

Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing

For discussion
on 18 April 2012

TFK/05/2012

Draft West Kowloon Cultural District Development Plan No. S/K20/WKCD/1

PURPOSE

The purpose of this Paper is to invite Members' views on the Draft West Kowloon Cultural District (WKCD) Development Plan (DP) No. S/K20/WKCD/1 (**Plan** and **Annex**).

BACKGROUND

2. According to the WKCD Authority Ordinance, the WKCD Authority is required to prepare a DP to layout the land use(s) for WKCD and submit the DP to the Town Planning Board (TPB) for consideration and publication.

3. In drawing up the DP, the WKCD Authority conducted a three-stage public engagement (PE) between October 2009 and October 2011 to collect views from the public. The WKCD Authority consulted the Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing ("Task Force") on 4 October 2010 and 19 October 2011 as part of Stage 2 PE with the 3 conceptual plan options and part of Stage 3 PE with the proposed DP for the WKCD respectively.

4. The WKCD Authority submitted the DP to the TPB on 30 December 2011. The TPB agreed to the DP on 9 March 2012 and the DP has been exhibited for public inspection on 30 March 2012 for a period of two months under the Town Planning Ordinance.

DRAFT WEST KOWLOON CULTURAL DISTRICT DEVELOPMENT PLAN

5. In the WKCD DP, two major zonings have been proposed, i.e. "Open Space" ("O") and "Other Specified Uses" ("OU") (**Plan**). These zonings are further sub-divided into sub-zones with particular planning intentions as follows:

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Zoning	Planning Intention
<p>“Open Space (1)” (“O(1)”) “Open Space (2)” (“O(2)”)</p>	<p>This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents, the general public as well as visitors. On land designated “O(1)”, the open space is provided in the form of a park by the waterfront with arts and cultural facilities (“the Park”) and a continuous waterfront promenade. On land designated “O(2)”, the open space comprises piazza squares and a vehicle-free tree-lined avenue, with arts, cultural, retail, dining and entertainment uses to create a vibrant atmosphere along the avenue.</p>
<p>“Other Specified Uses” annotated “Arts, Cultural, Entertainment and Commercial Uses” (“OU(ACECU)”)</p>	<p>This zone is intended primarily for the provision of arts and cultural facilities supported by a range of mixed office, hotel, retail, dining, recreational and entertainment uses.</p>
<p>“OU” annotated “Mixed Uses” (“OU(MU)”)</p>	<p>This zone is intended for mixed arts, cultural, commercial (including hotel and office), residential, recreational and entertainment developments to create vibrancy for the WKCD. Flexibility for the development / redevelopment / conversion of various types of compatible uses, either vertically within a building or horizontally over a spatial area, is allowed to meet the evolving and changing requirements for the WKCD development. Physical segregation has to be provided between the non-residential and residential portions within a new/converted building to prevent non-residential uses from intruding into the residential portion.</p>
<p>“OU” annotated “Airport Railway Ventilation and Traction Substation Building”</p>	<p>This zone is intended primarily to provide land for the ventilation and traction substation building of the Airport Railway.</p>
<p>“OU” annotated “Western Harbour</p>	<p>This zone is intended primarily to provide land for the ventilation building of the Western Harbour</p>

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Zoning	Planning Intention
Crossing Ventilation Building”	Crossing.
“OU” annotated “Electricity Sub-station” (“OU(ESS)”)	This zone is intended primarily to provide land for the development of an electricity sub-station.

6. A summary of the key development parameters of the DP is as follows:

Development Parameters	DP Provision
Total Plot Ratio	1.81
Total Gross Floor Area (GFA) <ul style="list-style-type: none"> • Maximum GFA under “OU(ACECU)” zone (Maximum hotel/office uses within “OU(ACECU)” zone) • Maximum GFA under “OU(MU)” zone (Maximum Hotel / Office / Residential uses within “OU(MU)” zone) • Arts, cultural, retail, dining and entertainment uses within “O” zone • Maximum GFA for “OU(ESS)” 	740,350 m ² 358,850 m ² (28,850 m ²) 366,900 m ² (289,950 m ² out of which not more than 148,070 m ² for residential use) 11,200 m ² 3,400 m ²
Development Mix <ul style="list-style-type: none"> • Arts and Cultural Facilities • Retail / Dining / Entertainment Uses • Hotel / Office Uses • Residential Uses • GIC Uses 	About 35-40% of Total GFA About 15-20% of Total GFA About 20-25% of Total GFA Not more than 20% of Total GFA Not less than 1% of Total GFA
Total Provision of Public Open Space (including a waterfront promenade of not less than 20m in width)	23 ha (17.23 ha of “O” zone and 5.77 ha of open space in “OU(ACECU)” zone)

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Development Parameters	DP Provision
<ul style="list-style-type: none"> • At Ground Level • Piazza Areas • On terraces and roof top gardens 	<p>15 ha</p> <p>3 ha</p> <p>5 ha</p>
Building Height Restrictions	1 and 3 storeys in areas zoned "O" 30 to 100mPD in areas zoned "OU"
Non-Building Areas	5 total 1 at 15m-wide 1 at 8m-wide 3 at 12m-wide
Green Coverage	Not less than 30% overall Not less than 60% in the Park
Total Car Parking Provision (based on indicative layout)	2,885 – 3,613
<ul style="list-style-type: none"> • Arts related facilities • Retail, Dining and Entertainment • Office • Hotel • Residential 	<p>1,482 – 1,525</p> <p>398 – 597</p> <p>384 – 563</p> <p>8</p> <p>613 – 920</p>

7. The key development parameters in paragraph 6 above have been stipulated on the DP and its Notes (**Plan and Annex**) while the other details including the proposed core arts and cultural facilities (CACF), urban design framework, landscape concept, distribution of open space, pedestrian and connectivity are elaborated in the Explanatory Statement (ES) of the DP (**Annex**).

IMPLEMENTATION

8. Given the large scale and complexity of the project, the WKCD development will be implemented over a relatively long time span and in phases and construction stages to maintain the vibrancy and vitality of the area. This is in line with the public aspiration for an organic growth of the WKCD development.

9. According to the current programme of WKCD Authority, the WKCD development will be implemented in two phases (**Figure 1** of Explanatory Statement of **Annex**) and construction works will be commenced

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gradually from 2013. Part of the Park with associated arts and cultural facilities as well as the Xiqu Centre are scheduled as the first batch of facilities in Phase 1. Target completion dates of CACF and other arts and cultural facilities are listed in the following table.

Phase	Target Completion Date	Key Venues
I	2014 – 2015	<ul style="list-style-type: none"> • Arts Pavilion • The Park (Early portion of the Park)
	2015 – 2017	<ul style="list-style-type: none"> • Xiqu Centre (Main Theatre, Tea House and Education Facility) • Free Space (with Music Box) and outdoor Performance Venue (Amphitheatre) • Centre for Contemporary Performance (3 Blackbox theatres and Education Facility)*
	2017 – 2020	<ul style="list-style-type: none"> • M+ (Phase 1) • Lyric Theatre • Proscenium Theatre* (Medium Theatre I) • Music Centre (Concert Hall, Recital Hall and Education Facility)* • Mega Performance Venue** • Exhibition Centre** • Musical Theatre**
II	Beyond 2020	<ul style="list-style-type: none"> • M+ (Phase 2) • Great Theatre • Proscenium Thrust Theatre* (Medium Theatre II) • Xiqu Small Theatre

Notes: * Subject to progress of the Hong Kong Section of the Guangzhou – Shenzhen – Hong Kong Express Rail Link

** Subject to financial arrangements

10. The timing and construction of distributor roads, drainage and installation of utilities will be programmed to meet the demand for development in the WKCD.

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PROPOSED MARINE FACILITIES

11. Marine facilities like piers, landing steps, art pontoons and viewing platforms (**Drawing**) have been proposed in the Modified Concept Plan of the WKCD Authority but these facilities have not been shown on the DP as they could be subject to the Protection of the Harbour Ordinance (PHO) depending on their design. The possibility of having such facilities in future is mentioned in the ES (paragraph 14 of **Annex**) of the DP. WKCD Authority would investigate the proposals further at the detailed design stage.

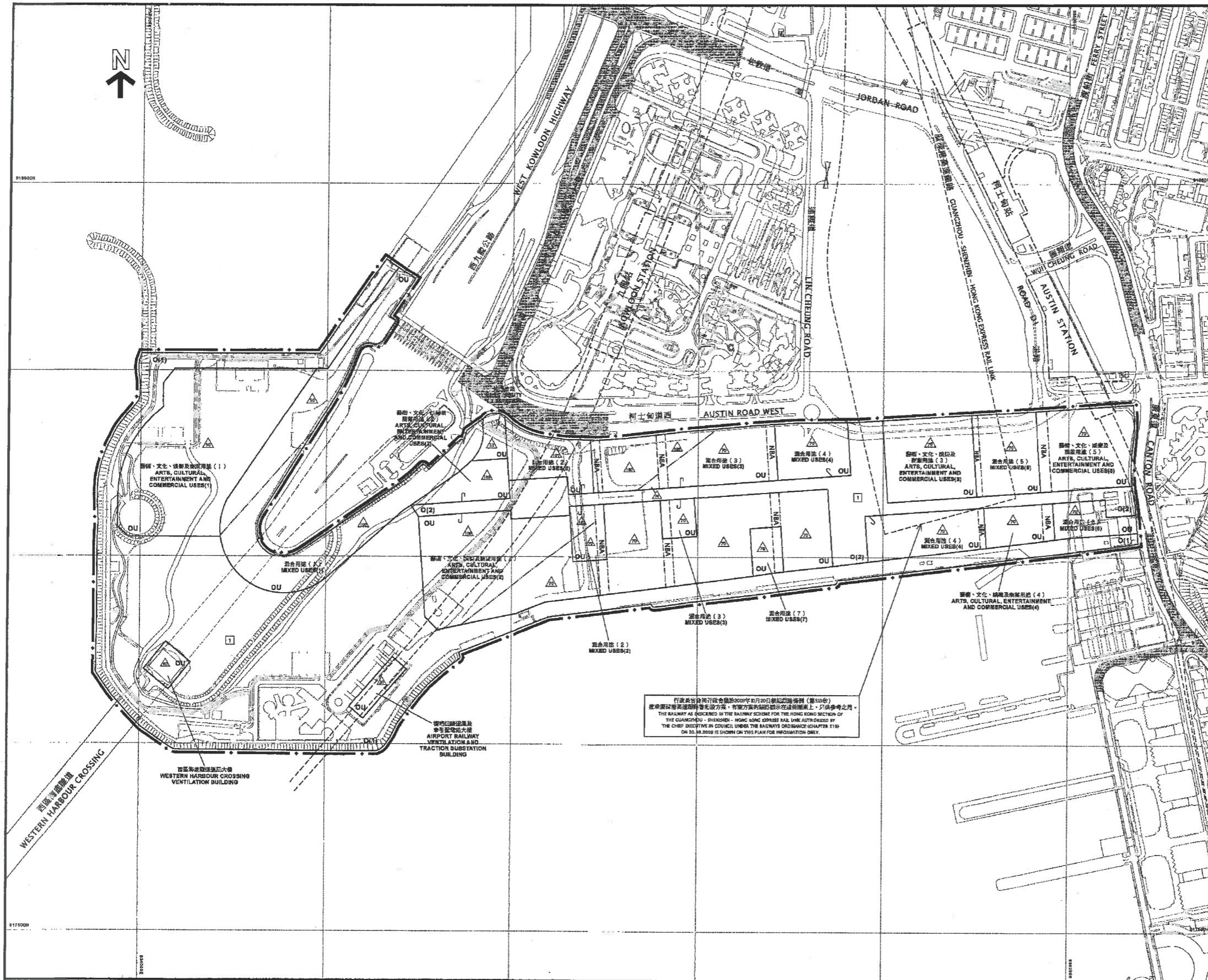
PUBLIC INSPECTION

12. The draft WKCD DP No. S/K20/WKCD/1 is available for public inspection from 30 March 2012 to 30 May 2012 at the Secretariat of the TPB, Planning Enquiry Counters at North Point Government Offices and Sha Tin Government Offices, and the Yau Tsim Mong and Sham Shui Po District Offices. Members of the public can also access the DP at the Statutory Planning Portal (address: <http://www.ozp.tpb.gov.hk>). During the exhibition period, Members may make representation to the TPB in respect of the DP. Representations should be made in writing to the Secretary, TPB, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

ATTACHMENTS

Plan:	The Draft WKCD DP No. S/K20/WKCD/1
Annex:	Notes and Explanatory Statement of the Draft WKCD DP No. S/K20/WKCD/1
Drawing:	Proposed Marine Facilities in WKCD

**Planning Department
April 2012**



圖例 NOTATION

- ZONES 地帶
- OPEN SPACE 休憩用地
- OTHER SPECIFIED USES 其他指定用途
- COMMUNICATIONS 交通
- RAILWAY AND STATION (UNDERGROUND) 鐵路及車站(地下)
- ELEVATED ROAD 高架道路
- MISCELLANEOUS 其他
- BOUNDARY OF DEVELOPMENT PLAN 發展計劃界線
- BUILDING HEIGHT CONTROL ZONE BOUNDARY 建築物高度管制區界線
- MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM) 最高建築物高度 (在主水平基準上若干米)
- MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) 最高建築物層數 (層數若干)
- NON-BUILDING AREA 非建築用地

土地用途及面積一覽表 SCHEDULE OF USES AND AREAS

USES	大約面積及佔總面積 APPROXIMATE AREA & % 公頃 百分比	用途
OPEN SPACE	17.23 42.12	休憩用地
OTHER SPECIFIED USES	23.88 57.88	其他指定用途
TOTAL DEVELOPMENT PLAN AREA	40.91 100.00	發展計劃總面積

行政長官會同行政會議於2009年8月20日批准發展西九文化區(圖則)
 根據原定的發展計劃, 有關方案列明在該區內, 57個地塊之用途
 THE SALIENCY AS SHOWN IN THE BALLOON SCHEME FOR THE HONG KONG SECTION OF
 THE GUANGZHOU - SHENZHEN - HONG KONG EXPRESS RAIL LINK AUTHORIZED BY
 THE CHIEF DIRECTOR IN COUNCIL UNDER THE RAILWAYS (DISAMBIGUATION) CHAPTER 519
 ON 20.08.2009 IS SHOWN ON THIS PLAN FOR INFORMATION ONLY.

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

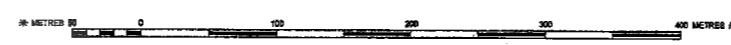
2012年3月9日城市規劃委員會根據西九文化區管理條例第21(7)(a)條擬備的圖則
 2012年3月30日根據城市規劃條例第3條展示
 PLAN DEEMED SUITABLE BY THE TOWN PLANNING BOARD FOR PUBLICATION UNDER SECTION 21(7)(a) OF THE WEST KOWLOON CULTURAL DISTRICT AUTHORITY ORDINANCE ON 9 Mar 2012 AND EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON 30 MARCH 2012

Ophelia Y. S. WONG 黃曉嫻
 SECRETARY 城市規劃委員會秘書

香港城市規劃委員會根據城市規劃條例擬備的西九文化區發展圖則
 TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
 WEST KOWLOON CULTURAL DISTRICT DEVELOPMENT PLAN

根據西九文化區管理條例第21(2)(a)條擬備
 PREPARED UNDER SECTION 21(2)(a) OF THE WEST KOWLOON CULTURAL DISTRICT AUTHORITY ORDINANCE

圖則編號
 PLAN No. S/K20/WKCD/1



**DRAFT WEST KOWLOON CULTURAL DISTRICT
DEVELOPMENT PLAN NO. S/K20/WKCD/1**

(Being a Draft Plan for the Purposes of the Town Planning Ordinance prepared by the West Kowloon Cultural District Authority under Section 21 of the West Kowloon Cultural District Authority Ordinance)

NOTES

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3)
 - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
 - (b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
 - (c) For the purposes of subparagraph (a) above, “existing use of any land or building” means –
 - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as ‘the first plan’),
 - a use in existence before the publication of the first plan which has continued since it came into existence; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and
 - (ii) after the publication of the first plan,
 - a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or

- a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.
- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
 - (5) Road junctions, alignments of roads, railway tracks and/or environmental friendly transport system, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
 - (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
 - (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of individual zones:
 - (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, people mover, bus/public light bus stop or lay-by, cycle track, Mass Transit Railway station entrance, Mass Transit Railway structure below ground level, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station and automatic teller machine; and
 - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government and/or West Kowloon Cultural District Authority.
 - (8) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board:

on-street vehicle park and railway track.
 - (9) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
 - (10) In these Notes, "existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

**DRAFT WEST KOWLOON CULTURAL DISTRICT
DEVELOPMENT PLAN NO. S/K20/WKCD/1**

Schedule of Uses

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OTHER SPECIFIED USES	5

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Open Space (1)" only

Aviary Educational Institution (related to arts and culture only) Government Refuse Collection Point (underground only) Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Place of Recreation, Sports or Culture Promenade Public Convenience Public Utility Installation (underground only) Public Vehicle Park (excluding container vehicle) (underground only) School (related to arts and culture only) Sitting Out Area Training Centre (related to arts and culture only) Utility Installation for Private Project (underground only)	Eating Place Educational Institution (not elsewhere specified) Exhibition or Convention Hall Government Refuse Collection Point (not elsewhere specified) Government Use (not elsewhere specified) Marina Pier Place of Entertainment Private Club Public Utility Installation (not elsewhere specified) Public Vehicle Park (excluding container vehicle) (not elsewhere specified) School (not elsewhere specified) Shop and Services Training Centre (not elsewhere specified) Utility Installation for Private Project (not elsewhere specified)
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(Please see next page)

OPEN SPACE (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Open Space (2)" only

Eating Place Government Refuse Collection Point (underground only) Park and Garden Pavilion Pedestrian Area Playground/Playing Field Place of Entertainment Place of Recreation, Sports or Culture Public Convenience Public Utility Installation (underground only) Public Vehicle Park (excluding container vehicle) (underground only) Shop and Services Sitting Out Area Utility Installation for Private Project (underground only)	Government Refuse Collection Point (not elsewhere specified) Government Use (not elsewhere specified) Public Utility Installation (not elsewhere specified) Public Vehicle Park (excluding container vehicle) (not elsewhere specified) Utility Installation for Private Project (not elsewhere specified)
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(Please see next page)

OPEN SPACE (Cont'd)

Planning Intention

This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents, the general public as well as visitors. On land designated "Open Space (1)" ("O(1)"), the open space is provided in the form of a park by the waterfront with arts and cultural facilities and a continuous waterfront promenade. On land designated "O(2)", the open space comprises piazzas/squares and a vehicle-free tree-lined avenue, with arts, cultural, retail, dining and entertainment uses to create a vibrant atmosphere along the avenue.

Remarks

- (1) The total public open space provided within this zone and the "Other Specified Uses" annotated "Arts, Cultural, Entertainment and Commercial Uses" zone shall be not less than 23 hectares (including 3 hectares of piazza areas). Within this zone, a waterfront promenade of not less than 20 metres in width shall be provided.
- (2) On land designated "O(1)" and "O(2)", 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 the maximum building heights in terms of number of storeys as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (3) On land designated "O(1)", 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 total gross floor area (GFA) of 10 900m² for arts, cultural, retail, dining and entertainment uses, or the GFA of the existing building, whichever is the greater.
- (4) On land designated "O(2)", 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 total GFA of 300m² for arts, cultural, retail, dining and entertainment uses, or the GFA of the existing building, whichever is the greater.
- (5) In determining the relevant maximum number of storey(s) for the purposes of paragraph (2) above, any basement floor(s) may be disregarded.
- (6) In determining the maximum GFA for the purposes of paragraphs (3) and (4) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay and plant room, provided such uses and facilities are ancillary and directly related to the development or redevelopment within the "O" zone, may be disregarded. Any floor space that is constructed or intended for use solely as public transport and underground railway facilities, as required by the Government, may also be disregarded.
- (7) In determining the maximum GFA for the purposes of paragraphs (3) and (4) above, any underground floor space that is constructed or intended for use solely as car park, plant room and vent shaft, provided such uses and facilities are ancillary and directly related to other development or redevelopment in the West Kowloon Cultural District, may be disregarded.

(please see next page)

OPEN SPACE (Cont'd)

Remarks (Cont'd)

- (8) In determining the maximum GFA for the purposes of paragraphs (3) and (4) above, any covered area and floor space that are constructed or intended for use solely as covered walkway, pavilion, public convenience and park management office, provided such uses and facilities are supporting facilities for public enjoyment of the open space, may be disregarded.
- (9) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and GFA restrictions stated in paragraphs (2) to (4) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (10) Notwithstanding paragraph (9) above, relaxation of the building height restrictions stated in paragraph (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance for any free-standing arts and cultural facilities on individual merits.

OTHER SPECIFIED USES

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Arts, Cultural, Entertainment and Commercial Uses" Only

<p>Eating Place Educational Institution Exhibition or Convention Hall Government Use (Fire Station, Police Reporting Centre/Police Post, Post Office only) Government Refuse Collection Point Hotel Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances (non-free-standing only) Office Park and Garden Pavilion Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Convenience Public Transport Terminus or Station (underground only) Public Utility Installation Public Vehicle Park (excluding container vehicle) (underground only) Recyclable Collection Centre Religious Institution School (related to arts and culture only) Shop and Services Sitting Out Area Training Centre (related to arts and culture only) Utility Installation for Private Project</p>	<p>Government Use (not elsewhere specified) Helicopter Landing Facility Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances (not elsewhere specified) Public Transport Terminus or Station (not elsewhere specified) Public Vehicle Park (excluding container vehicle) (not elsewhere specified) School (not elsewhere specified) Social Welfare Facility Training Centre (not elsewhere specified)</p>
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Planning Intention

This zone is intended primarily for the provision of arts and cultural facilities supported by a range of mixed office, hotel, retail, dining, recreational and entertainment uses.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Arts, Cultural, Entertainment and Commercial Uses" Only (Cont'd)

Remarks

(1) On land designated "Other Specified Uses" annotated "Arts, Cultural, Entertainment and Commercial Uses (1)" ("OU(ACECU)1") to "OU(ACECU)5", 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 the maximum building heights in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(2) On land designated "OU(ACECU)1" to "OU(ACECU)5", 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 the maximum gross floor area (GFA) specified below, or the GFA of the existing building, whichever is the greater:

<u>Sub-area</u>	<u>Restriction</u>
OU(ACECU) 1	Maximum total GFA of 80 850m ² .
OU(ACECU) 2	Maximum total GFA of 190 500m ² .
OU(ACECU) 3	Maximum total GFA of 44 850m ² .
OU(ACECU) 4	Maximum total GFA of 12 750m ² .
OU(ACECU) 5	Maximum total GFA of 29 900m ² .

(3) Out of the overall maximum total GFA as stated in paragraph (2) above, the maximum GFA for hotel/office uses on land designated "OU(ACECU)1" to "OU(ACECU)5" shall not exceed 28 850m² in total.

(4) In determining the maximum GFA for the purposes of paragraphs (2) and (3) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment within the "OU(ACECU)" zones, may be disregarded. Any floor space that is constructed or intended for use solely as public transport and underground railway facilities, as required by the Government, may also be disregarded.

(5) In determining the maximum GFA for the purposes of paragraphs (2) and (3) above, any underground floor space that is constructed or intended for use solely as car park, plant room and vent shaft, provided such uses and facilities are ancillary and directly related to other development or redevelopment in the West Kowloon Cultural District (WKCD), may be disregarded.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Arts, Cultural, Entertainment and Commercial Uses" Only (Cont'd)

Remarks (Cont'd)

- (6) In determining the maximum GFA for the purposes of paragraphs (2) and (3) above, any floor space that is constructed or intended for use solely as above-ground vent shafts for the Express Rail Link, with a total GFA of not more than 3 600m², may be disregarded. Any floor space that is constructed or intended for use solely as above-ground vent shafts for underground vehicular access and servicing facilities of the WKCD, with a total GFA of not more than 1 000m², may also be disregarded.
- (7) In determining the maximum GFA for the purposes of paragraphs (2) and (3) above, any covered area and floor space that are constructed or intended for use solely as covered walkway and pavilion may be disregarded.
- (8) On land designated "OU(ACECU)1" to "OU(ACECU)5", public open space of not less than 57 700m² in total shall be provided.
- (9) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and GFA restrictions stated in paragraphs (1) to (3) and (6) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (10) Notwithstanding paragraph (9) above, relaxation of the building height restrictions may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance for any free-standing arts and cultural facilities on individual merits.
- (11) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Mixed Uses" Only

Eating Place	Flat (except on land designated "OU(MU)1")
Educational Institution	Government Use (not elsewhere specified)
Exhibition or Convention Hall	Helicopter Landing Facility
Government Use (Fire Station, Police Reporting Centre/Police Post, Post Office only)	House (except on land designated "OU(MU)1")
Government Refuse Collection Point	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances (not elsewhere specified)
Hotel	Public Transport Terminus or Station (not elsewhere specified)
Information Technology and Telecommunications Industries	Public Vehicle Park (excluding container vehicle) (not elsewhere specified)
Institutional Use (not elsewhere specified)	School (not elsewhere specified)
Library	Social Welfare Facility
Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances (non-free-standing only)	Training Centre (not elsewhere specified)
Office	
Place of Entertainment	
Place of Recreation, Sports or Culture	
Private Club	
Public Convenience	
Public Transport Terminus or Station (underground only)	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle) (underground only)	
Recyclable Collection Centre	
Religious Institution	
School (related to arts and culture only)	
Shop and Services	
Training Centre (related to arts and culture only)	
Utility Installation for Private Project	

(please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Mixed Uses" Only (Cont'd)

Planning Intention

This zone is intended for mixed arts, cultural, commercial (including hotel and office), residential, recreational and entertainment developments to create vibrancy for the West Kowloon Cultural District (WKCD). Flexibility for the development/redevelopment/conversion of various types of compatible uses, either vertically within a building or horizontally over a spatial area, is allowed to meet the evolving and changing requirements for the WKCD development. Physical segregation has to be provided between the non-residential and residential portions within a new/converted building to prevent non-residential uses from intruding into the residential portion.

Remarks

- (1) On land designated "Other Specified Uses" annotated "Mixed Uses (1)" ("OU(MU)1") to "OU(MU)7", 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 the maximum building heights in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) On land designated "OU(MU)1" to "OU(MU)7", 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 the maximum gross floor area (GFA) specified below, or the GFA of the existing building, whichever is the greater:

<u>Sub-area</u>	<u>Restriction</u>
OU(MU)1	Maximum total GFA of 75 930m ² .
OU(MU)2	Maximum total GFA of 49 050m ² , of which the GFA for residential use shall not exceed 10 300m ² .
OU(MU)3	Maximum total GFA of 89 500m ² , of which the GFA for residential use shall not exceed 50 250m ² .
OU(MU)4	Maximum total GFA of 81 670m ² , of which the GFA for residential use shall not exceed 44 970m ² .
OU(MU)5	Maximum total GFA of 43, 100m ² , of which the GFA for residential use shall not exceed 24 250m ² .
OU(MU)6	Maximum total GFA of 22 200m ² , of which the GFA for residential use shall not exceed 15 600m ² .

(please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Mixed Uses" Only (Cont'd)

Remarks (Cont'd)

<u>Sub-area</u>	<u>Restriction</u>
OU(MU)7	Maximum total GFA of 5 450m ² , of which the GFA for residential use shall not exceed 2 700m ² .
(3)	Out of the overall maximum total GFA as stated in paragraph (2) above, the maximum GFA for hotel/office/residential uses on land designated "OU(MU)1" to "OU(MU)7" shall not exceed 289 950m ² in total.
(4)	In determining the maximum GFA for the purposes of paragraphs (2) and (3) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment within the "OU(MU)" zones, may be disregarded. Any floor space that is constructed or intended for use solely as public transport and underground railway facilities, as required by the Government, may also be disregarded.
(5)	In determining the maximum GFA for the purposes of paragraphs (2) and (3) above, any underground floor space that is constructed or intended for use solely as car park, plant room and vent shaft, provided such uses and facilities are ancillary and directly related to other development or redevelopment in the WKCD, may be disregarded.
(6)	In determining the maximum GFA for the purposes of paragraphs (2) and (3) above, any floor space that is constructed or intended for use solely as above-ground vent shafts for the Express Rail Link, with a total GFA of not more than 4 400m ² , may be disregarded. Any floor space that is constructed or intended for use solely as above-ground vent shafts for underground vehicular access and servicing facilities of the WKCD, with a total GFA of not more than 1 000m ² , may also be disregarded.
(7)	In determining the maximum GFA for the purposes of paragraphs (2) and (3) above, any covered area and floor space that are constructed or intended for use solely as covered walkway may be disregarded.
(8)	Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and GFA restrictions stated in paragraphs (1) to (3) and (6) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Mixed Uses" Only (Cont'd)

Remarks (Cont'd)

- (9) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Airport Railway Ventilation and Traction Substation Building" Only

As Specified on the Plan

Government Use
Public Utility Installation
Utility Installation for Private Project

Planning Intention

This zone is intended primarily to provide land for the ventilation and traction substation building of the Airport Railway.

Remarks

- (1) 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 the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Western Harbour Crossing Ventilation Building" Only

As Specified on the Plan

Government Use
Public Utility Installation
Utility Installation for Private Project

Planning Intention

This zone is intended primarily to provide land for the ventilation building of the Western Harbour Crossing.

Remarks

- (1) 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 the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Electricity Sub-station" Only

As Specified on the Plan

Government Use
Public Utility Installation
Utility Installation for Private Project

Planning Intention

This zone is intended primarily to provide land for the development of an electricity sub-station.

Remarks

- (1) 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 the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) 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 total gross floor area (GFA) of 3 400m².
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and GFA restrictions stated in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**DRAFT WEST KOWLOON CULTURAL DISTRICT
DEVELOPMENT PLAN NO. S/K20/WKCD/1**

EXPLANATORY STATEMENT

**DRAFT WEST KOWLOON CULTURAL DISTRICT
DEVELOPMENT PLAN NO. S/K20/WKCD/1**

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**DRAFT WEST KOWLOON CULTURAL DISTRICT
DEVELOPMENT PLAN NO. S/K20/WKCD/1**

(Being a Draft Plan for the Purposes of the Town Planning Ordinance
prepared by the West Kowloon Cultural District Authority
under section 21 of the West Kowloon Cultural District Authority Ordinance)

EXPLANATORY STATEMENT

Note: For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the Plan.

1. INTRODUCTION

This Explanatory Statement is intended to assist an understanding of the draft West Kowloon Cultural District (WKCD) Development Plan No. S/K20/WKCD/1. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the area covered by the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURES

- 2.1 On 11 July 2003, an area located to the south of Austin Road West and the Western Harbour Crossing (WHC) Toll Plaza was rezoned to "Other Specified Uses" ("OU") annotated "Arts, Cultural, Commercial and Entertainment Uses" on the draft South West Kowloon Outline Zoning Plan (OZP) No. S/K20/14 to facilitate the planning of the WKCD.
- 2.2 On 18 April 2008, the Board exhibited the draft South West Kowloon OZP No. S/K20/21 to revise the annotation of the "OU" zone for the WKCD site to "Arts, Cultural, Entertainment, Commercial and Other Uses" ("ACECOU") and incorporate development restrictions for the WKCD as follows:
- a maximum plot ratio of 1.81;
 - not more than 20% of the total plot ratio shall be for residential use;
 - the provision of not less than 23 hectares (ha) of public open space (including 3 ha of piazza areas and a waterfront promenade of not less than 20m in width); and
 - building height restrictions ranging from 50 metres above Principal Datum (mPD) to 100mPD.
- 2.3 In July 2008, the Legislative Council enacted the West Kowloon Cultural District Authority Ordinance (WKCDAO), which is an Ordinance to establish the West Kowloon Cultural District Authority (WKCD) to develop the land

leased to the WKCD into an integrated arts and cultural district and to provide, operate, manage, maintain or otherwise deal with, arts and cultural facilities and related facilities in, and ancillary facilities outside, the WKCD; to provide for the powers and functions of the WKCD; to provide for planning and financial matters; and to provide for connected matters.

- 2.4 On 10 March 2009, the Chief Executive in Council approved the draft South West Kowloon OZP, which was subsequently renumbered as S/K20/22. Since then, the OZP has been amended a few times, but none of the amendments are related to the WKCD, with the zoning boundary and development restrictions for the WKCD remain unchanged.
- 2.5 On 8 October 2009, the WKCD launched the Stage 1 of its Public Engagement exercise (PE exercise) to consult the public and stakeholders on their expectations and aspirations for the WKCD and the views of stakeholders on their requirements for facilities in the arts and cultural venues in WKCD. Taking into consideration the views received during the Stage 1 PE exercise, three Conceptual Plan (CP) Options for the WKCD were prepared.
- 2.6 On 20 August 2010, the WKCD launched the Stage 2 PE exercise to solicit public views on the three CP Options. On 4 March 2011, the WKCD Board endorsed the recommendation made by the Selection Panel and selected a preferred option, which has gained the most public support in the Stage 2 PE exercise.
- 2.7 The selected CP, incorporating desirable features from the other two CP Options and various enhancements in light of design, technical and financial considerations, was modified (Modified CP) subsequently. Based on the Modified CP, a Development Plan was prepared to serve as the basis for implementation of the WKCD development.
- 2.8 On 9 September 2011, the WKCD consulted the Yau Tsim Mong District Council on the proposed Development Plan. On 30 September 2011, the WKCD launched the Stage 3 PE exercise and consulted the public on the proposed Development Plan before finalizing it for submission to the Board for consideration.
- 2.9 On 30 December 2011, the WKCD submitted the WKCD Development Plan to the Board for consideration under section 21(6) of the WKCDAO.
- 2.10 On 9 March 2012, the Board, under section 21(7)(a) of the WKCDAO, deemed the WKCD Development Plan as being suitable for publication, which in turn, is deemed to be a draft plan prepared by the Board for the purposes of the Town Planning Ordinance (the Ordinance) under section 21(8) of the WKCDAO.
- 2.11 On 30 March 2012, the draft WKCD Development Plan No. S/K20/WKCD/1 (the Plan) was exhibited under section 5 of the Ordinance. By virtue of section 21(9) of the WKCDAO, the Plan has from that date replaced the draft South West Kowloon OZP No. S/K20/27 in respect of the area delineated and described herein.

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land use zonings and major development restrictions for the WKCD so that development and redevelopment of land within the WKCD can be put under statutory planning control.
- 3.2 The Plan is to illustrate the broad principles of development within the boundary of the Plan. As it is a small-scale plan, the boundaries between land use zones may be subject to minor adjustments as detailed planning proceeds.

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the WKCD and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and better control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.

5. AREA COVERED BY THE PLAN

- 5.1 In formulating the Plan, the boundary of the "OU(ACECOU)" zone as shown on the latest approved South West Kowloon OZP No. S/K20/24, which covers the piece of land where the WKCD now locates, has been taken into account. To follow the Board's convention that the plan/zoning boundary on the waterfront should follow the high watermark, and to enhance the waterfront environment by enabling better land-water interface and facilitate better planning between the land area and the harbour, seawalls along the coastline of the WKCD have been included as an integral part of the Plan. The boundary of the "OU(ACECOU)" zone on the South West Kowloon OZP has also been adjusted to tally with the WHC tunnel area, which is zoned "OU" annotated "WHC Toll Plaza" on the OZP, and exclude areas which form part of Canton Road and Austin Road West.
- 5.2 The WKCD boundary, which is shown in a heavy broken line on the Plan, covers a total area of about 40.91 ha. It is bounded by Austin Road West and the WHC Toll Plaza to the north, Canton Road to the east, and the Victoria Harbour to the south and west. The development area and boundary of WKCD may be subject to minor adjustments during detailed setting out of land at the land grant stage.
- 5.3 The WKCD covers land on the waterfront of Victoria Harbour. For any

development proposal affecting such land, due regard shall be given to the Vision Statement for Victoria Harbour published by the Board, the concerned provisions of the Protection of the Harbour Ordinance (Cap. 531) and the Harbour Planning Principles published by the former Harbour-front Enhancement Committee. Water-based development proposals such as piers, landing steps, art pontoons and viewing platforms which have interface with the Harbour shall be subject to the requirements stipulated under Cap. 531.

6. POPULATION

It is estimated that the planned residential population within the WKCD will be about 4 000.

7. PLANNING THEMES AND URBAN DESIGN FRAMEWORK

7.1 Planning Themes and Design Principles

7.1.1 The WKCD is to be developed into a world-class integrated arts and cultural district comprising local, traditional as well as international elements, to enrich the arts and cultural life, to create job opportunities and benefit the tourism industry, and to make Hong Kong an international cultural metropolis.

7.1.2 The WKCD will accommodate arts and cultural venues both for performing and visual arts. Besides, a variety of retail, dining and entertainment uses as well as office, hotel and residential developments are planned for to create synergy and vibrancy to the district. Other arts and cultural facilities for arts education, resident companies as well as arts and craft studios are also included.

7.1.3 The design of the WKCD adopts a city park concept, with a new park at the western end as the focal point of the district serving as a green hub not only for WKCD but also for Hong Kong as a whole. The WKCD is mainly designed to be vehicle-free and pedestrian friendly, with vehicular access, ancillary parking including loading/unloading facilities to be mainly provided in the basement levels.

7.1.4 The planning and design principles for the WKCD development are as follows:

- (a) Creativity – WKCD should embrace a creative and innovative spirit in the layout and design of the district, which can be adaptive to future changes in arts and culture and in socio-economic needs; and make creative use of the harbour-front and adjoining water bodies for enjoyment of the public;

- (b) Accessibility – WKCD should provide for easy and convenient access for all walks of life, from different parts of Hong Kong to and within the WKCD;
- (c) Connectivity – WKCD should optimize access to the harbour; connect to other parts of Hong Kong and beyond as well as to the lives of the people; and complement the neighbouring old areas;
- (d) Integration – WKCD should be an integrated arts and cultural district with intrinsic arts and cultural components in public space, in the inside and outside of individual arts and cultural facilities, in infrastructure as well as in greenery;
- (e) Vibrancy – WKCD should provide for a diversity of functions and activities for all walks of life to interact, to converse, to create, to work, to educate and to relax;
- (f) Uniqueness – WKCD should project a unique identity as a place that embraces the cultural richness of both East and West, and as a haven for the city's traditions, memories, inspirations and aspirations; and
- (g) Sustainability – WKCD should adopt sustainable planning and design with a commitment to low carbon emission, low energy consumption and low cost maintenance.

7.2 Urban Design and Landscape Framework

- 7.2.1 The design of the arts and cultural facilities will be architecturally distinguished within WKCD. Clustering of arts and cultural facilities with retail, dining and entertainment facilities is encouraged. Given the scale of WKCD, efficient transport and pedestrian linkages will be provided within the WKCD as well as with the surrounding areas to facilitate easy public access.
- 7.2.2 The overall identity for WKCD shall be defined by its most prominent attribute, i.e. the unique views of the Victoria Harbour, its world-class integrated arts and cultural venues (Figure 1), as well as its open spaces covering the headland and running continuously along the waterfront and within the urban fabric. The total amount of open space for public use in WKCD shall be not less than 23 ha. It will be provided in various forms and at different levels on or above ground, including a waterfront promenade of not less than 20 metres in width, piazza areas of not less than 3 ha, and terrace gardens of not more than 5 ha.
- 7.2.3 The Urban Design Framework and Landscape Concept Plans for WKCD are illustrated in Figures 2 and 3 respectively. Different sub-areas, including the Park and promenade, the Avenue and piazza areas, as well as various clusters of arts and cultural venues with rich

mix of uses, are linked by the well-integrated open space system (Figure 4) within WKCD. The following urban design and landscape principles are adopted in the Plan:

(a) Creating a “green hub” (Figures 2, 3 and 4)

Built upon a city park concept with a rich mix of uses and activities, the landscape design of WKCD aims to create a green hub not only for the district but also for Hong Kong as a whole. The WKCD should be designed with a green setting with a hierarchical landscape network of park, avenue, piazzas/civic squares, waterfront promenade, and terrace gardens for integrating arts, cultural, commercial (including hotel and office), residential, recreational and entertainment activities. A continuum of interconnected and easily accessible public open spaces within WKCD is formed, comprising an extensive network of greening, special landscape and water features.

A minimum green coverage of 30% and 60% shall be provided for the whole WKCD and the Park respectively. It will be endeavoured to increase the overall green coverage within WKCD during the preparation of the Outline Development Plan (ODP) and at the detailed design stage. Extensive tree planting will be provided within the Park, along the Waterfront Promenade, the Avenue and pedestrian walkways. The landscape strategy aims at creating an oasis amidst the hustle and bustle of Kowloon district.

(b) Creating a rich mixed-use district

To bring vibrancy and diversity to WKCD, it is essential to encourage a rich mix of uses including arts and cultural facilities, residential, office, hotel, dining, retail and entertainment uses within the same development or group of developments throughout the entire district. Arts and cultural facilities should aim to be part of the urban fabric and be integrated with other compatible uses. Buildings should have a rich mix of arts and culture, living, working, recreation and entertainment spaces to create a vibrant environment at all times.

(c) Creating landmarks and activity nodes (Figures 1 and 2)

It is critical to create landmarks and activity nodes or focal points within the district to activate the public realm. City landmarks include major cultural facilities earmarked for iconic design which may comprise the Xiqu Centre, M+ as well as the free standing Mega Performance Venue. District landmarks may include the Music Centre and the Centre for Contemporary Performance, both located near the Central Square. Other arts and cultural facilities such as the outdoor venue located in the

park area would also contribute as focal points.

(d) Coherent building design

The WKCD is to be developed into a world-class integrated arts and cultural district with a rich mix of retail, dining, entertainment, hotel, office and residential uses. While the design of the core arts and cultural facilities should be architecturally distinguished to create landmarks and a distinctive outlook for the Victoria Harbour, different developments within the district should be coherent in design so that the WKCD would have a distinguished identity, notwithstanding that there will be different development agents for individual development sites.

(e) Creating a dynamic skyline respectful of Kowloon's ridgeline

WKCD will be composed of buildings of different scales and types, varying building heights and selective signature arts and cultural facilities, which will parade a dynamic and exciting waterfront for Hong Kong. Yet this dynamism will respect and retain views towards the natural heritage of the Kowloon ridgeline from vantage points at Sun Yat Sen Memorial Park and Central Pier No. 7. The overall height profile starts from the west with the rolling mounds of the Park and the U-shape hotel and commercial development in the background, and continues with the M+ marking the high point of the profile. It then gradates towards the east following the Kowloon ridgeline towards the Xiqu Centre to mark the gateway to WKCD from the neighbouring areas.

A stepped height profile towards the waterfront allows existing developments and new buildings in the WKCD to share the view of the Victoria Harbour, and creates an interesting scene from the opposite side of the harbour.

(f) Celebrating the views (Figure 2)

Views beyond the district are critical to maintain one's orientation within the city. There is a strong emphasis on views to and from the mountains (the Victoria Peak, Kowloon ridgeline), the harbour and the city beyond (Hong Kong Island, Kowloon hinterland). The view corridor extending from the West Kowloon Terminus (WKT) of Express Rail Link (XRL) into Central Square up to the waterfront creates a sequence of spatial experience towards the views over the Victoria Harbour. Vantage points throughout the site should allow the public to enjoy those views.

(g) Creating a pedestrian-friendly environment

The “vehicle-free” design concept, where all streets within the district are entirely dedicated to the pedestrians (Figure 5) and the servicing mainly happens below ground, would enhance air quality and create a leisure and safe pedestrian environment. The Avenue level being raised in relation to the level at the waterfront promenade, referred to as a ‘raised terrace concept’, would enhance view corridors and create interesting streetscape. The pedestrian experience is further enhanced by the continuous waterfront promenade, the Avenue and the main path winding through the Park area (Figure 3) as well as a series of vibrant side streets stepping down to the waterfront.

(h) Creating an all-weather urban streetscape and landscape

The “all-weather” design concept of the tree-lined Avenue (Figure 3) with its shaded arcades will create an urban environment, reduce energy consumption within the WKCD and provide an outdoor weather protected street environment within WKCD. The weather protected arcades will also extend to the Central Square, the Artist Square and the Xiqu Square and finally connected with the waterfront. The tree canopy will take the relay along the waterfront and throughout the Park to offer a continuous shaded environment throughout the district.

(i) Activating the harbour-front

To bring life and vibrancy to the waterfront, it is necessary to introduce a variety of activities ranging from holding of arts and cultural events, to casual strolls along the waterfront promenade, as well as an active waterfront lined with arts and cultural venues, restaurants, cafes, bars, arts pavilions, teahouses and floating art pontoons.

(j) Celebrating the gateways (Figure 2)

Gateways can take a variety of forms and types in WKCD ranging from access points at different levels to visual markers in the form of iconic buildings. Among all, five gateways identified in WKCD are more important. In the north, the Central Square serves as a gateway which links up the WKT of the XRL all the way down to the waterfront. Other gateways include the Artist Square which connects to the footbridge from The Elements in the west, and the Xiqu Centre abutting Canton Road in the east. From the harbour, two possible piers will be the points of entry.

(k) Connecting the neighbouring areas (Figures 5 and 6)

Connecting the WKCD with its neighbouring areas is crucial. Easy access for both pedestrians and vehicles, as well as the

provision of various modes of public transport such as the possible Environmentally Friendly Transport System (EFTS) including environmentally-friendly bus (e-bus), traveller and/or people mover, will help integrate the WKCD with its neighbouring areas. In particular, a network of pedestrian connections, including at-grade walkways, landscaped decks, footbridges and subways, will be provided (see paragraph 13.5 below), taking account of the existing and planned activity nodes.

8. DEVELOPMENT INTENSITY

- 8.1 In planning for the WKCD, the plot ratio restrictions stipulated in the South West Kowloon OZP for the WKCD area should be adhered to. According to the Notes for the “OU(ACECOU)” zone under the OZP, 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, of which not more than 20% of the total plot ratio shall be for residential use.
- 8.2 With a development area of about 40.91 ha, the maximum gross floor area (GFA) permissible for the whole district is about 740 350m² based on the maximum plot ratio of 1.81. The area and boundary of WKCD, however, may be subject to minor adjustments during detailed setting out of land at the land grant stage.
- 8.3 In order to conform to the maximum GFA permissible for the whole district, maximum GFA restrictions are stipulated for the following land use zones on the Plan, which shall add up to a total not exceeding the maximum GFA permitted for the whole district (i.e. about 740 350m²):

Zoning	Maximum GFA (m ²)
“Open Space”	11 200
“Other Specified Uses” annotated “Arts, Cultural, Entertainment and Commercial Uses” (“OU(ACECU)”)	358 850
“Other Specified Uses” annotated “Mixed Uses” (“OU(MU)”)	366 900
“Other Specified Uses” annotated “Electricity Substation” (“OU(ESS)”)	3 400
Total	740 350

- 8.4 For the “OU(MU)” zone that comprises residential elements, the maximum GFA for residential use (i.e. 148 070m²) is also stipulated, so that the total GFA for residential use shall not exceed 20% of the total maximum GFA for the whole district as stipulated in the South West Kowloon OZP.

9. DEVELOPMENT MIX

A balanced development mix for the WKCD comprises the following components:

Development Mix	% of Total GFA
Arts and Cultural Facilities	About 35-40%
Retail/Dining/Entertainment	About 15-20%
Hotel/Office	About 20-25%
Residential	Not more than 20%
GIC	Not less than 1%
Total	100%

10. BUILDING HEIGHT RESTRICTIONS

- 10.1 Developments within different land use zones on the Plan are subject to maximum building height restrictions as stipulated on the Plan. The building height restrictions will provide better planning control and prevent excessively tall or out-of-context buildings
- 10.2 The general building height profile of WKCD of 50mPD/70mPD/100mPD formulated under the South West Kowloon OZP was based on the following urban design principles:
- (a) preservation of public views from Sun Yat Sen Memorial Park towards the Kowloon Peak, Tsz Wan Shan and Lion Rock ridgelines to maintain a 20% building-free zone below the ridgelines;
 - (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 ridgeline;
 - (c) preservation of an open vista and green corridor from the "G/IC" heritage sites consisting of the declared monuments of Hong Kong Observatory and former Kowloon British School (now Antiquities and Monuments Office), the grade II St. Andrew's Church, through Kowloon Park and along the WKCD waterfront promenade towards the western Victoria Harbour;
 - (d) avoidance of unduly tall buildings with wall effect and enhancement of visual permeability from the harbour by lowering of building height at waterfront locations;
 - (e) introduction of variation in building height for a coherent building height profile across the WKCD; and
 - (f) introduction of visual relief to soften the building masses clustering

around the Kowloon Station.

- 10.3 Notwithstanding the building height restrictions on OZP which stipulates the maximum height, a stepped height profile descending towards the waterfront is also proposed under the Urban Design Framework to create height variation.
- 10.4 Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions may be considered by the Board on application under section 16 of the Ordinance. In order to allow greater design flexibility for the arts and cultural facilities, relaxation of the building height restrictions may be considered by the Board on application under section 16 of the Ordinance for the free-standing arts and cultural facilities within the “O” and the “OU(ACECU)” zones, on individual merits.

Non-Building Areas

- 10.5 Non-building areas (NBAs) of different widths are designated in various zones to serve primarily as pedestrian ways, which also help facilitate air ventilation and improve visual permeability.
- 10.6 A total of five NBAs are designated on the Plan:
- (a) a 15m-wide strip of land along the western boundary of the “OU(ACECU)5” zone and the eastern boundary of the “OU(ACECU)4” zone between Road D1 and the waterfront;
 - (b) a 8m-wide strip of land along western boundary of the “OU(MU)5” zone and the eastern boundary of the part of the “OU(MU)4” zone to the south of the Avenue linking up the podium of WKT and the waterfront; and
 - (c) three 12m-wide strips of land cutting across the “OU(ACECU)2”, “OU(MU)2”, “OU(MU)3” and “OU(MU)7” zones between Austin Road West and the waterfront.
- 10.7 As the designation of NBAs is primarily for above-ground pedestrian circulation and promoting visual and air permeability, the NBA restriction will not apply to underground developments. To facilitate better connection between different developments, minor structure for footbridge connection on and over the NBAs are allowed. Moreover, a minor relaxation clause has been incorporated into the Notes of the relevant zones to allow minor relaxation of the NBA restrictions as shown on the Plan under exceptional circumstances.

11. AIR VENTILATION ASSESSMENT

- 11.1 Good wind availability at the pedestrian level within WKCD is anticipated due to the elongated nature of the site and open exposure to the waterfront.

- 11.2 An Air Ventilation Assessment (AVA) was conducted. According to the findings of the AVA, the annual and summer prevailing wind is coming from the east and south-west directions respectively. The summer wind is very important for urban thermal comfort and air ventilation. Taking into account the findings of the AVA and other relevant factors, such as the provision of pedestrian ways and improvement on visual permeability, a total of five NBAs have been incorporated on the Plan as mentioned in section 10 above.
- 11.3 Apart from the NBAs, the open space provided at the Central Square, which is zoned "O(2)" on the Plan, also facilitates wind penetration from the waterfront area to Lin Cheung Road.
- 11.4 The Avenue, which is also zoned "O(2)" on the Plan, is linked up with the Artist Square, Central Square and Xiqu Square. The east-west orientation of the Avenue helps facilitate annual prevailing wind flow from the east through the WKCD site and facilitate wind penetration through the north-south running roads and NBAs.
- 11.5 In addition to the NBAs and the open space network, buildings with permeable design are encouraged during the detailed design and implementation stage.

12. LAND USE ZONINGS

- 12.1 "Open Space" ("O") : Total Area 17.23 ha
 - 12.1.1 This zoning is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents, the general public as well as visitors. On land designated "O(1)", the open space is provided in the form of a park by the waterfront with arts and cultural facilities and a continuous waterfront promenade of not less than 20 metres in width. A cycle track/path will also be provided within the Park. On land designated "O(2)", the open space comprises piazzas/squares and a vehicle-free tree-lined avenue with arts, cultural, retail, dining and entertainment uses to create a vibrant atmosphere along the avenue.
 - 12.1.2 Developments and redevelopments within the "O(1)" and "O(2)" sub-zones are subject to a maximum total GFA of 10 900m² and 300m² for arts, cultural, retail, dining and entertainment uses, or the GFA of the existing building, whichever is the greater. Accommodation of such uses should integrate with and enhance open space design without compromising general public enjoyment of the open space.
 - 12.1.3 Developments and redevelopments within the "O(1)" and "O(2)" sub-zones are subject to maximum building height restrictions of 3 storeys and 1 storey (both excluding basement floor(s)) respectively, or the height of the existing building, whichever is the

greater.

- 12.1.4 Minor relaxation of GFA and building height restrictions may be considered by the Board on application under section 16 of the Ordinance. Each application will be considered on its own merits.
- 12.1.5 To provide supporting facilities for public enjoyment of the open space, any covered area and floor space that are constructed or intended for use solely as covered walkway, pavilion, public convenience and park management office, may be disregarded.
- 12.1.6 In addition to the open space provision in the “O” zone (17.23 ha), a network of interconnected and accessible open spaces of not less than 57 700m² are also provided within the various “OU(ACECU)” sub-zones for public enjoyment. The total amount of public open space provided within these two zones shall be not less than 23 ha.
- 12.1.7 The design of the open space at different levels will be coherent, well connected and integrated with the arts and cultural buildings. All open spaces will be open to public at reasonable hours.

12.2 “Other Specified Uses” (“OU”) : Total Area 23.68 ha

- 12.2.1 This zoning covers land allocated for the following specific uses.

“OU(ACECU)” Zone

- 12.2.2 The planning intention of this zone is primarily for the provision of arts and cultural facilities supported by a range of mixed office, hotel, retail, dining, recreational and entertainment uses.
- 12.2.3 A total of seventeen core arts and cultural venues will be accommodated in sites zoned “OU(ACECU)”. The Mega Performance Venue, being the most sizable performing arts venue in WKCD will have a seating capacity up to around 15 000. Five additional large scale venues with more than 1 000 seats and nine small to medium scale venues with seating capacities ranging from 150 to 800 will be developed, each with specific focus on particular art forms including Xiqu, music, dance and drama.
- 12.2.4 The M+ with a GFA of about 60 000m² will focus on the collection, curation and preservation of arts and cultural artefacts from visual arts, design, moving image and popular culture. Additional exhibition space of around 10 000m² is allowed for the development of an Exhibition Centre. Final scale and capacities of individual venues will be subject to detailed design at the implementation stage.
- 12.2.5 Developments and redevelopments within various “OU(ACECU)” sub-zones are subject to the following maximum GFA restrictions, or the GFA of the existing building, whichever is the greater:

Sub-area	Restriction
OU(ACECU)1	Maximum total GFA of 80 850m ² .
OU(ACECU)2	Maximum total GFA of 190 500m ² .
OU(ACECU)3	Maximum total GFA of 44 850m ² .
OU(ACECU)4	Maximum total GFA of 12 750m ² .
OU(ACECU)5	Maximum total GFA of 29 900m ² .

- 12.2.6 Out of the overall maximum total GFA of 358 850m² as stated in paragraphs 8.3 and 12.2.5 above, the maximum GFA for hotel/office uses within “OU(ACECU)1” to “OU(ACECU)5” sub-zones shall not exceed 28 850m² in total.
- 12.2.7 On land designated “OU(ACECU)1” to “OU(ACECU)5”, any floor space that is constructed or intended for use solely as above-ground vent shafts for the XRL and above-ground vent shafts for underground vehicular access and servicing facilities of WKCD, with a total GFA of not more than 3 600m² and 1 000m² respectively, may be disregarded. Any covered area and floor space that are constructed or intended for use solely as covered walkway and pavilion may also be disregarded.
- 12.2.8 Developments and redevelopments within the “OU(ACECU)1” to “OU(ACECU)5” sub-zones are subject to maximum building height restrictions in terms of mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- 12.2.9 On land designated “OU(ACECU)1” to “OU(ACECU)5”, public open space of not less than 57 700m² in total shall be provided.
- 12.2.10 Minor relaxation of the GFA and building height restrictions may be considered by the Board on application under section 16 of the Ordinance. Each application will be considered on its own merits.
- 12.2.11 To allow greater flexibility in the design of arts and cultural facilities, particularly for the design and functional needs of the M+ Phase 2, two sites on both sides of the Avenue have been paired up as one sub-zone “OU(ACECU)2”, so that the GFA could be flexibly distributed within this sub-zone according to the final phasing arrangement.

“OU(MU)” Zone

- 12.2.12 This zone is intended for mixed arts, cultural, commercial (including hotel and office), residential, recreational and entertainment

developments to create vibrancy for the WKCD. Flexibility for the development/ redevelopment/ conversion of various types of compatible uses, either vertically within a building or horizontally over a spatial area, is allowed to meet the evolving and changing requirements for the WKCD development. Physical segregation has to be provided between the non-residential and residential portions within a new/converted building to prevent non-residential uses from intruding into the residential portion.

12.2.13 Developments and redevelopments within various “OU(MU)” sub-zones are subject to the following maximum GFA restrictions, or the GFA of the existing building, whichever is the greater:

Sub-area	Restriction
OU(MU)1	Maximum total GFA of 75 930m ² .
OU(MU)2	Maximum total GFA of 49 050m ² , of which the GFA for residential use shall not exceed 10 300m ² .
OU(MU)3	Maximum total GFA of 89 500m ² , of which the GFA for residential use shall not exceed 50 250m ² .
OU(MU)4	Maximum total GFA of 81 670m ² , of which the GFA for residential use shall not exceed 44 970m ² .
OU(MU)5	Maximum total GFA of 43 100m ² , of which the GFA for residential use shall not exceed 24 250m ² .
OU(MU)6	Maximum total GFA of 22 200m ² , of which the GFA for residential use shall not exceed 15 600m ² .
OU(MU)7	Maximum total GFA of 5 450m ² , of which the GFA for residential use shall not exceed 2 700m ² .

12.2.14 Out of the overall maximum total GFA of 366 900m² as stated in paragraphs 8.3 and 12.2.13 above, the maximum GFA for hotel/ office/residential uses on land designated “OU(MU)1” to “OU(MU)7” shall not exceed 289 950m² in total.

- 12.2.15 Developments and redevelopments within the “OU(MU)1” to “OU(MU)7” sub-zones are subject to maximum building height restrictions in terms of mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- 12.2.16 On land designated “OU(MU)1” to “OU(MU)7”, any floor space that is constructed or intended for use solely as above-ground vent shafts for the XRL and above-ground vent shafts for underground vehicular access and servicing facilities of the WKCD, with a total GFA of not more than 4 400m² and 1 000m² respectively, may be disregarded. Any covered area and floor space that are constructed or intended for use solely as covered walkway may also be disregarded.
- 12.2.17 Minor relaxation of the GFA and building height restrictions may be considered by the Board on application under section 16 of the Ordinance. Each application will be considered on its own merits.
- 12.2.18 To allow greater flexibility in the design of office, hotel and residential developments, especially for those smaller sub-zones to the south of the Avenue, and to allow a better scope to mitigate the potential traffic noise impact along Austin Road West to future residential developments, sites on both sides of the Avenue have been paired up into “OU(MU)2”, “OU(MU)3” and “OU(MU)4” sub-zones so that the GFA could flexibly be distributed within each of these sub-zones.

Other “OU” Zones

- 12.2.19 Other specified uses include the existing ventilation and traction substation building of the Airport Railway and the existing ventilation building of the WHC, which are subject to a maximum building height of 30mPD and 40mPD respectively as stipulated on the Plan, or the height of the existing building, whichever is the greater. Minor relaxation of the building height restrictions may be considered by the Board on application under section 16 of the Ordinance. Each application will be considered on its own merits.
- 12.2.20 The proposed electricity substation (ESS) within the “OU” annotated “Electricity Substation” zone is subject to a maximum GFA restriction of 3 400m² and a maximum building height of 33mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater. Minor relaxation of the GFA and building height restrictions may be considered by the Board on application under section 16 of the Ordinance. Each application will be considered on its own merits.

13. COMMUNICATIONS (Figures 5-6)

13.1 Roads

- 13.1.1 WKCD being located in West Kowloon Reclamation area is well served by numerous existing and planned road networks.
- 13.1.2 West Kowloon Highway runs from north to south providing a strategic transport link to the WKCD. It forms part of a major road link extending from the airport at Chek Lap Kok to Hong Kong Island through the WHC.
- 13.1.3 The planned road network in West Kowloon Reclamation area includes:
- Lin Cheung Road – Austin Road West Underpass;
 - Upgrading of elevated Nga Cheung Road (at its junction with Jordan Road) plus new connection from Hoi Po Road to West Kowloon Highway (Northbound);
 - New link road from elevated Nga Cheung Road to WHC;
 - New road linking West Kowloon Highway (Southbound) to at-grade Nga Cheung Road; and
 - Canton Road /Austin Road West Junction Improvement.
- 13.1.4 All roads and servicing facilities within the eastern and middle portions of WKCD are to be provided underground (Figure 6) to enable a vehicle-free environment at ground level. For the western portion, a northern perimeter road around the WHC portal is provided at ground level. The vehicular access points for WKCD are summarized in paragraph 13.1.5 below.
- 13.1.5 Vehicular access points and drop-off lay-bys planned for the WKCD include:

Vehicular Ingress/Egress (Figure 6)

- Canton Road Access (At-grade) at Canton Road;
- Lin Cheung Road Access (Underground) at Junction Lin Cheung Road/Austin Road West;
- Nga Cheung Road Access (At-grade) at Junction Nga Cheung Road/Austin Road West (At grade);
- Nga Cheung Road Access (Elevated) at Junction Nga Cheung Road/Austin Road West (Elevated); and
- Austin Road Bridge (Elevated) at Junction Nga Cheung Road/Austin Road West (Elevated).

Drop-off lay-bys

- East Gate at Austin Road West (opposite to WKT); and
- West Gate at Austin Road West (opposite to Kowloon Station).

13.2 Car Parking and Loading/Unloading Facilities

13.2.1 Car parking facilities will be provided at basement level to enable a vehicle-free environment in WKCD at ground level.

13.2.2 Loading/unloading facilities will be provided both at basement level and at grade to facilitate the daily operations within the WKCD.

13.3 Environmentally Friendly Transport System (EFTS)

There will be a possible EFTS in WKCD. The mode of operation and routing of the EFTS will be subject to further study. The EFTS could be in various possible transport modes such as e-bus, traveller and people mover (i.e. an automated mechanical system that conveys passengers and baggage, for example, between passenger terminal and concourse). The system will connect the eastern and western ends of WKCD to facilitate pedestrian movement within WKCD (Figure 5). Any floor space that is constructed or intended for use solely as the EFTS will not be accountable to the maximum GFA permissible for the whole district.

13.4 Railways

13.4.1 The WKCD is served by the Airport Railway, which provides two services: an Airport Express Line between the airport at Chek Lap Kok and Hong Kong Island, and a local domestic Tung Chung Line between Tung Chung and Hong Kong Island. The Airport Railway Kowloon Station is located to the north of WKCD.

13.4.2 The WKCD is also served by the West Rail Line which is a passenger line connecting Tuen Mun Centre to Hung Hom (and East Rail Line) via Austin Station and East Tsim Sha Tsui Station. The Austin Station is located to the north of WKCD.

13.4.3 The WKCD will also be served by the XRL, which is a cross-boundary passenger line, now under construction. The proposed WKT located at a site bounded by Lin Cheung Road, Jordan Road, Road D1 and Austin Road West to the north of WKCD will be the gateway for Hong Kong to connect to the national high speed rail network. Construction of the Hong Kong section of XRL has commenced in 2010 and is scheduled for completion in 2015.

13.5 Pedestrian Connections and Circulation (Figure 5)

13.5.1 WKCD is bounded by major roads such as Canton Road and Austin Road West. The pedestrian circulation will be designed to maximize accessibility to the area from the hinterland and mobility within WKCD through an integrated network of open space, at-grade connections, footbridges and subways.

13.5.2 Existing/planned connections between WKCD and surrounding areas include:

- Existing footbridge across WHC Toll Plaza; and
- WKT Deck: a landscaped deck allows pedestrian circulation over Austin Road West connecting WKCD and the plaza in front of WKT.

13.5.3 Indicative future possible connections between WKCD and the surrounding areas subject to agreement with various stakeholders and future demand justifications include:

- Kowloon Station Connection (Anchorage Bridge): this will be formed as a footbridge linking the Kowloon Station concourse of Tung Chung Line to the northern tip of WKCD. The bridge provides direct connection into The Elements Shopping Centre;
- Kowloon Park Connection (Kowloon Park Bridge): a fully landscaped deck will be provided over Canton Road to connect between WKCD and Kowloon Park;
- The Elements West Connection (ICC Bridge): a footbridge connecting from ICC /The Elements with WKCD and the Artist Square;
- Extension of Existing Austin Road Subway: extension of the existing subway to connect Austin Station with WKCD;
- Austin Station Connection (Possible Landscaped Deck Connection): a landscaped deck is planned across Austin Road West for noise mitigation purpose. It is proposed to make use of this landscaped deck to link up WKCD and Austin Station; and
- China Ferry Terminal (CFT) Connection (CFT Bridge): a new connection to the CFT retail mall will be provided above ground.

13.6 Other Public Transport Facilities

13.6.1 Existing and future public transport terminuses in the surrounding areas include Kowloon Station Public Transport Interchange (PTI), Jordan Temporary Bus Terminus (To Wah Road), CFT PTI and the proposed WKT PTI near Jordan Road, which is scheduled for completion in around 2015.

13.6.2 Bus lay-bys in WKCD are proposed. One is located at Austin Road West near the at-grade Austin Road West /Nga Cheung Road roundabout. Another possible one will be located near the Mega Performance Venue. The planning and design of such public transport facilities will be subject to the design of the Mega Performance Venue.

14. MARINE FACILITIES

- 14.1 Two possible piers are proposed at the southern and western edge of WKCD for leisure activities and possible marine connections subject to availability of service providers. Possible art pontoon and viewing platform for functions like outdoor performances, viewing platforms, floating stages or exhibitions may also be considered. These marine facilities, however, are subject to the requirements under the Protection of Harbour Ordinance (Cap. 531) and agreements with relevant government bureaux/departments, and therefore require further investigation and feasibility study.
- 14.2 The existing fireboat pier located directly north of the CFT along WKCD waterfront promenade is proposed to be relocated to a suitable location in the northwest waterfront of the WKCD, subject to further investigation and feasibility study.
- 14.3 Landing steps will be provided at suitable location(s) mainly for public amenity purpose. The exact location will be subject to further investigation and feasibility study.

15. UTILITY SERVICES

15.1 Water

- 15.1.1 Water mains will generally be laid below the waterfront promenade and connected to existing and future water mains at Austin Road West and at the waterfront promenade at the north-west corner of the WKCD. Fresh water for the WKCD is served by existing service reservoirs.
- 15.1.2 Possibility to relocate the existing Water Supplies Department's Kowloon South No. 2 Salt Water pumping station will be explored to enhance the waterfront promenade.

15.2 Gas

- 15.2.1 A gas pipeline will be laid below along the waterfront promenade and connected to existing gas pipelines at Austin Road West.
- 15.2.2 A site for a gas pigging station has been reserved near the approach roads of WHC outside WKCD.

15.3 Electricity

- 15.3.1 An ESS will be constructed near the junction of Austin Road West and Nga Cheung Road. The ESS would be subject to the setting out of site boundary at land grant stage. The ESS will be dually fed from 132kV electricity cables from Nga Cheung Road and from Austin Road West.

15.3.2 11kV electricity cables from the new ESS will be laid below the Avenue and below the waterfront promenade. Existing electricity cables from other ESS will also be extended to WKCD to provide backup power supply to WKCD.

15.4 Telephone

Telephone cables will be laid below the Avenue and connected to the existing telephone cables at Austin Road West.

15.5 District Cooling System

15.5.1 District Cooling System (DCS) is more energy efficient and can provide substantial energy savings compared to conventional air-cooled chilling system. It avoids the need for chiller plants at individual buildings, thereby removing environmental nuisances such as noise, vibration and thermal plumes while also freeing up rooftop space that would otherwise have been occupied by rooftop chiller plants.

15.5.2 Existing seawater pump houses at the south of the WKCD will be used for the seawater intake. A centralised chiller plant will be constructed at the basement level(s) of the WKCD basement adjacent to the existing seawater pump houses.

15.5.3 The DCS cooling pipes will be laid below the waterfront promenade and below the basement level(s). Appropriate measures should be taken to avoid interfacing issues and ensure proper integration with the open space/waterfront promenade.

15.6 Sewerage and Drainage

15.6.1 An existing box culvert at the east of WKCD will be retained. Drainage reserve of this box culvert should be kept free of building works.

15.6.2 An existing 1375mm diameter drain pipe at the east end of the WKCD will be diverted and re-connected to the existing box culvert at the promenade.

15.6.3 A new box culvert will be constructed as a replacement of an existing 1350mm diameter drain pipe crossing the WKCD. The box culvert will be constructed within the WKCD basement and a new outfall will be constructed.

15.6.4 New drain pipes will be laid in the Park at the south-west corner of the WKCD to collect surface runoffs. New outfalls will be constructed.

15.6.5 A trunk gravity sewer will be laid at the future footway at the north of the WKCD adjacent to Austin Road West.

15.6.6 Rising mains will be laid from Xiqu Centre to the existing sewer at Canton Road.

15.7 Vent Shafts within the WKCD

15.7.1 It was planned that the WKCD will accommodate the vent shaft structures for the XRL at a location to the south of the WKT across Austin Road West. The vent shaft structures, however, will be integrated with the above-ground developments in WKCD to avoid free-standing massive vent shaft structures.

15.7.2 Similarly, the vent shaft structures for underground vehicular access and servicing facilities of the WKCD will also be integrated with the above-ground developments.

16. IMPLEMENTATION

16.1 The Plan provides a broad land use framework within which a more detailed departmental ODP will be prepared in consultation with government departments concerned. The ODP is a non-statutory plan which will be used as the basis for public works planning and site planning purpose. It will include information on detailed land uses, development parameters and boundaries of individual sites, green coverage, waterworks and drainage reserves, site formation levels, road alignment and dimensions, location of pedestrian facilities, public utility facilities as well as other building and engineering requirements. The ODP will serve as a guide for land transaction as well as to facilitate the development of WKCD.

16.2 The arts and cultural facilities in WKCD will be implemented in phases. This is in line with the public aspiration for an organic growth of the WKCD development. The Board should be consulted on the design and development of major arts and cultural venues.

16.3 Part of the Park with associated arts and cultural facilities as well as the Xiqu Centre are scheduled as the first batch of facilities in Phase 1. The timing and construction of distributor roads, drainage and installation of utilities will be programmed to meet the demand for development in the WKCD.

16.4 Possible interface issues between the WKCD development and other developments in the immediate surrounding area will be well co-ordinated among parties and government departments concerned during the detailed design and implementation stage.

16.4.1 The existing Tsim Sha Tsui Fire Station Complex (except the fireboat pier cum fireboat station) at Canton Road will be relocated in stages upon identification of suitable site(s) outside the WKCD. The

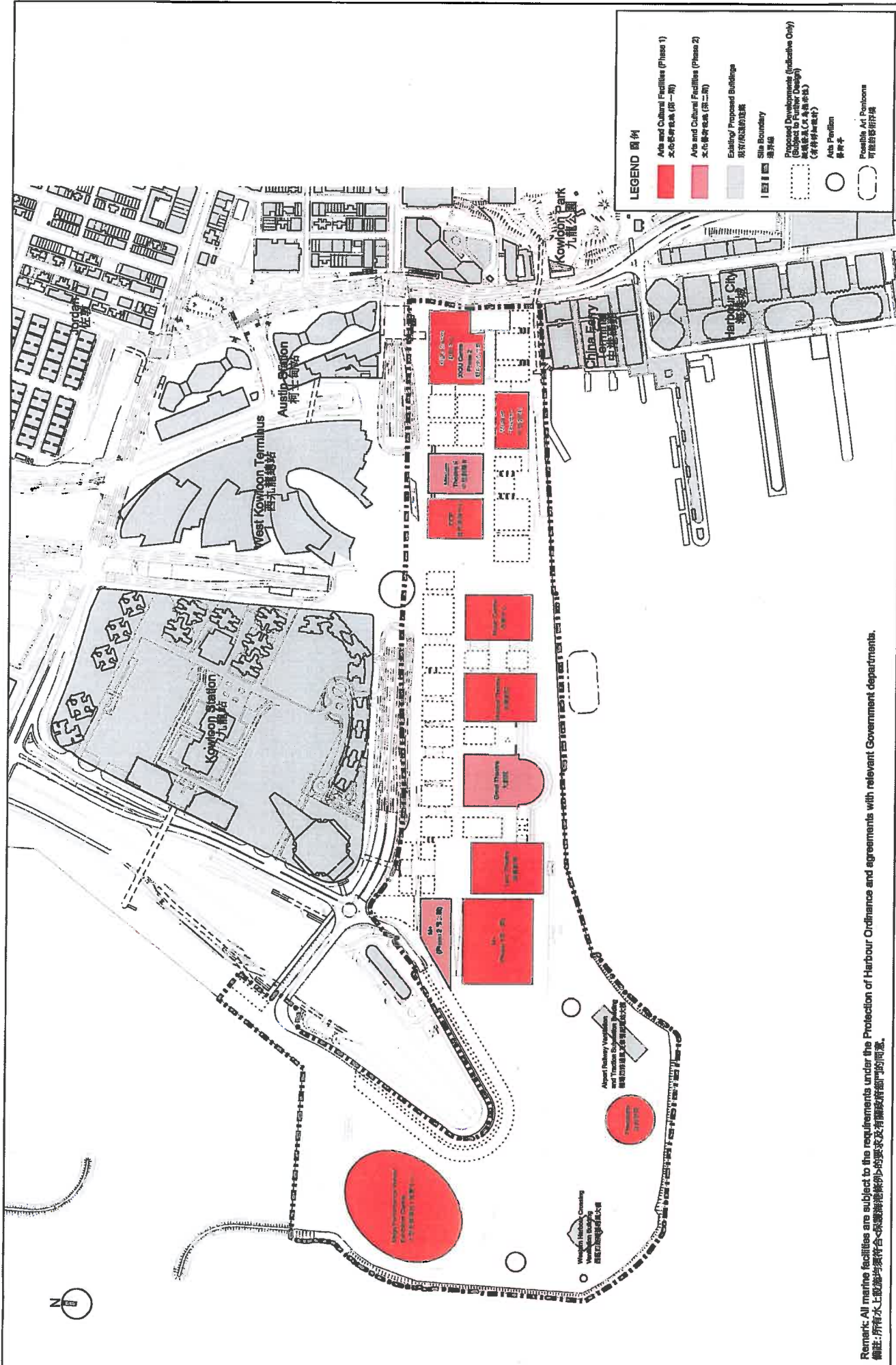
first-stage exercise is contemplated to involve relocation of the non-essential operational facilities to a “G/IC” site at To Wah Road. The existing fireboat pier cum fireboat station will be re-provisioned to a suitable location in the northwest waterfront of the WKCD to be identified. The relocations are subject to relevant study. The WKCDA should be consulted for ensuring the location will not compromise the overall planning and design integrity of the WKCD at large.

- 16.4.2 The possible piers and marine related facilities currently not included within the boundary of the Plan, requires further investigation and feasibility study to ensure that the Protection of the Harbour Ordinance is complied with.
- 16.4.3 Locations of the proposed pedestrian connections and circulation are indicative. Their exact alignments and implementation will be subject to the need in future and agreement with relevant government departments and parties.
- 16.4.4 Works for WKCD development shall take into account the operation and maintenance of WHC and the tunnel users to avoid causing safety hazards to WHC; avoid or minimise traffic disruption in the WHC tunnel area; to protect the WHC structures; and to ensure safe operation of the WHC.
- 16.4.5 The interface issue with the existing sea water cooling system serving The Elements and the cross-boundary coach terminus would be co-ordinated among MTR Corporation Limited and other parties and relevant government departments concerned during detailed design and implementation stage, with a view to minimising and mitigating impacts on any utility services located within the WKCD area.

Index of Figures (All figures are for indication purpose only)

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- Figure 4 - Proposed Public Open Space
- Figure 5 - Proposed Pedestrian and Connectivity Plan
- Figure 6 - Proposed Vehicular Access Points

**TOWN PLANNING BOARD
MARCH 2012**

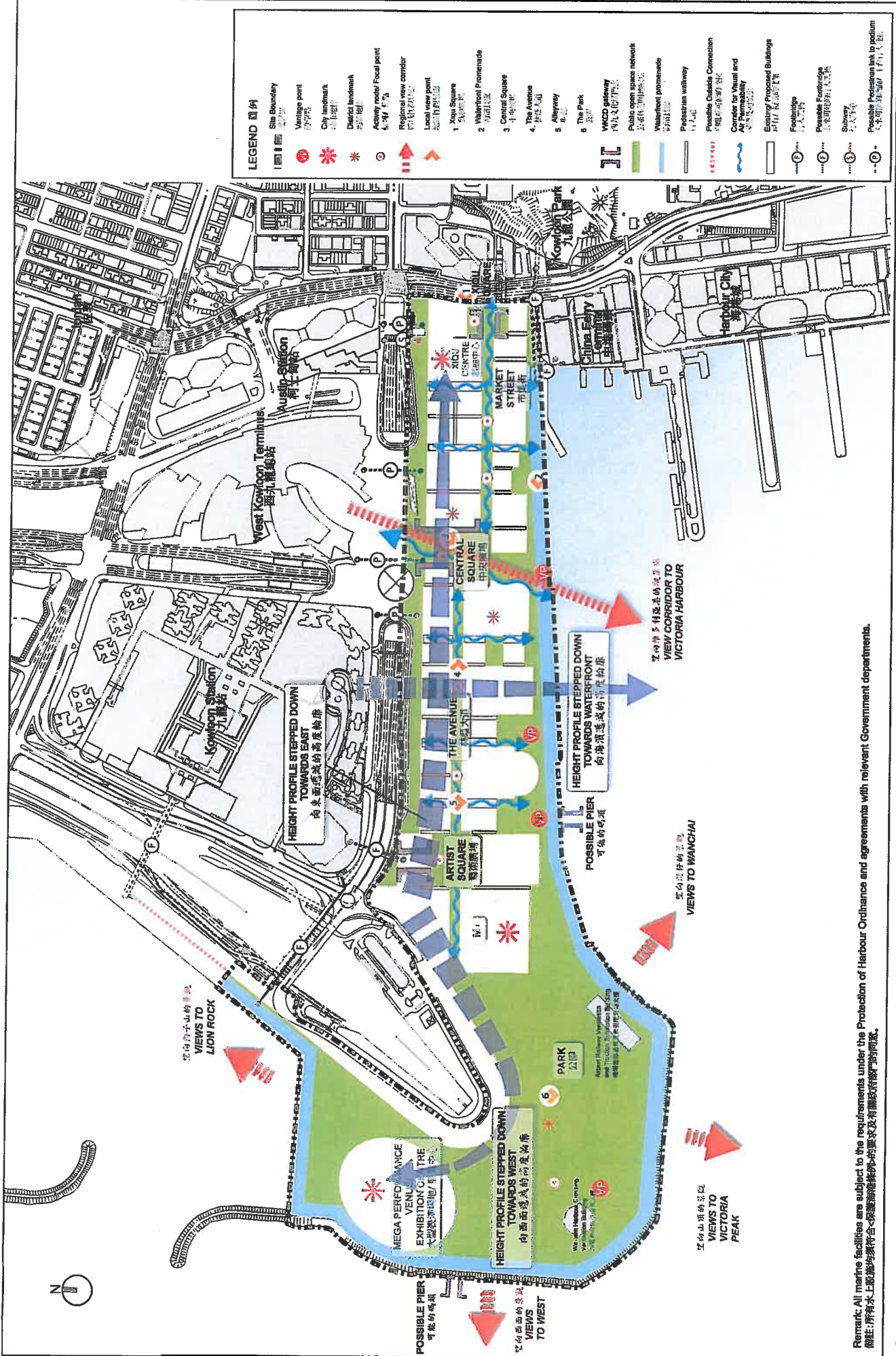


Remark: All marine facilities are subject to the requirements under the Protection of Harbour Ordinance and agreements with relevant Government departments.
備註: 所有水上設施均須符合《保護海港條例》的要求及有關政府部門的同意。

Proposed Core Arts and Cultural Facilities Plan
擬議核心文化藝術設施圖

Figure 圖

(FOR ILLUSTRATION PURPOSE ONLY) (顯示初步構思，只供參考)

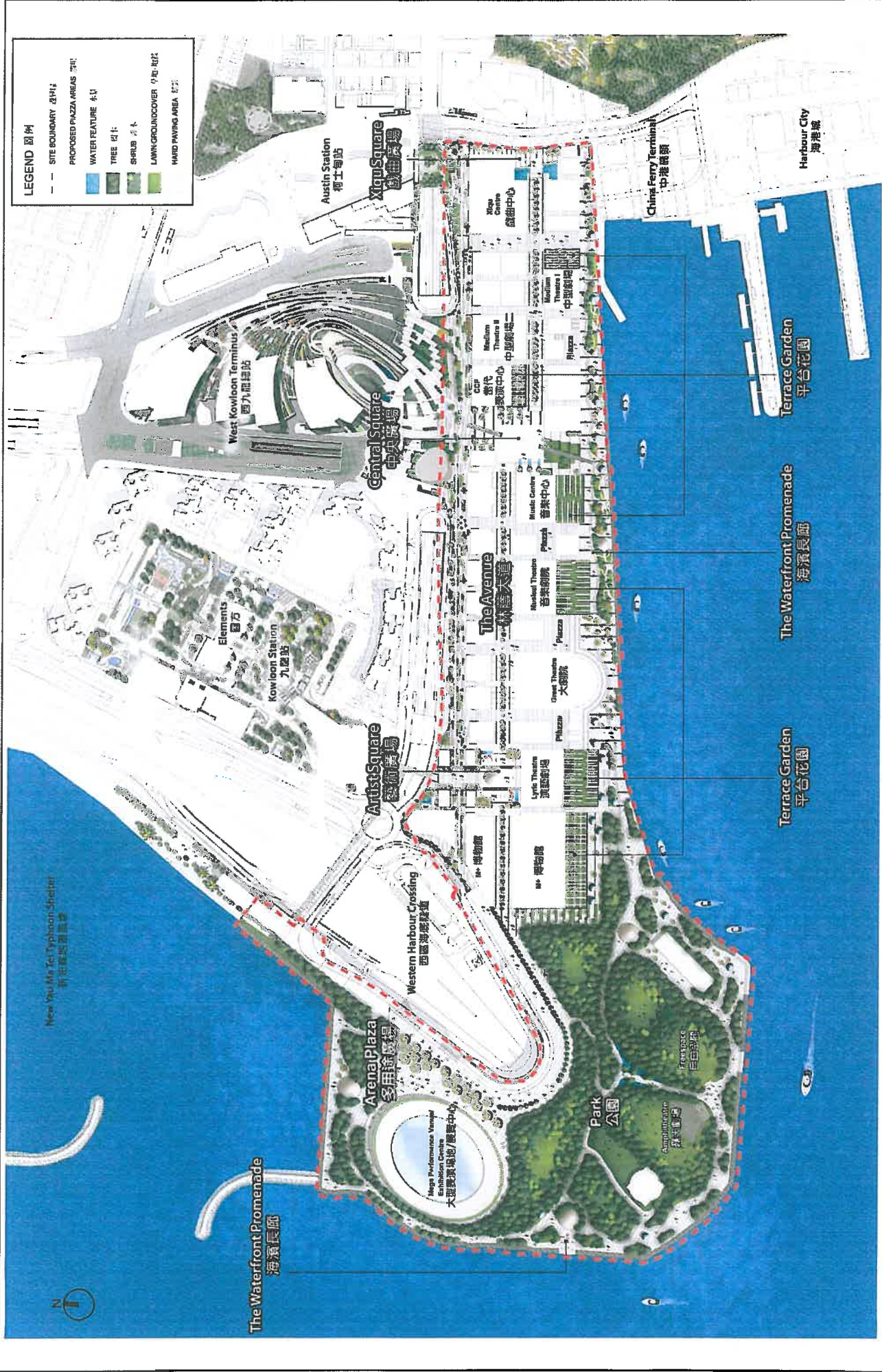


Remark: All marine facilities are subject to the requirements under the Protection of Harbour Ordinance and agreements with relevant Government departments.
 備註: 所有水上設施均須符合《保護海港條例》的要求及有關政府部門的同意。

Proposed Urban Design Framework
 擬議城市設計大綱圖

(FOR ILLUSTRATION PURPOSE ONLY) (顯示初步構思, 只供參考)

Figure 圖



Proposed Landscape Concept Plan
擬議景觀設計概念圖

(FOR ILLUSTRATION PURPOSE ONLY) (顯示初步構思，只供參考)

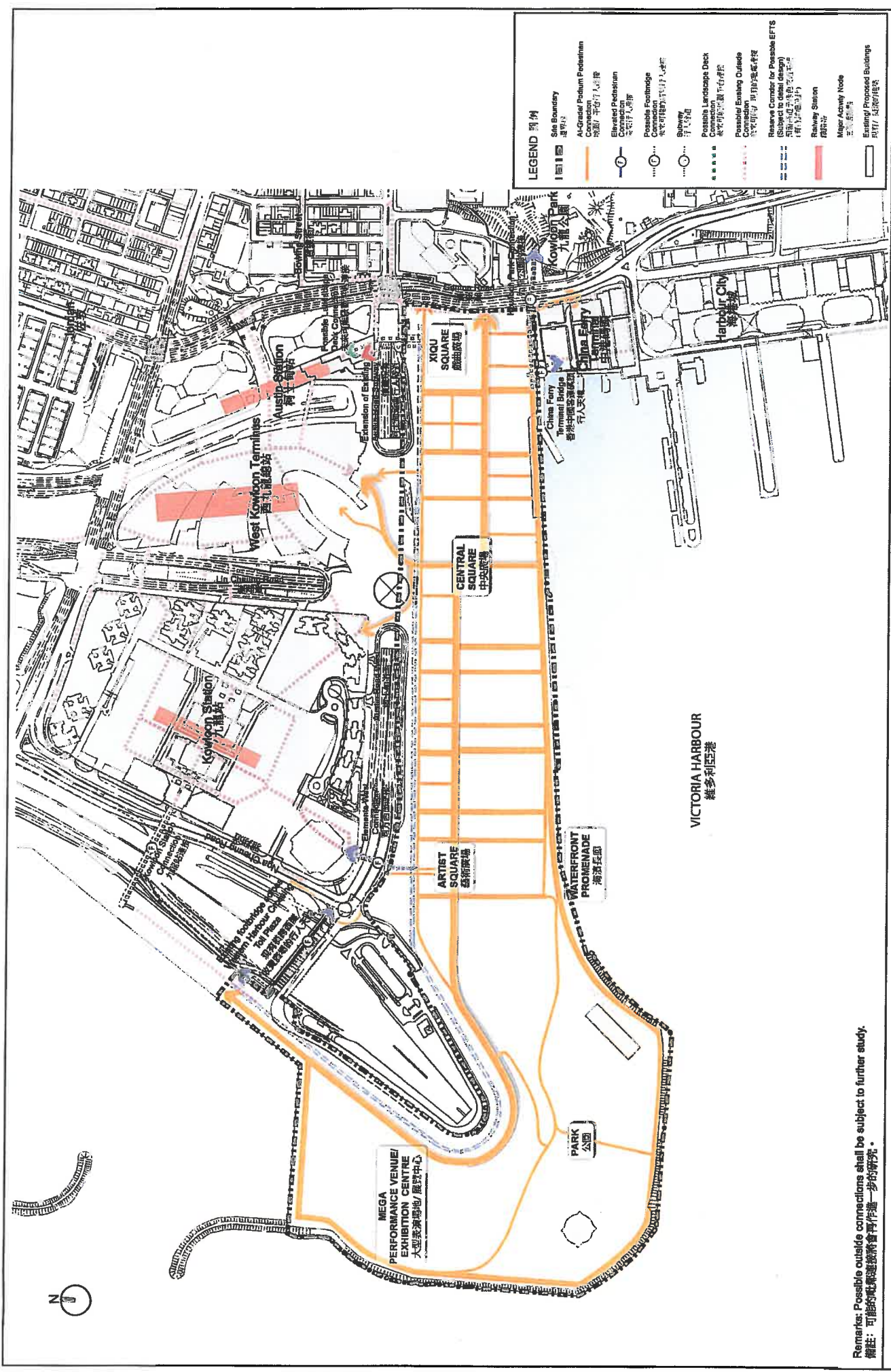
Figure 圖



Proposed Public Open Space Plan
擬議公眾休憩用地

Figure 圖

(FOR ILLUSTRATION PURPOSE ONLY) (顯示初步構思，只供參考)



LEGEND 圖例

	Site Boundary 邊界
	At-Grade Pedestrian Connection 地面/平面行人連接
	Elevated Pedestrian Connection 高架行人連接
	Possible Footbridge Connection 可能的行人橋/行人天橋
	Subway 地鐵
	Possible Landscape Deck 可能的景觀平台/平台
	Possible Easement Outside 可能的可卸地帶/地帶
	Reserve Corridor for Possible EFTS (Subject to class design) 可卸地帶/地帶 (待設計)
	Railway Station 車站
	Major Artery Note 主要幹道
	Existing Proposed Buildings 現存/擬議建築

Remarks: Possible outside connections shall be subject to further study.
備註：可能的地面連接將會作進一步的研究。

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

Figure 圖

(FOR ILLUSTRATION PURPOSE ONLY) (顯示初步構思，只供參考)

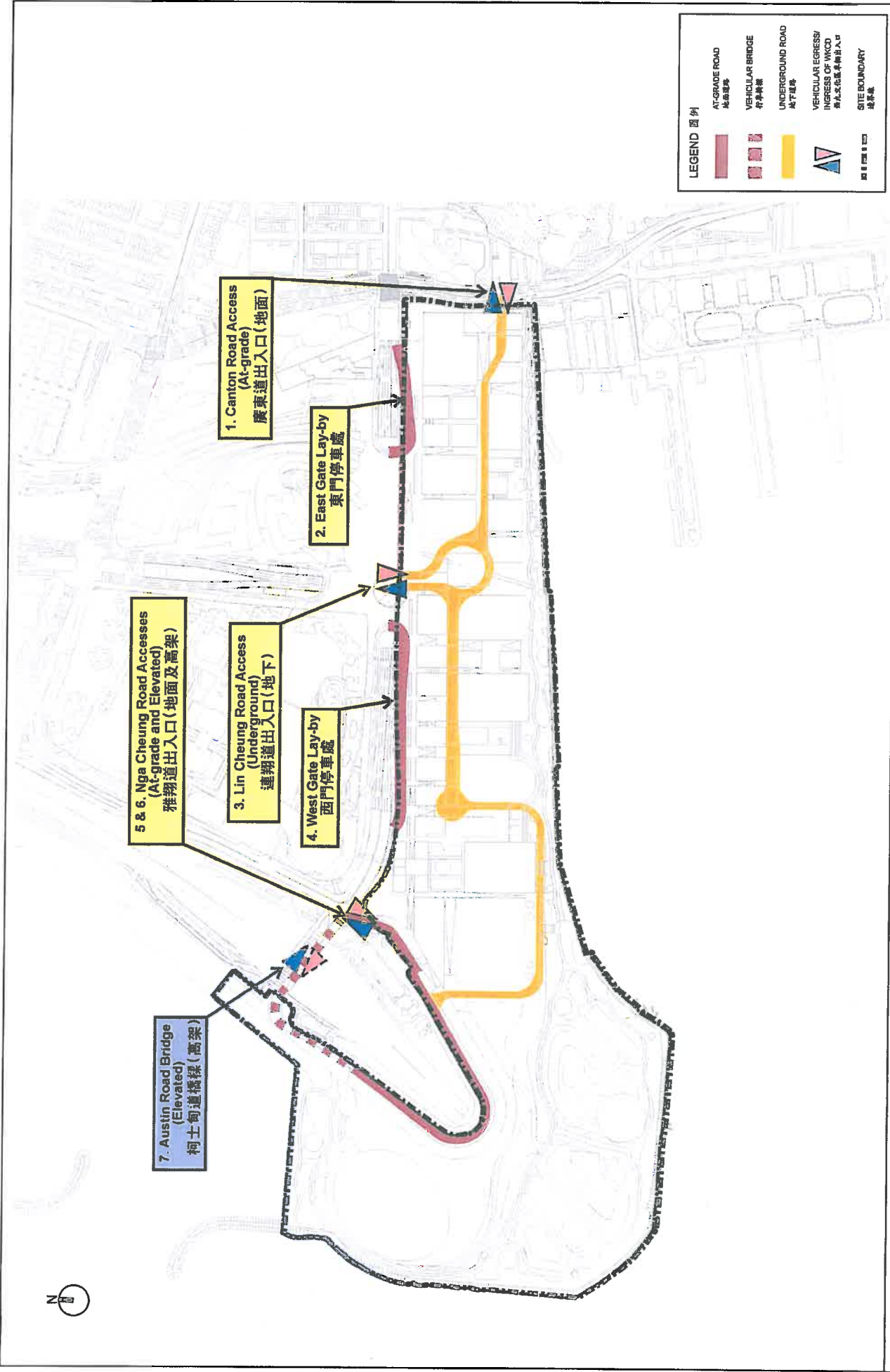


Figure 圖

**Proposed Vehicular Access Points
擬議行車出入口**

(FOR ILLUSTRATION PURPOSE ONLY) (顯示初步構思，只供參考)

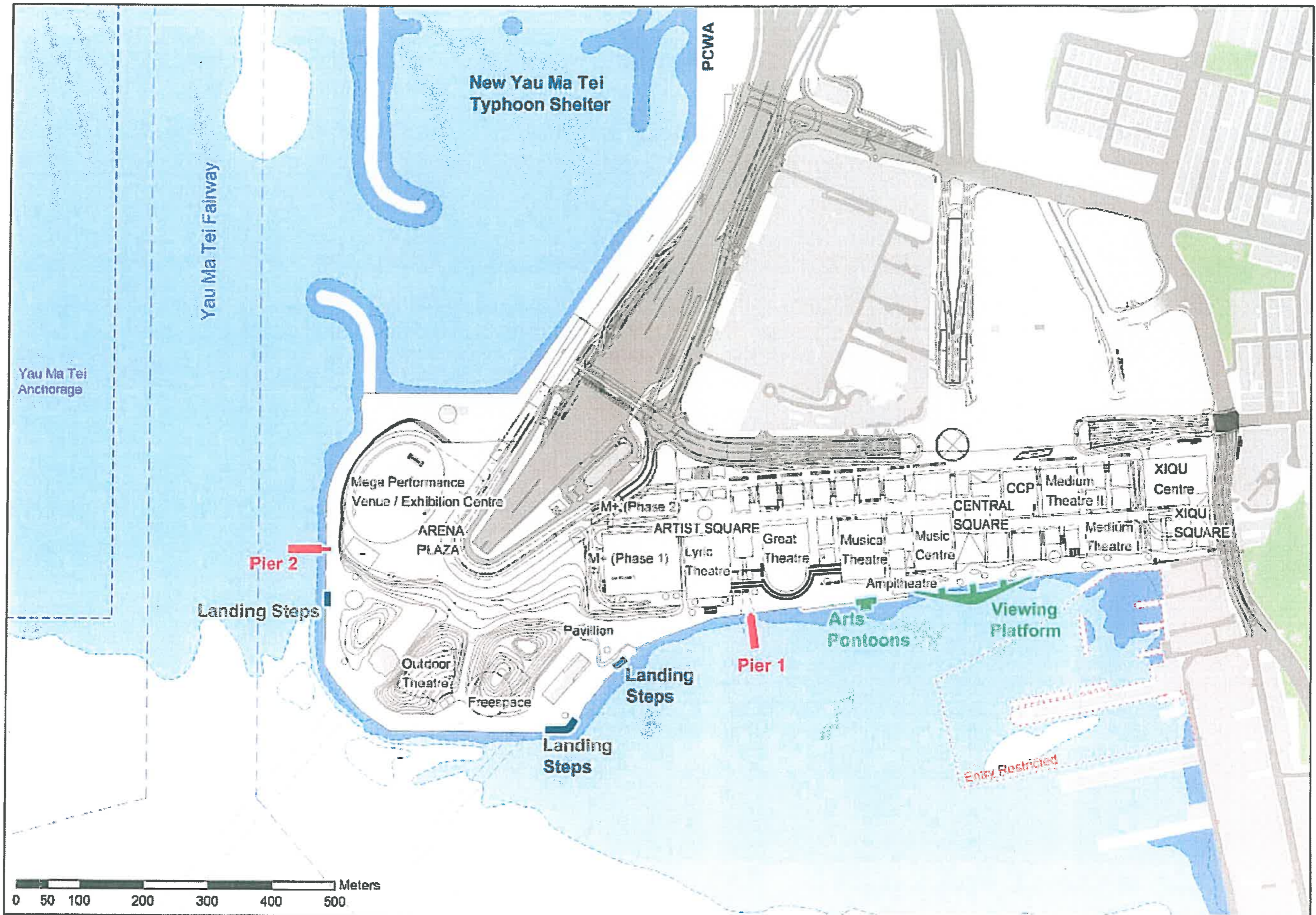


Figure 9.2 – Marine Concept Plan

PROPOSED MARINE FACILITIES IN WKCD

參考編號 REFERENCE No.	繪圖 DRAWING
M/K20/12/20	