

West Kowloon Cultural District Development

The West Kowloon Cultural District (WKCD) site originally fell within the planning scheme boundary of the South West Kowloon OZP. The WKCD submitted the WKCD Development Plan, covering the WKCD site, to the Board on 30 December 2011 for consideration under section 21 of the WKCD Ordinance. The key development parameters included the following:

- (a) a development area of about 40.91 ha, subject to an overall maximum PR of 1.81. The maximum GFA for the whole district is about 740,350m², with a maximum 20% of total GFA for residential use;
- (b) provision of not less than 23 hectares of POS, including 3 ha of piazza areas and a continuous waterfront promenade of not less than 20m in width;
- (c) a balanced development including arts and cultural facilities (about 35% to 40% of the total GFA); retail/dining/entertainment uses (about 15% to 20%); hotel/

office uses (about 20% to 25%); residential uses (not more than 20%) and GIC uses (not less than 1%); and

- (d) developments within different land use zones are subject to building height restrictions, including one to three storeys for “O” zone, and a building height profile generally ranging from 30mPD to 100mPD for other land use zones.

On 9 March 2012, the Board agreed that the WKCD Development Plan was suitable for exhibition for public inspection. On 30 March 2012, WKCD Development Plan was exhibited for public inspection, and on the same day the WKCD site was excised from the South West Kowloon OZP. After giving consideration to the 10 representations and three comments in respect of the WKCD Development Plan on 28 September 2012, the Board decided not to propose any amendment to the Plan.



The draft WKCD Development Plan was approved by CE in C on 8 January 2013, and was renumbered as S/K20/WKCD/2.



On 14 November 2014, the Board approved a planning application (No. A/K20/121) for minor relaxation of GFA and building height restrictions for developments in WKCD. The approved scheme had a maximum total GFA of 851,400m² and a PR of 2.08. The building height restrictions within the height bands of 50mPD and 70mPD as stipulated on the WKCD Development Plan were relaxed by 7-14mPD, while the building height restrictions in front of Kowloon Station remained unchanged.

