

TOWN PLANNING BOARD

TPB Paper No. 9832
For Information of the
Town Planning Board on 23.1.2015

Park Development of the West Kowloon Cultural District

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PURPOSE

This paper aims to inform Members on the design and development of the Park within the West Kowloon Cultural District (WKCD).

BACKGROUND

2. In accordance with the provision of the West Kowloon Cultural District Authority Ordinance, the West Kowloon Cultural District Authority (WKCDA) submitted the Development Plan (DP) to the Town Planning Board (TPB) on 30 December 2011. With the completion of the representation consideration process, the draft DP was approved by the Chief Executive in Council on 8 January 2013 under the Town Planning Ordinance. A planning application for minor relaxation of development intensity was submitted on 21 March 2014 and approved with conditions on 14 November 2014.

3. The Park design team led by Dennis Lau & Ng Chun Man Architects & Engineers (Hong Kong) Ltd., and the international award-winning design consultant West 8 (Netherlands) and local landscape architectural consultant ACLA (Hong Kong), was appointed by WKCDA in February 2014. Please see Attachment for the “Open Space (1)” Plan, Site Plan and Park Concept Plan.

THE PARK

4. Located at the western portion of the WKCD, the Park and associated promenade (with an area of about 11 hectares subject to detailed design), is an imperative part of the WKCD, providing a leisurely atmosphere and relaxing space much sought after by the public. Inheriting the art and cultural theme of the District, the Park also offers opportunities for all sorts of cultural happenings from open-air performances, festivals, to outdoor art installations and other activities. Taking into account views expressed during the three-stage public engagement exercises from 2009 to 2011, WKCDA has defined a clear positioning for the WKCD Park that would set it apart and distinguish it from other public parks in Hong Kong, which serve more to provide recreation and leisure space for the general public.

5. The remaining waterfront promenade in “O(1)” sub-zone is currently used as works site for the construction of West Kowloon Terminus under the Express Rail Link project. It will be further developed in later stage of the Park development for public use when the site is available.

6. The Park will house a series of arts and cultural venues including the **Arts Pavilion** and **Freespace** (a Black Box Theatre and an Outdoor Stage), joined up by a major path in the Park. Over time, art installations will characterise the Park under the curatorial effort of the M+ team. All arts and cultural venues and activities equipped in the Park will be integrated and embedded in a rich landscape setting. Key landscape design features of the Park include:

The Cultural Boulevard running east to west along the inner northern edge of the Park provides a meandered pathway with shaded trees and shelters providing linkage among various arts and cultural facilities and the Avenue of the district.

The Waterfront Promenade running along the outer water edge of the Park provides a continuous 270 degrees harbourfront view. A number of pathways will provide easy access and visual corridor from the inner part of the Park to the promenade. A waterfront event lawn is created at the southern side to facilitate different events set up with the Victoria Harbour as the backdrop. Different forms of marine landing facility are being explored and will be provided subject to compliance with the Protection of the Harbour Ordinance (Cap. 531) and relevant Government departments’ agreement.

The Double Edge, an organic shaped hard landscaping element at a higher level along the southern part of the promenade, allows the provision of shaded seating and viewing platform at different levels. It also introduces topographical changes within the Park that creates landscape variety and enriches visual and park experiences and enjoyment.

Lawns of different sizes are designated within the Park as leisure green open spaces and potential event venues. The largest one located in the heart of the Park, along the Cultural Boulevard, is designed to host festival events for the public, whereas the waterfront event lawn is designed with different set up where event stalls could be lined up enjoying the sea view as backdrop.

A smaller lawn and a sloping lawn are also allowed in the Park setting for various leisure and event opportunities.

Cycling Route with provision of bicycle rental points is designated with good flexibility to extend further within the Park and along the waterfront promenade. The Park will be an accessible urban oasis for relaxation and contemplation.

7. Arts and cultural venues and ancillary buildings to support the daily operation of the Park including public toilets, park management offices, storage, retail, dining and entertainment facilities will be designed as low-rise structures subdued into the park environment in harmony. These involve a total GFA of approx. 8,400 sq.m. which have been allowed for in the planning proposal for minor relaxation of development intensity of the WKCD site approved by TPB on 14 November 2014. Planning permission for the retail, dining and entertainment facilities within the Park, which is zoned “O(1)” on the Approved DP, will be sought from TPB in due course. Hard paving is kept to minimum provision so that 60% green coverage can be achieved in the Park area.

8. In terms of the overall delivery programme, the Park design team is adopting an organic approach. The intention is to maintain partial opening of the Park area for public enjoyment throughout the development period by turning the existing tree nursery to a temporary nursery park in mid-2015. Major portion of the permanent Park, together with the arts and cultural and ancillary facilities involved, is scheduled for completion by end 2017.

ADVICE SOUGHT

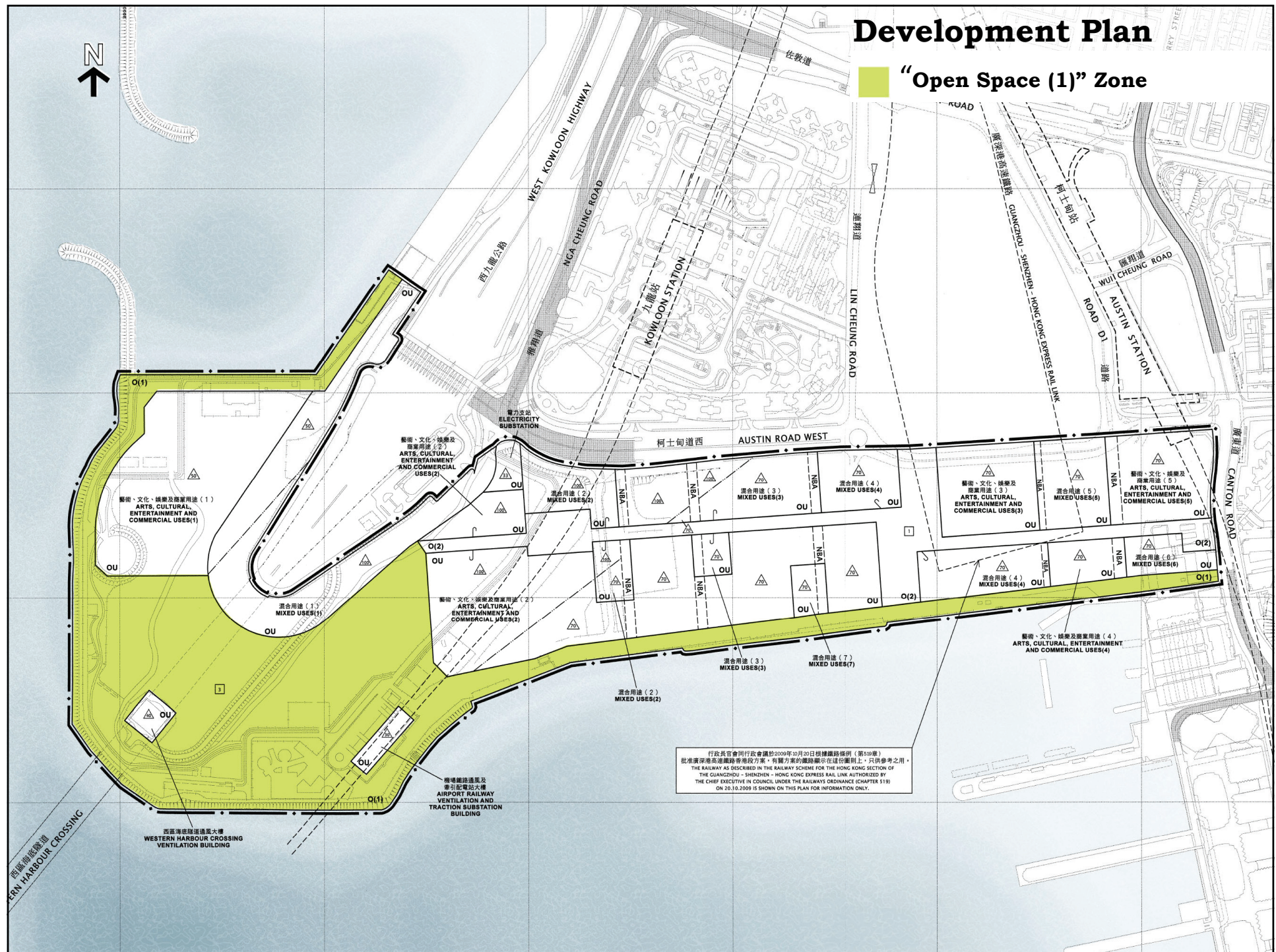
9. Members are invited to note the Park development of the WKCD.

Attachment

“Open Space (1)” Plan, Site Plan and Park Concept Plan

West Kowloon Cultural District Authority
January 2015

“Open Space (1)” Zone



Site Plan

 Park and associated promenade



行政長官會同行政會議於2009年10月20日批准鐵路條例(第519條)
批准廣深港高速鐵路香港段方案。有關方案的鐵路顯示在這份圖則上，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.

Park Concept Plan

LEGEND

- 1 CULTURAL BOULEVARD
- 2 ARTS PAVILION SITE
- 3 BLACK BOX THEATRE SITE
- 4 OUTDOOR STAGE
- 5 BIG LAWN
- 6 SMALL LAWN
- 7 SLOPING LAWN
- 8 WATERFRONT EVENT LAWN
- 9 WATERFRONT PROMENADE
- 10 DOUBLE EDGED DESIGN
- 11 WHC VENTILATION BUILDING
- 12 MTR VENTILATION BUILDING
- 13 TEMPORARY NURSERY PARK



Remarks: All marine facilities are subject to the requirements under the Protection of the Harbour Ordinance (Cap. 531) and relevant Government departments' agreement