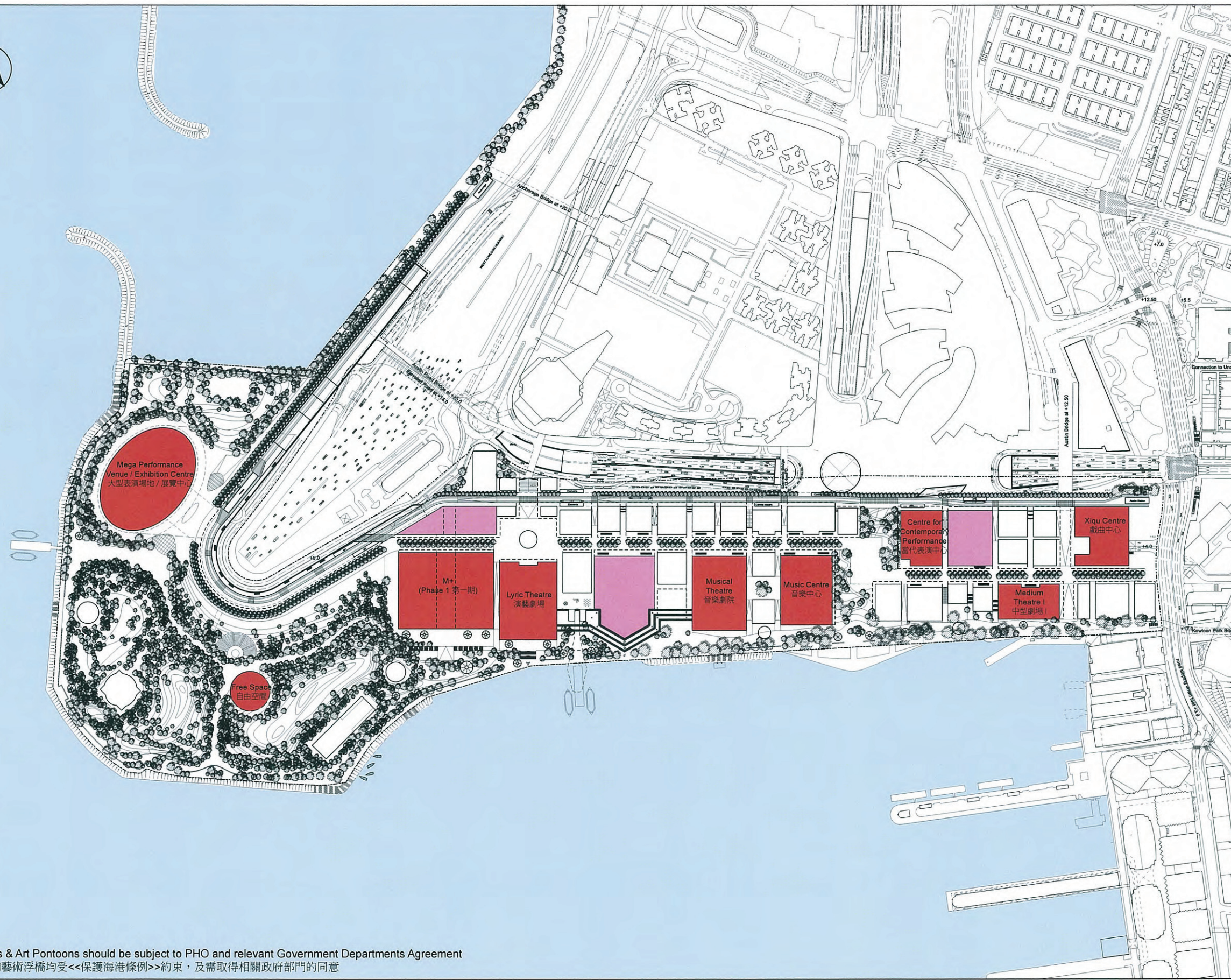
Title
**Proposed Pedestrian and Connectivity Plan
擬議行人及連接系統圖**

Designed		Eng check	
Drawn	TFP	Coordination	
Dwg check		Approved	
Scale at A1	Status	Rev	
NTS	PRE	P1	
Drawing Number	MMH/255962/21/04/7003		

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LEGEND 圖例

- Key Arts and Cultural Venues(Phase 1)
主要藝術及文化場館(第一期)
- Other Arts and Cultural Venues, including Medium Theatre II, Great Theatre and M+(Phase 2)
其他主要藝術及文化場館包括中型劇場 II、大劇院及M+ (第二期)

Rev	Date	Drawn	Description	Ch'kd	App'd

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Project
PROJECT CONSULTANCY STUDY FOR WEST KOWLOON CULTURAL DISTRICT

Title
**Proposed Arts and Cultural Venue Plan
 擬議主要藝術及文化場館圖**

Designed		Eng check	
Drawn	TFP	Coordination	
Dwg check		Approved	
Scale at A1	NTS	Status	PRE
		Rev	P1
Drawing Number	MMH/255962/21/04/7001		

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附錄六
 Enclosure 6

Proposed Timetable for WKCD Facilities Completion

Phase	Target Completion Year	Key Facilities and Venues
Phase 1	2014-2015	Arts Pavilion
		Great Park (Early portion of the Park)
	2015-2017	Xiqu Centre (Main Theatre, Tea House and Arts Education Facility)
		Free Space (with Music Box) and Outdoor Theatre
		Centre for Contemporary Performance (3 Blackboxes and Arts Education Facility)
	2017-2020	M+ (Phase I)
		Lyric Theatre
		Medium Theatre I
		Music Centre (Concert Hall, Recital Hall and Arts Education Facility)
		Mega Performance Venue **
Exhibition Centre **		
Musical Theatre **		
Phase 2	Beyond 2020	M+ (Phase II)
		Great Theatre
		Medium Theatre II
		Xiqu Small Theatre

** Subject to alternative funding options.