

# MINOR RELAXATION OF THE DEVELOPMENT INTENSITY OF THE WEST KOWLOON CULTURAL DISTRICT SITE

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

12 February 2014

# Purpose

To seek Members' views on the proposed Town Planning Board (TPB) submission for minor relaxation of the development intensity of the West Kowloon Cultural District (WKCD) site.

# Background

- At the last TFK meeting on 2 December 2013, WKCDA reported that, with the support of the Government, it would apply for minor relaxation of maximum gross floor area (GFA) and/or building height restrictions under Section 16 of the Town Planning Ordinance in order to optimise the development potential of the WKCD site.
- WKCDA has appointed a planning consultant to study the proposed increase in total GFA and the feasibility of the proposal to ascertain that it will not generate unacceptable impacts to the surrounding areas.



# WKCD Development Plan

Approved by the Chief Executive in Council on 8 January 2013

## 圖例 NOTATION

ZONES	地帶
OPEN SPACE	休憩用地
OTHER SPECIFIED USES	其他指定用途
COMMUNICATIONS	
RAILWAY AND STATION (UNDERGROUND)	鐵路及車站 (地下)
ELEVATED ROAD	高架道路
MISCELLANEOUS	
BOUNDARY OF PLANNING SCHEME	規劃範圍界線
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)	最高建築物高度 (樓層數目)
NON-BUILDING AREA	非建築用地

## 土地用途及面積一覽表 SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
OPEN SPACE	17.23	42.12	休憩用地
OTHER SPECIFIED USES	23.68	57.88	其他指定用途
TOTAL PLANNING SCHEME AREA	40.91	100.00	規劃範圍總面積

Other Specified Uses (Arts, Cultural, Entertainment and Commercial Uses)  
其他指定用途 (藝術、文化、娛樂及商業用途)



Other Specified Uses (Mixed Uses)  
其他指定用途 (混合用途)



Open Space  
休憩用地



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



行政長官會同行政會議於2009年10月20日根據鐵路條例 (第519章) 批准廣深港高速鐵路香港段方案。有關方案的圖則顯示在這份圖則上。只供參考之用。  
THE RAILWAY AS DESCRIBED IN THE RAILWAY SCHEME FOR THE HONG KONG SECTION OF THE GUANGZHOU - SHENZHEN - HONG KONG EXPRESS RAIL LINK AUTHORIZED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER THE RAILWAYS ORDINANCE (CHAPTER 519) ON 20.10.2009 IS SHOWN ON THIS PLAN FOR INFORMATION ONLY.

行政長官會同行政會議於2013年1月8日 根據城市  
規劃條例第9(1)(a)條核准的圖則  
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER  
SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON  
8 JANUARY 2013

Ms Minnie WONG 黃潔怡女士  
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

## 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

SCALE 1:2500 比例尺  
METRES 0 100 200 300 400

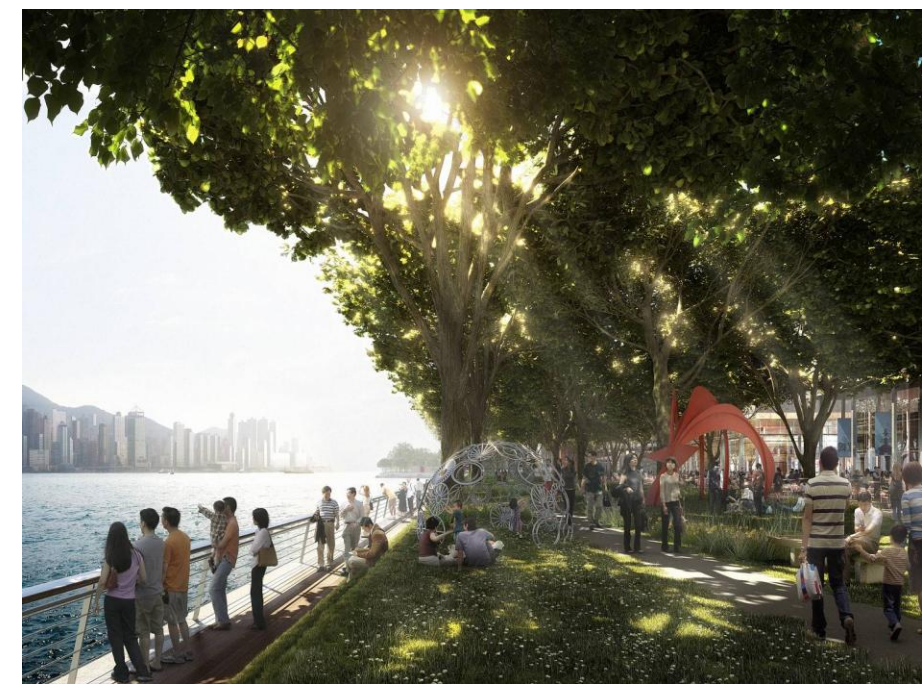
依據西九文化區管理局條例第21(2)(a)條擬備  
PREPARED UNDER SECTION 21(2)(a) OF THE  
WEST KOWLOON CULTURAL DISTRICT AUTHORITY ORDINANCE

圖則編號  
PLAN No. S/K20/WKCD/2 4



# Statutory Planning Control in the Approved DP

- maximum total GFA of 740 350m<sup>2</sup>
- not less than 23 hectares of public open space
- GFA control of different uses only applicable to hotel/office/residential (HOR) uses
- Maximum building height of 1 or 3 storeys in “Open Space” zones; and 50, 70 or 100 mPD in “Other Specified Uses” zones



# Proposed development intensity

- Objective of the planning application is to optimise the development potential of the whole WKCD site.
- Consultant's study suggested that 15% increase in total GFA is a reasonable target, and GFA of different land uses should be increased on a pro-rata basis to ensure a balanced development mix with good day and night vibrancy in the WKCD.
- GFA mix provided in the Explanatory Statement of the approved DP will be maintained:

Arts and Cultural Facilities	35-40% of total GFA
Retail/Dining/Entertainment (RDE)	15-20% of total GFA
Hotel/Office	20-25% of total GFA
Residential	Not more than 20% of total GFA
Government/Institution/Community (GIC)	Not less than 1% of total GFA
Total:	100%

# Key Planning Parameters

	Approved Development Plan	Proposal	Proposed Changes to DP
Maximum total GFA for the whole site	740 350m <sup>2</sup>	851 400m <sup>2</sup>	+111 050m <sup>2</sup> (+15%)
Maximum GFA for HOR uses	318 800m <sup>2</sup>	366 620m <sup>2</sup>	+47 820m <sup>2</sup> (+15%)
Maximum GFA for residential use	148 070m <sup>2</sup> (20% of total GFA)	170 280m <sup>2</sup> (20% of total GFA)	+22 210m <sup>2</sup> (+15%)
<i>Remaining GFA for Arts and Cultural Facilities , RDE and GIC (“Non-HOR GFA”)</i>	<i>421 550m<sup>2</sup></i>	<i>484 780m<sup>2</sup></i>	<i>+63 230m<sup>2</sup></i> (+15%)
Equivalent to Plot Ratio	1.81	2.08	+0.27 (+15%)
Public Open Space	23 ha	23 ha	No change

# Proposed development components

- Original development scale of the planned core arts and cultural venues will remain unchanged.
- The increase of about 63 000m<sup>2</sup> “non-HOR” GFA will allow development of more arts and cultural facilities ancillary to or in support of the core arts and cultural venues. Facilities being considered include a hostel/hotel for visiting artists, rehearsal facilities/offices for arts groups and creative space for young people and artists.
- Benefits:
  - ❑ Further promote the image of the whole district as an arts and cultural hub
  - ❑ Provide necessary space to support both artists and practitioners of the creative industries
- Would also provide office accommodation for WKCDA to reduce operating expenditure; and dining facilities to increase recurrent revenue of WKCDA to support the operation of arts and cultural facilities in WKCD



# Proposed development components

- Additional HOR GFA of about 48 000m<sup>2</sup> will help increase hotel, office and housing supply in the urban area.
- The proposed increase in HOR GFA and the relaxation of maximum GFA for residential use from 148 070m<sup>2</sup> to 170 280m<sup>2</sup> are based on a pro-rata increase of 15%, which is the same as the percentage increase in total GFA for the whole site.
- In view of the current stage of the WKCD development, the planning application will not be scheme specific in order to allow adequate flexibility in future developments.
- With a view to coping with the increase in development intensity and to facilitate variation in building heights to promote a more interesting skyline in the district, minor relaxation of building height restrictions may be considered.

# Technical Assessments

- A full range of technical assessments are being carried out by the consultant who has been looking into the traffic, environmental, air ventilation, visual impacts and building height implications of the proposal.
- Mitigation measures and design requirements will be set out in the application to ensure that the resultant development will be technically feasible, and the original urban design concept as spelt out in the approved DP will be maintained.



# Submission Timeframe

## Key Milestone Dates

Result of technical assessments available for relevant government departments' consideration

By February 2014

Submission of planning application to TPB

By March 2014

## Advice Sought

Members are invited to provide comments on the proposed minor relaxation of development intensity for the WKCD site.



[www.wkcda.hk](http://www.wkcda.hk)

**Thank You**