

# **Board of the West Kowloon Cultural District Authority**

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For discussion  
on 25 May 2009

WKCDA Board/17/2009

## **Preparation of the Development Plan**

### **PURPOSE**

This paper seeks Members' views on a set of planning design principles to guide the preparation of the Development Plan (DP), and updates Members on the preparatory work for the Stage 1 Public Engagement (PE).

### **PREPARATION OF DEVELOPMENT PLAN**

#### **Engagement of Consultants**

2. To assist the Board in preparing a DP for the West Kowloon Cultural District (WKCD), at the first Board meeting on 28 October 2008 it was decided that 3 consultants (the Conceptual Plan Consultants) should be commissioned, each to prepare a Conceptual Plan Option for the WKCD. The purpose of preparing 3 Conceptual Plan Options is to give sufficient choice to the community as to which is the most desirable layout for various facilities to be provided in the district.

3. In addition, the Board also decided to commission a consultant (the Project Consultant) to undertake the necessary technical and engineering assessments of the Conceptual Plan to be selected by the Board from the 3 Options, with a view to developing the selected Conceptual Plan into a detailed DP for submission to the Town Planning Board; and to prepare Schedules of Accommodation and detailed Functional Briefs for the Core Arts and Cultural Facilities (CACF).

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## **Public Engagement**

4. To involve the community and the stakeholders in the plan preparation process, the Board further decided that there should be a 3-stage PE exercise. Stage 1, which is tentatively scheduled for commencement in summer 2009, should aim at seeking the community's views on their expectations and aspirations for the WKCD, and the stakeholders' views on their requirements for the CACF.

5. In Stage 2, when the three Conceptual Plan Options are completed they will be put out to the public to seek their views on the preferred features of the Options. Stakeholders' views will also be sought on the preliminary Schedules of Accommodation for the CACF. The Stage 2 PE is tentatively scheduled for early 2010.

6. The Stage 3 PE is intended to seek the views of the public on the detailed DP when it is completed in about end 2010. In addition to collecting public views, the Authority wishes to solicit as much community support as possible before submitting the detailed DP to the Town Planning Board for consideration. Stakeholders' views will also be sought on the Functional Briefs for the CACF. The Stage 3 PE is likely to take place in about early 2011.

7. In order that public views are taken into account in the plan preparation process, both the Conceptual Plan Consultants and the Project Consultant are required to participate in all the public engagement meetings. To ensure that the public comments are duly responded to in the preparation of the DP, the Consultants will each be required to attach to the Conceptual Plan Options, the User Requirements for the CACF and the detailed DP a statement on how they have taken on board the comments received in their work.

## **Design Competitions for Standalone Buildings**

8. Members may wish to note that the Conceptual Plan Options to be prepared will only show the spatial relationship of the various uses of land within the WKCD, whilst the design of individual facilities will be conducted separately from the conceptual planning process. To provide more opportunities for participation of both overseas and local

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architects, big and small, the Board has decided that if at all possible the designs of not only the iconic buildings (i.e. the Xiqu Centre, Concert Hall/Chamber Music Hall and Museum) but the standalone buildings and the piazza should be subject to a competitive process.

## **Phasing of the WKCD**

9. Members will recall that of the 15 Performing Arts Venues, the Museum and Exhibition Centre recommended to be provided in the WKCD, the Government has committed that 12 of the Performing Arts Venues, about 70% of the gross floor area of the Museum and the Exhibition Centre should be provided as Phase One of the WKCD for completion and operation in 2014/15. Notwithstanding this, the Board has taken the view that more information should be collected to confirm the phasing of the WKCD. In this connection, the Performing Arts, Museum and Development Committees have agreed to commission two consultancy studies on Market Analysis, one for Performing Arts Venues and one for Museum and Exhibition Centre, to collect and analyse market data and to assess the size of the potential market for the CACF. The two consultancy studies will assist the Board in reviewing the phasing of the WKCD for use in the preparation of the DP.

## **Need for Planning Design Principles**

10. In the light of the need to develop the WKCD in phases over a period of time and the fact that the large area of the district should also be able to cater for future changes in arts and culture as well as in socio-economic needs, its development must be flexible enough to allow for the organic growth of the WKCD over time. On this, it is proposed that a set of planning design principles would be conducive to the planning of the WKCD, in that :

- (a) By setting out a planning design framework, phased development and organic growth would be allowed without affecting the integrity of the WKCD development; and
- (b) The planning design principles could also be used to guide the preparation of the Conceptual Plan Options and to assess whether the Options so prepared fulfill the objectives of the WKCD.

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## Proposed Planning Design Principles

11. We have drafted a set of proposed planning design principles which are set out in paragraph 12 below. In proposing the planning design principles, we have made reference to previous discussions on the WKCD project which reflect major concerns of the community as regards the development of the district.

12. The planning of the WKCD should always bear the dimension of people in mind; that is, the development of the WKCD must be people-oriented. Under this over-arching direction, the following seven planning design principles are proposed :

- (a) Creativity  
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 harbor-front and adjoining water bodies for enjoyment of the public.
- (b) Accessibility  
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  
Should optimize access to the Harbor; connect the WKCD to other parts of Hong Kong and beyond as well as to the lives of the people; and complement to the neighboring old areas.
- (d) Integration  
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  
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.

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- (f) Uniqueness  
Should project a unique identity for the WKCD 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.
  
- (g) Sustainability  
Should adopt sustainable planning and design with a commitment to low carbon emission, low energy consumption and low cost maintenance.

13. Subject to any comments that Members may have, these planning design principles will be incorporated as part of the materials for the Stage 1 PE. The planning design principles can be further refined in the light of any views to be received from the Stage 1 PE; and, if adopted by the Board, will be used by the Conceptual Plan and Project Consultants as a general guide in the preparation of the Conceptual Plan Options as well as the detailed DP.

## **STAGE 1 PUBLIC ENGAGEMENT**

14. We would like to take this opportunity to update Members on the preparatory work that has so far been done for the Stage 1 PE which will be launched in July/August 2009 for a period of 3 months.

15. The Consultation Panel, which was formed under the West Kowloon Cultural District Authority (WKCDA) Ordinance, will have its first meeting in end May 2009. Since the Consultation Panel is tasked to plan the overall programme of the Stage 1 PE, we will discuss with them a number of areas including identifying stakeholders to be engaged in the PE exercise; preparing broad areas of questions to prompt more structured discussions; the formats and sequencing of the Stage 1 PE activities; and related publicity measures, etc. Suggestions given by members of the Performing Arts, Museum and Development Committees earlier on these aspects would also be incorporated in our paper for discussion of the Consultation Panel.

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## **ADVICE SOUGHT**

16. Members are invited to comment and endorse the set of planning design principles as proposed in paragraph 12 above as suitable for consulting the public in the Stage 1 PE.

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