

## CHAPTER 3: QUALITATIVE DATA ANALYSIS

3.1 This chapter presents the methodology, results and analysis of the qualitative data.

### 3.1 SOURCES OF QUALITATIVE DATA

3.1.1 Qualitative data were collected through four channels as shown in **Exhibit 16**. A total of 7,948 documents was analysed, including responses to the open-ended questions of the 7,310 completed questionnaires.

**Exhibit 16: Data Sources for Qualitative Data Analysis**

Item	Data Source		Channel	Quantity	Sub-total
1	Records of PE Events (Events listed in <b>Annex 1</b> )		Focus Group Meetings/Forums	15	27
			Other Meetings/Forums	6	
			Public Forums	5	
			Youth Forum	1	
2	Questionnaires (open-ended questions)	Self-returned (4,817 in total)	Online	2,059	7,310
			On Site (PE Events)	1,614	
			Post / Hand Delivery	1,143	
			Fax	1	
	Face-to-face Exit Poll Interviews		2,493		
3	Written Submissions	Non-electronic Platform	Fax	11	264
			Post	34	
			Hand Delivery	11	
		Electronic Platform	208		
4	Media Reports			347	347
				Total:	7,948

### 3.2 METHODOLOGY FOR QUALITATIVE DATA ANALYSIS

#### 3.2.1 Development of Analytical Framework

3.2.1.1 This Consultancy follows a data-driven approach – the Grounded Theory approach<sup>8</sup> – through which an analytical framework was derived from the data received. The development of the analytical framework is described below and illustrated in **Exhibit 18**.

3.2.1.2 All relevant materials (including voice files, notes and transcripts of PE events, etc.) were uploaded to an internally developed “Online Focus Group Management System” (OFGMS) to facilitate data sharing, content review, content approval and overall project management. Access to the OFGMS is password-protected and is restricted to certain members of the Consultancy Team.

8. The Grounded Theory approach is a systematic qualitative research methodology that emphasises the generation of theory from data during the research process. Data drive the development of the analytical framework and the subsequent analytical process.

- 3.2.1.3 Every record of views collected was subsequently reviewed by a record reviewer.
- 3.2.1.4 A record approver, who was neither the note taker nor the record reviewer, then further reviewed the record for final approval.
- 3.2.1.5 Content analysis of the approved records was conducted by a team of consultants to extract views, which were then organised into themes, categories and sub-categories of the analytical framework.
- 3.2.1.6 The analytical framework was revised several times to ensure comprehensive coverage of all collected views.
- 3.2.1.7 A schematic tree was also drawn up to depict the hierarchy and relations of different themes and categories of views (**Exhibit 17** is a simplified schematic tree showing themes and categories of views only; **Annex 8** shows a detailed list of all themes, categories, and sub-categories).<sup>9</sup> Some of the themes were derived from the core issues identified in the Questionnaire. Other themes were derived from issues which emerged from the collected data.

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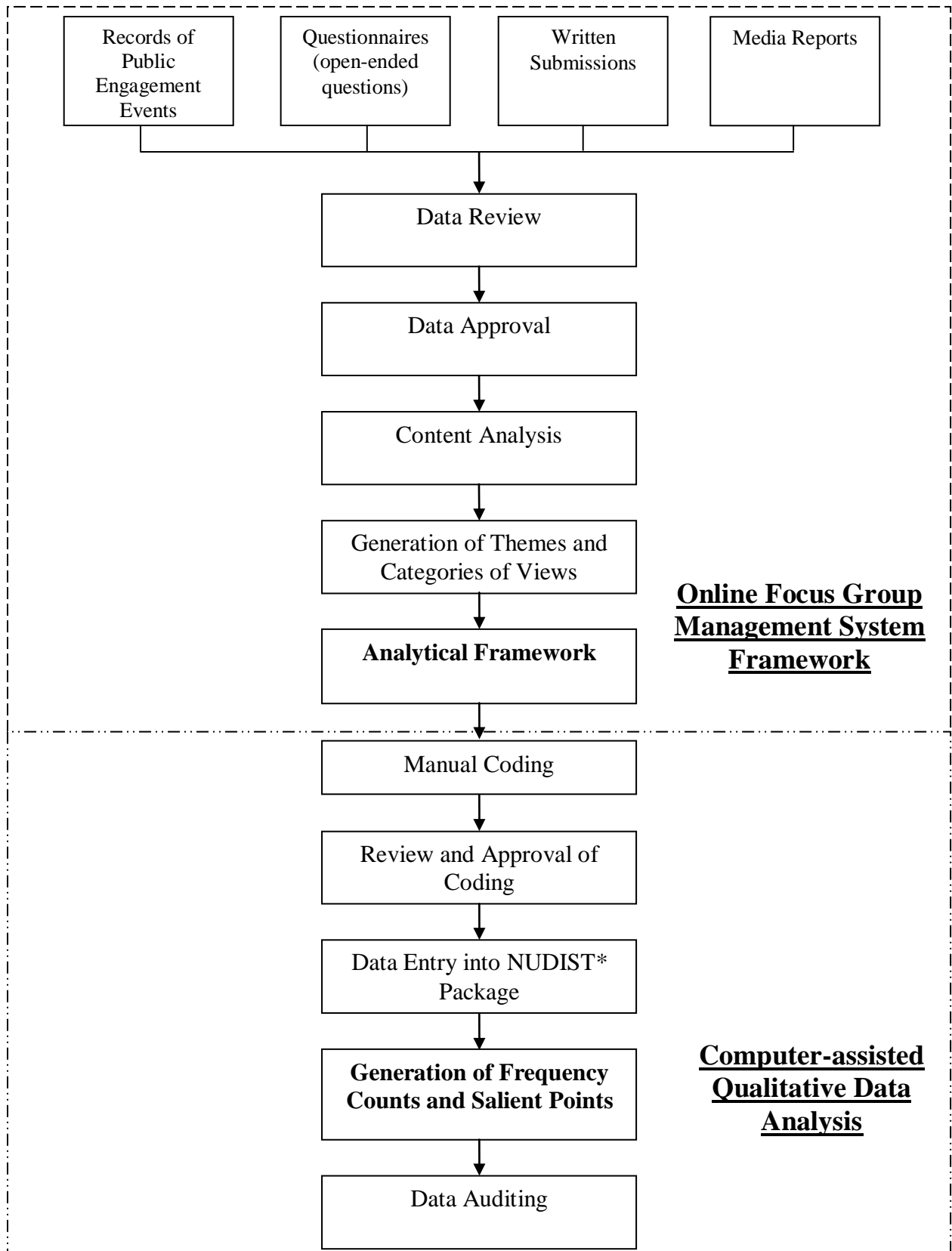
9. A “theme” is a distinct topic of interests emerged from the views of the respondents in qualitative analysis. Take for an example, in this Consultancy, “Addressing Issues Raised in Stage 1 PE” is the first theme. A “category” of views is a group of views under a particular theme sharing some common characteristics. “Sub-categories” are groupings of views under a particular category.

**Exhibit 17: Schematic Framework for the Analysis of Views Collected<sup>10</sup>**

1. Addressing Issues Raised in Stage 1 PE	2. Overall Designs and Other Aspects of the Conceptual Plan Options	3. Essential Features	4. Connectivity (e.g. integration with neighbouring areas and relationship with Victoria Harbour)	5. Accessibility (e.g. external connectivity (pedestrian and vehicular), marine access, and internal transport mode)	6. Most Preferred Particular Feature(s) of the Conceptual Plan Options	7. Other Arts and Cultural Facilities and Education-related Facilities	8. Phasing Arrangement for Core Arts and Cultural Facilities	9. Other Issues Raised
1.1 Exhibiting a Green Setting	2.1 City Park	3.1 Open Space	4.1 City Park	5.1 City Park	6.1 City Park	7.1 City Park	8.1 Phase 1 (2015 - 2020)	9.1 Overall Designs Principles
1.2 Environmental Friendliness	2.2 Cultural Connect: Key to Sustained Vitality	3.2 Core Arts and Cultural Facilities	4.2 Cultural Connect: Key to Sustained Vitality	5.2 Cultural Connect: Key to Sustained Vitality	6.2 Cultural Connect: Key to Sustained Vitality	7.2 Cultural Connect: Key to Vitality	8.2 Phase 2 (2020 Onwards)	9.2 Facilities and Activities (In General)
1.3 Showcasing Hong Kong's Unique Local and Traditional Characteristics	2.3 Project for a New Dimension	3.3 Retail-dinning-and-entertaining Facilities	4.3 Project for a New Dimension	5.3 Project for a New Dimension	6.3 Project for a New Dimension	7.3 Project for a New Dimension	8.3 Overall Views on Phasing Arrangement for Core Arts and Cultural Facilities	9.3 WKCDA's Management Issues
1.4 Experience a Relaxing Atmosphere	2.4 Other Views on Overall Designs and Other Aspects of Conceptual Plan Options	3.4 Hotel, Office and Residential Facilities	4.4 Other Views on Connectivity	5.4 Other Views on Accessibility	6.4 Other Views on Most Preferred Particular Feature(s) of the Conceptual Plan Options	7.4 Other Views on Other Arts and Cultural Facilities and Education-related Facilities		9.4 The Public Engagement Exercise
1.5 Providing Public Open Space		3.5 Other Views on Essential Features						9.5 Macro Issues
1.6 Connectivity with the Neighbouring Districts								9.6 Any Other Opinions
1.7 Catering the Needs of Different Users								
1.8 Other Views on Addressing Issues Raised in Stage 1 PE								

10. **Exhibit 17** is a partial schematic tree which shows 9 themes (green boxes) and 42 categories of views (yellow boxes) only. A detailed list of all themes, categories, and sub-categories is shown in **Annex 8**.

**Exhibit 18: Development of Analytical Framework and Coding Process for Qualitative Data Analysis**



\* Non-numerical Unstructured Data Indexing Searching and Theorizing – A computer software for qualitative data analysis

### **3.2.2 Content Analysis and Coding of Text Units**

- 3.2.2.1 A consultant coded each view expressed in the records based on the established themes and categories. For views expressed in PE events, coding was done by a consultant who was present at the concerned event.
- 3.2.2.2 The views expressed in each record were organised into “text units” before they were coded. A “text unit” is a phrase, a sentence or a sequence of sentences representing a point made by the respondent.
- 3.2.2.3 The preliminary assigned code for every “text unit” was then reviewed and approved by another consultant. For sub-categories involving classifying text units as “Positive Views”, “Negative Views” and “Other Views”, the coding was reviewed for a third time by another reviewer.
- 3.2.2.4 NUDIST (Non-numerical Unstructured Data Indexing Searching and Theorizing), a qualitative data analysis computer software, was employed to organise, analyse and summarise the coded data according to specific categories within the analytical framework.

### **3.2.3 Generation of Salient Points**

- 3.2.3.1 Excerpts of comments representing major views on various aspects were then displayed and “salient points” were drawn up by consultants. A “salient point” is a statement that is representative of one or a group of similar “text units”. To ensure that the salient points were representative and exhaustive, randomly selected documents were examined and the views therein were compared with those reflected by the salient points.

### **3.2.4 Frequency Counts of Text Units for Themes and Text Units Extraction Rules**

- 3.2.4.1 Frequency counts of “text units” under each theme or category/sub-category within the analytical framework were generated by NUDIST.
- 3.2.4.2 In extracting text units from the documents, the following rules were adopted:
  - (a) For records of forums/meetings, views expressed by Government/WKCDA officials, forum/meeting moderators, and WKCDA’s consultants were not included;
  - (b) For media reports, views from reports on PE events were not included, as those views had already been captured in the records of PE events. Views

of the WKCDA's consultants covered by media reports through interviews and/or articles were not included. Views from a source which were reported in a number of media reports were not multiple counted; and

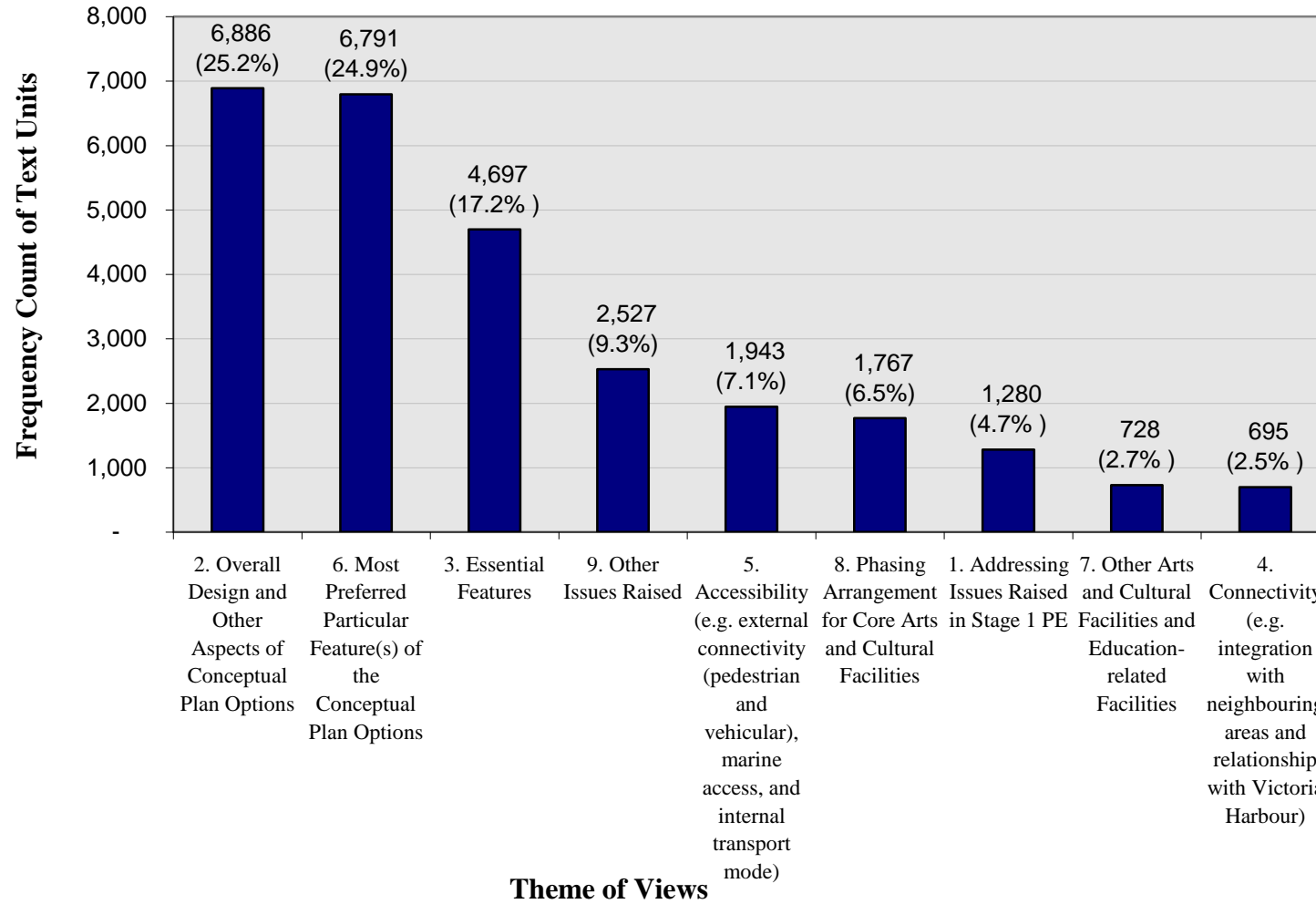
- (c) Written comments contained in the flagged cases of the Questionnaire Survey are included. A total of 187 such text units, constituting 0.7% of total text units, is recorded. Their treatment and analysis are summarised in **Annex 4**.

### **3.3 RESULTS: QUALITATIVE DATA ANALYSIS**

#### **3.3.1 Analytical Framework for All Qualitative Data**

- 3.3.1.1 Based on the analytical framework, views were grouped under 9 themes and 42 categories, and 161 subcategories. The 9 themes and their associated frequency counts in terms of text units totaling 27,314 are shown in **Exhibit 19**. Amongst the 9 themes, the top three themes with the most text units are Theme 2: "Overall Design and Other Aspects of Conceptual Plan Options" (6,886 text units, 25.2% of total), Theme 6: "Most Preferred Particular Features(s) of the Conceptual Plan Options" (6,791 text units, 24.9% of total), and Theme 3: "Essential Features" (4,697 text units, 17.2% of total).

**Exhibit 19: Nine Key Themes of Views in Descending Order**



### 3.3.2 Top 20 Categories of Views

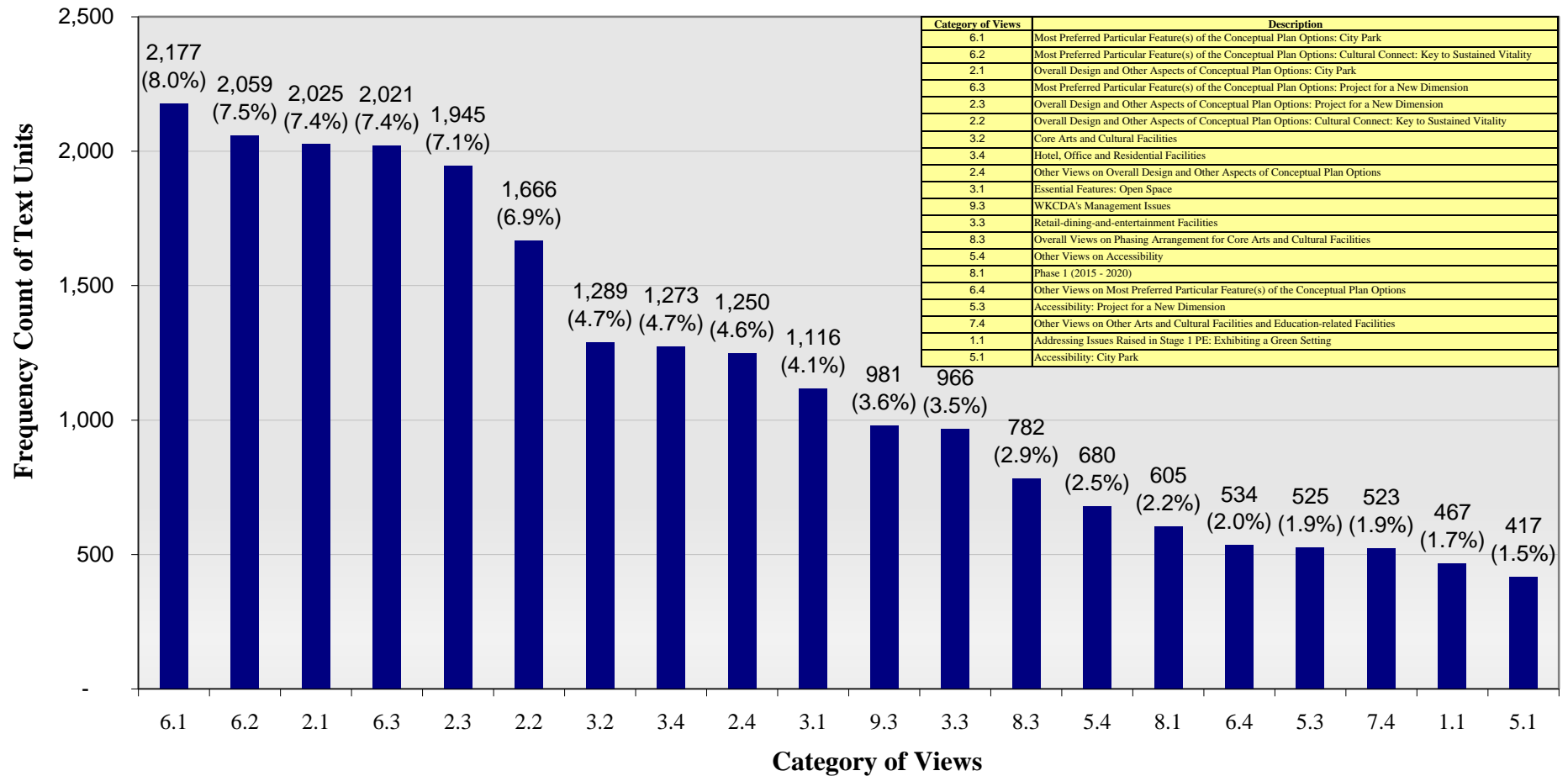
3.3.2.1 The frequency counts in terms of “text units” of the top 20 categories of views are shown in **Exhibit 20** and presented in a bar chart in **Exhibit 21**.

#### Exhibit 20: Top 20 Categories of Views in Descending Order

Item	Category of Views	Frequency Count of Text Units	Percentage of Total Number of Text Units
1	6.1 Most Preferred Particular Feature(s) of the Conceptual Plan Options: “City Park”	2,177	8.0%
2	6.2 Most Preferred Particular Feature(s) of the Conceptual Plan Options: “Cultural Connect: Key to Sustained Vitality”	2,059	7.5%
3	2.1 Overall Design and Other Aspects of Conceptual Plan Options: “City Park”	2,025	7.4%
4	6.3 Most Preferred Particular Feature(s) of the Conceptual Plan Options: “Project for a New Dimension”	2,021	7.4%
5	2.3 Overall Design and Other Aspects of Conceptual Plan Options: “Project for a New Dimension”	1,945	7.1%
6	2.2 Overall Design and Other Aspects of Conceptual Plan Options: “Cultural Connect: Key to Sustained Vitality”	1,666	6.9%
7	3.2 Core Arts and Cultural Facilities	1,289	4.7%
8	3.4 Hotel, Office and Residential Facilities	1,273	4.7%
9	2.4 Other Views on Overall Design and Other Aspects of Conceptual Plan Options	1,250	4.6%
10	3.1 Essential Features: Open Space	1,116	4.1%
11	9.3 WKCDA’s Management Issues	981	3.6%
12	3.3 Retail-dining-and-entertainment Facilities	966	3.5%
13	8.3 Overall Views on Phasing Arrangement for Core Arts and Cultural Facilities	782	2.9%
14	5.4 Other Views on Accessibility	680	2.5%
15	8.1 Phase 1 (2015 - 2020)	605	2.2%
16	6.4 Other Views on Most Preferred Particular Feature(s) of the Conceptual Plan Options	534	2.0%
17	5.3 Accessibility: “Project for a New Dimension”	525	1.9%
18	7.4 Other Views on Other Arts and Cultural Facilities and Education-related Facilities	523	1.9%
19	1.1 Addressing Issues Raised in Stage 1 PE	467	1.7%
20	5.1 Accessibility: “City Park”	417	1.5%



**Exhibit 21: Bar Chart Showing Top 20 Categories of Views in Descending Order**



### **3.3.3 Summary of Views Collected**

- 3.3.3.1 This section presents a summary of the responses received in the form of “salient points” associated with a category or sub-category under a theme. As pointed out in the earlier paragraphs, views expressed in various sources are organised into “text units” -- a phrase, a sentence or a sequence of sentences representing a point made by the respondent extracted from a document received during the PE exercise. A “salient point” is a statement that is representative of one “text unit” or a group of similar “text units”. The number of mentions of a particular point of view is expressed as “frequency counts” of number of “text units” (shown below in parenthesis). A view that is being mentioned many times will have high frequency count of text units. Views expressed within a category will be shown as “salient points” under the category. If the views within the category are rather homogeneous, the number of salient points extracted will be few regardless of the number of text units recorded. Conversely, if the views within the category tend to be diverse, the number of salient points will tend to be greater.
- 3.3.3.2 Salient points under each category/sub-category are presented. Categories with the most number of text units will be presented first. The actual number of text units and the associated percentage, in terms of the total number of text units within the theme, are indicated in brackets.

## **Theme 1: Addressing Issues Raised in Stage 1 PE**

### **Categories:**

- 1.1 Exhibiting a Green Setting
- 1.2 Environmental Friendliness
- 1.3 Showcasing Hong Kong's Unique Local and Traditional Characteristics
- 1.4 Experience a Relaxing Atmosphere
- 1.5 Providing Public Open Space
- 1.6 Connectivity with the Neighbouring Districts
- 1.7 Catering the Needs of Different Users
- 1.8 Other Views on Addressing Issues Raised in Stage 1 PE

### **Overview**

#### ***Definition***

- 3.3.3.3 This theme is a collection of views on the extent to which each Conceptual Plan Option has addressed the seven areas of major comments on the planning of WKCD received in Stage 1 PE.

#### ***Distribution of Views***

- 3.3.3.4 This theme receives a total of 1,280 text units and ranks seventh in terms of the number of text units recorded. Amongst the categories of views within the theme, "Exhibiting a Green Setting" ranks first with 467 text units (36.5%), "Environmental Friendliness" ranks second with 245 text units (19.1%), "Showcasing Hong Kong's Unique Local and Traditional Characteristics" ranks third with 244 text units (19.1%), "Providing Public Open Space" ranks fourth with 74 text units (5.8%), "Catering the Needs of Different Users" ranks fifth with 65 text units (5.1%), "Experience a Relaxing Atmosphere" ranks sixth with 47 text units (3.7%), and "Connectivity with the Neighbouring Districts" ranks seventh with 37 text units (2.9%).
- 3.3.3.5 A total of 101 text units (7.9%) of views falls under the category of "Other Views on Addressing Issues Raised in Stage 1 PE" which provides some further insights and perspectives.

### ***Summaries of Top Categories/Sub-categories of Views***

- 3.3.3.6 Positive views in the “Exhibiting a Green Setting” category are highlighted as follows: “City Park” provides more green areas and public open spaces (103, 8.0%); “Cultural Connect: Key to Sustained Vitality” has a suitable design for greenery and energy (32, 2.5%); “Project for a New Dimension” suggests innovative ideas and areas for the public to use freely (20, 1.6%). Negative views are highlighted as follows: “City Park” has insufficient arts and cultural elements and future tree management would be difficult (48, 3.8%); “Cultural Connect: Key to Sustained Vitality”’s green areas are too artificial (37, 2.9%); “Project for a New Dimension” lacks sufficient public spaces and greenery (36, 2.8%).
- 3.3.3.7 Positive views in the “Environmental Friendliness” category are highlighted as follows: “City Park” is environmentally friendly in terms of its underground traffic, internal traffic, and design for wind flow (56, 4.4%); “Cultural Connect: Key to Sustained Vitality” has extensive solar panels and electric vehicles (20, 1.6%); “Project for a New Dimension” adopts solar energy supply (5, 0.4%). Negative views are highlighted as follows: “City Park”’s zero-emission idea is questionable and may not be feasible (13, 1.0%); “Cultural Connect: Key to Sustained Vitality” proposes shopping mall underneath canopies but it may consume more electricity and cause more air pollution (8, 0.6%); “Project for a New Dimension” allows vehicular traffic in WKCD which may affect the outdoor performance venues near the Western Harbour Tunnel (15, 1.2%).
- 3.3.3.8 Positive views in the “Showcasing Hong Kong’s Unique Local and Traditional Characteristics” category are highlighted as follows: “City Park” has the mission to promote arts and culture in Hong Kong (3, 0.2%); “Cultural Connect: Key to Sustained Vitality” has a strong oriental flavour which suits Hong Kong’s culture and style (37, 2.9%); “Project for a New Dimension” combines both traditional and modern elements and reflects Hong Kong’s spirit (76, 5.9%). Negative views are highlighted as follows: “City Park”’s greenery design is too overwhelming, whereas neither local nor traditional style has been embodied (23, 1.8%); “Cultural Connect: Key to Sustained Vitality” has insufficient integration between local culture and the theme of WKCD (7, 0.5%); “Project for a New Dimension” does not understand local culture as it imposes imageries of western culture on WKCD (17, 1.3%).

## Theme 1: Addressing Issues Raised in Stage 1 PE (1,280 text units)

<b>Category/Sub-category (frequency count of text units)</b>	<b>Page</b>
Overview .....	36
1.1 Exhibiting a Green Setting (467 text units, 36.5%) .....	40
1.1.1 City Park (225 text units, 17.6%) .....	40
1.1.2 Cultural Connect: Key to Sustained Vitality (108 text units, 8.4%).....	41
1.1.3 Project for a New Dimension (82 text units, 6.4%).....	42
1.1.4 Other Views on Exhibiting a Green Setting (52 text units, 4.1%).....	42
1.2 Environmental Friendliness (245 text units, 19.1%).....	42
1.2.1 City Park (99 text units, 7.7%).....	42
1.2.2 Cultural Connect: Key to Sustained Vitality (44 text units, 3.4%).....	43
1.2.3 Project for a New Dimension (38 text units, 3.0%).....	44
1.2.4 Other Views on Environmental Friendliness (64 text units, 5.0%).....	44
1.3 Showcasing Hong Kong’s Unique Local and Traditional Characteristics (244 text units, 19.1%) .....	45
1.3.1 City Park (38 text units, 3.0%).....	45
1.3.2 Cultural Connect: Key to Sustained Vitality (52 text units, 4.1%).....	45
1.3.3 Project for a New Dimension (106 text units, 8.3%).....	46
1.3.4 Other Views on Showcasing Hong Kong’s Unique Local and Traditional Characteristics (48 text unit, 3.8%) .....	46
1.5 Providing Public Open Space (74 text units, 5.8%).....	47
1.5.1 City Park (18 text units, 1.4%).....	47
1.5.2 Cultural Connect: Key to Sustained Vitality (30 text units, 2.3%).....	47
1.5.3 Project for a New Dimension (12 text units, 0.9%).....	47
1.5.4 Other Views on Providing Public Space (14 text units, 1.1%) .....	48
1.7 Catering the Needs of Different Users (65 text units, 5.1%).....	48
1.7.1 City Park (9 text units, 0.7%).....	48
1.7.2 Cultural Connect: Key to Sustained Vitality (6 text units, 0.5%).....	48
1.7.3 Project for a New Dimension (16 text units, 1.3%).....	48
1.7.4 Other Views on Catering the Needs of Different Users (34 text units, 2.7%).....	49

1.4 Experience a Relaxing Atmosphere (47 text units, 3.7%)..... 49

    1.4.1 City Park (20 text units, 1.6%)..... 49

    1.4.2 Cultural Connect: Key to Sustained Vitality (15 text units, 1.2%)..... 49

    1.4.3 Project for a New Dimension (9 text units, 0.7%)..... 50

    1.4.4 Other Views on Experience a Relaxing Atmosphere (3 text units, 0.2%)..... 50

1.6 Connectivity with the Neighbouring Districts (37 text units, 2.9%)..... 50

    1.6.1 City Park (10 text units, 0.8%)..... 50

    1.6.2 Cultural Connect: Key to Sustained Vitality (17 text units, 1.3%)..... 51

    1.6.3 Project for a New Dimension (5 text units, 0.4%)..... 51

    1.6.4 Other Views on Connectivity with the Neighbouring Districts (5 text units, 0.4%)51

1.8 Other Views on Addressing Issues Raised in Stage 1 PE (101 text units, 7.9%)..... 51

## **1.1 Exhibiting a Green Setting (467 text units, 36.5%)**

### ***1.1.1 City Park (225 text units, 17.6%)***

#### ***1.1.1.1 Positive Views (103 text units, 8.0%)***

- 3.3.3.9 This Option provides more green areas and public spaces and it makes sense to plant trees extensively in crowded areas.
- 3.3.3.10 The idea of planting trees on the ground is better than that on the roofs.
- 3.3.3.11 It will become an icon of great appeal in Hong Kong.
- 3.3.3.12 This Option is flexible.
- 3.3.3.13 The greenery features will go well with the landscape of the city.
- 3.3.3.14 To have a huge urban park with thousands of trees of different species right on the waterfront will be a rare experience.
- 3.3.3.15 A large green park itself is a green contribution to the city even when the arts and cultural facilities are not built.

#### ***1.1.1.2 Negative Views (48 text units, 3.8%)***

- 3.3.3.16 This Option is too “green” and the culture element is therefore not as prominent.
- 3.3.3.17 Priority should be given to a world-class arts and cultural district rather than a world-class park.
- 3.3.3.18 It may affect traffic flow in the adjacent districts.
- 3.3.3.19 This Option is mediocre and lacks imagination.
- 3.3.3.20 There is too great a distance between the city and the greenery and Hong Kong does not need a forest on the waterfront.
- 3.3.3.21 Shade trees will limit the growth of grass and there would be problems with such extensive open areas of trees during the typhoon seasons.
- 3.3.3.22 It deters interaction amongst people.
- 3.3.3.23 The usage rate of the green park could be very low and it does not necessarily bring in more visitors.

**1.1.1.3 Other Views (74 text units, 5.8%)**

3.3.3.24 Many practical issues related to such a large public park, including maintenance, security and tree planting, should be considered.

**1.1.2 Cultural Connect: Key to Sustained Vitality (108 text units, 8.4%)**

**1.1.2.1 Positive Views (32 text units, 2.5%)**

3.3.3.25 This Option has a suitable design for greenery and energy efficiency in an environmentally friendly setting.

**1.1.2.2 Negative Views (37 text units, 2.9%)**

3.3.3.26 This Option lacks public spaces.

3.3.3.27 The green areas are too artificial and affect the relaxing atmosphere as open spaces are inadequate.

3.3.3.28 As tree conservation is weak in Hong Kong, planting trees on building roofs seems particularly unsuitable.

3.3.3.29 The enormous sloping green roof is difficult to get to, let alone maintenance and being a place for enjoyment.

3.3.3.30 This Option lacks tall, big trees and natural grass.

3.3.3.31 The Green Terrain concept will not work.

3.3.3.32 The green rooftop may be dangerous for people to walk on and it would not be practical.

3.3.3.33 It is a “manufactured” and commercial green setting.

3.3.3.34 Its environmental concept is not as good as the “City Park”’s and there should be many more trees and greenery

**1.1.2.3 Other Views (39 text units, 3.0%)**

3.3.3.35 It would look similar to the IFC Mall.

3.3.3.36 The swimming pool should be larger.



***1.1.3 Project for a New Dimension (82 text units, 6.4%)***

***1.1.3.1 Positive Views (20 text units, 1.6%)***

3.3.3.37 It suggests innovative ideas and areas for the public to use freely and therefore addresses the critical problem regarding software issues for arts and culture in Hong Kong.

3.3.3.38 Tourists will be able to enjoy the green area and fresh air in the District.

***1.1.3.2 Negative Views (36 text units, 2.8%)***

3.3.3.39 This Option lacks public spaces and greenery.

3.3.3.40 Bringing in non-local vegetation like pine trees is not a good idea.

3.3.3.41 Using landfills for development is not a good idea.

***1.1.3.3 Other Views (26 text units, 2.0%)***

3.3.3.42 There should be more tropical plants similar to those in Singapore and Miami.

***1.1.4 Other Views on Exhibiting a Green Setting (52 text units, 4.1%)***

3.3.3.43 Greening requires planting permanent green and bigger trees.

3.3.3.44 It is desirable to have plenty of green area and tall trees, and attention should be paid to soil condition and spatial distribution.

3.3.3.45 There should be more facilities for people to walk, jog, do Tai Chi, stroll, cycle and take photographs for wedding, etc.

3.3.3.46 Government needs to rethink the rules and restrictions in the use of public spaces.

3.3.3.47 All three Options incorporate greenery into their design.

3.3.3.48 There should be promotion of greenery of roof tops in Hong Kong by the Government.

**1.2 Environmental Friendliness (245 text units, 19.1%)**

***1.2.1 City Park (99 text units, 7.7%)***

***1.2.1.1 Positive Views (56 text units, 4.4%)***

3.3.3.49 The hotel located at the entrance of the Western Harbour Tunnel is an excellent idea as it can block air pollution entering WKCD.

3.3.3.50 It provides a good design for wind flow and could avoid the “walled-building” problems commonly found in Hong Kong.

3.3.3.51 The underground road for vehicles is environmentally friendly.

3.3.3.52 The single rail passenger mover is a good concept.

***1.2.1.2 Negative Views (13 text units, 1.0%)***

3.3.3.53 The Option with completely covered vehicular access and feeder roads contravenes the “carbon neutral” principle and tends to consume more energy in providing substantial artificial lightings and ventilation.

3.3.3.54 The zero-emission idea is questionable and does not seem feasible according to its master plan.

***1.2.1.3 Other Views (30 text units, 2.3%)***

3.3.3.55 There is no budget consideration for such Option.

3.3.3.56 This Option explored with Ove Ayrup & Partners about wave energy absorption.

3.3.3.57 The concept of zero-emission is good but it needs to be supported by relevant policies.

***1.2.2 Cultural Connect: Key to Sustained Vitality (44 text units, 3.4%)***

***1.2.2.1 Positive Views (20 text units, 1.6%)***

3.3.3.58 The overall plan is environmentally friendly, as there are proposals for solar panels, electric vehicles and the building of a suspension bridge.

***1.2.2.2 Negative Views (8 text units, 0.6%)***

3.3.3.59 The Children Museum and the Community Arts College at the entrance of the Western Harbour Tunnel is not a good idea as they do not help reduce air pollution in WKCD.

3.3.3.60 This Option proposes shopping mall underneath the green areas, which would consume more electricity and thus causing more air pollution.

3.3.3.61 The installation of wind turbines would incur high maintenance cost.

***1.2.2.3 Other Views (16 text units, 1.3%)***

3.3.3.62 There are concerns over the pungent smell in the outdoor area when watching performance on the harbour side.

3.3.3.63 It can be combined with the green concept in “City Park”, including consideration for energy efficiency.

3.3.3.64 Only electric vehicles should be allowed on the road.

**1.2.3 Project for a New Dimension (38 text units, 3.0%)**

**1.2.3.1 Positive Views (5 text units, 0.4%)**

3.3.3.65 The adoption of solar energy is a good approach.

**1.2.3.2 Negative Views (15 text units, 1.2%)**

3.3.3.66 It is not very environmentally friendly as it allows vehicles to go in, and outdoor performance venues near the Western Harbour Tunnel would be most affected.

**1.2.3.3 Other Views (18 text units, 1.4%)**

3.3.3.67 More energy, waste, water usage, recycling and conservation measures should be adopted.

3.3.3.68 The Loop Bridge poses a challenge to the existing legislative framework.

**1.2.4 Other Views on Environmental Friendliness (64 text units, 5.0%)**

3.3.3.69 There will be acute pollution in WKCD: air, water and noise pollution from the city, which will have a highly significant impact on the enjoyment of the park.

3.3.3.70 There should be measures in place to deal with pollution.

3.3.3.71 There should be consideration for community agricultural development so that the public can enjoy nature.

3.3.3.72 In response to the zero-carbon concept, the underground transport strategy is appreciated.

3.3.3.73 Issues connected with noise level should be considered carefully.

3.3.3.74 The aim should be zero emission and having a site that is in harmony with nature.

3.3.3.75 The current attention paid to ecology is fragile and patchy.

3.3.3.76 There are concerns over the extreme lighting system used in the facilities.

3.3.3.77 Low-carbon emission should be a target for the development of WKCD.

3.3.3.78 Government needs to deal with water pollution problems on the harbour side of WKCD as the area would continue to be smelly.

3.3.3.79 The building design should follow the international standards for green buildings.

### **1.3 Showcasing Hong Kong's Unique Local and Traditional Characteristics (244 text units, 19.1%)**

#### ***1.3.1 City Park (38 text units, 3.0%)***

##### ***1.3.1.1 Positive Views (3 text units, 0.2%)***

3.3.3.80 It has the mission to promote arts and culture in Hong Kong.

##### ***1.3.1.2 Negative Views (23 text units, 1.8%)***

3.3.3.81 This Option fails to demonstrate that the design team has a good and true comprehension of local cultures and lifestyles, as it has moved quickly from the “Shopping Mall” to the “Theme Park” mode with little local character.

3.3.3.82 The greenery design could be too overwhelming; rather, this Option should embody local and traditional styles in the design.

##### ***1.3.1.3 Other Views (12 text units, 0.9%)***

3.3.3.83 Typically, the Foster team is keen to adopt an international design approach, but it should incorporate more local elements.

#### ***1.3.2 Cultural Connect: Key to Sustained Vitality (52 text units, 4.1%)***

##### ***1.3.2.1 Positive Views (37 text units, 2.9%)***

3.3.3.84 This has a strong oriental flavour which reflects a modern version of the painting “Qingming Riverside”.

3.3.3.85 The idea of designing the building in traditional Chinese style is favoured.

3.3.3.86 The design of the theatre, art centre and public space suits Hong Kong's culture and style.

3.3.3.87 It showcases a unique architectural interpretation of Hong Kong.

3.3.3.88 Good to install the tram which is only used in the Hong Kong Island to showcase Hong Kong.

##### ***1.3.2.2 Negative Views (7 text units, 0.5%)***

3.3.3.89 There is no need to have traditional characteristics.

3.3.3.90 There are rather few local characteristics.

3.3.3.91 There is not enough integration between local culture and the theme of WKCD.

**1.3.2.3 Other Views (8 text units, 0.6%)**

3.3.3.92 There should be more local traditional and cultural activities that foreign visitors may enjoy.

**1.3.3 Project for a New Dimension (106 text units, 8.3%)**

**1.3.3.1 Positive Views (76 text units, 5.9%)**

3.3.3.93 The overall design of the District has local cultural characteristics and has incorporated most “down-to-earth” elements that will be most welcome by most post-80s’ generation.

3.3.3.94 This blueprint combines various elements of Hong Kong, both traditional and modern in WKCD, and reflects the spirit of Hong Kong.

**1.3.3.2 Negative Views (17 text units, 1.3%)**

3.3.3.95 Over emphasis on the “Tsang Tai Uk” rectilinear grid pattern posts a very rigid configuration in the master plan.

3.3.3.96 This Option does not show an understanding of local culture as it imposes imageries of western culture.

**1.3.3.3 Other Views (13 text units, 1.0%)**

3.3.3.97 This Option brings Wan Chai to WKCD but there should be a greater variety so that it could be turned into a theme park.

**1.3.4 Other Views on Showcasing Hong Kong’s Unique Local and Traditional Characteristics (48 text unit, 3.8%)**

3.3.3.98 WKCD should include the traditional characteristics of Hong Kong, but there are contrary views.

3.3.3.99 WKCD should have a mission to showcase history, tradition and arts creation as well as integrating East and West.

3.3.3.100 WKCD is a place for exchange, including promotional activities for arts and cultural events.

3.3.3.101 Hong Kong’s characteristics should be reflected in both hardware and software.

## **1.5 Providing Public Open Space (74 text units, 5.8%)**

### ***1.5.1 City Park (18 text units, 1.4%)***

#### ***1.5.1.1 Positive Views (10 text units, 0.8%)***

3.3.3.102 Hong Kong needs large public space as reflected in this Option.

#### ***1.5.1.2 Negative Views (4 text units, 0.3%)***

3.3.3.103 There are not enough public spaces and plazas for taking a rest.

#### ***1.5.1.3 Other Views (4 text units, 0.3%)***

3.3.3.104 There should be more resting areas.

### ***1.5.2 Cultural Connect: Key to Sustained Vitality (30 text units, 2.3%)***

#### ***1.5.2.1 Positive Views (15 text units, 1.2%)***

3.3.3.105 Good features include green grass, harbour side, pier, cycling path, Art Pontoons and a great deal of open spaces.

#### ***1.5.2.2 Negative Views (4 text units, 0.3%)***

3.3.3.106 It has too many open spaces and the V-shaped buildings are not appealing, whereas the sloping green area is problematic for old people.

#### ***1.5.2.3 Other Views (11 text units, 0.9%)***

3.3.3.107 There should be public space for neighbouring citizens to participate in arts and cultural activities, but seats and shading facilities should be provided.

### ***1.5.3 Project for a New Dimension (12 text units, 0.9%)***

#### ***1.5.3.1 Positive Views (5 text units, 0.4%)***

3.3.3.108 It has a relaxing and green atmosphere as well as plenty of public space.

#### ***1.5.3.2 Negative Views (7 text units, 0.5%)***

3.3.3.109 It is too congested and crowded.

3.3.3.110 There is not enough public space in the Middle Village, but underground development may lead to a better use of space.

3.3.3.111 The Floating Deck is not practical and subject to problems during bad weather.

***1.5.4 Other Views on Providing Public Space (14 text units, 1.1%)***

3.3.3.112 There should be a large piazza with sea view and a large city park for people to enjoy themselves.

3.3.3.113 The location should be considered carefully in relation to land utilisation and any potential negative effects.

**1.7 Catering the Needs of Different Users (65 text units, 5.1%)**

***1.7.1 City Park (9 text units, 0.7%)***

***1.7.1.1 Positive Views (4 text units, 0.3%)***

3.3.3.114 The varied sizes of the arts and cultural facilities are able to suit different target audiences.

3.3.3.115 There are smaller-scale facilities that target students and members of the public.

3.3.3.116 It reflects more long-term vision in the design for arts facilities.

***1.7.1.2 Negative Views (3 text units, 0.2%)***

3.3.3.117 It lacks diversity.

***1.7.1.3 Other Views (2 text units, 0.2%)***

3.3.3.118 The design should consider the need of joggers.

***1.7.2 Cultural Connect: Key to Sustained Vitality (6 text units, 0.5%)***

***1.7.2.1 Positive Views (1 text unit, 0.1%)***

3.3.3.119 It is suitable for the people of Hong Kong.

***1.7.2.2 Negative Views (1 text unit, 0.1%)***

3.3.3.120 It is not what the middle-class and the grassroots expect.

***1.7.2.3 Other Views (4 text units, 0.3%)***

3.3.3.121 The buildings there should not be too tall.

***1.7.3 Project for a New Dimension (16 text units, 1.3%)***

***1.7.3.1 Positive Views (11 text units, 0.9%)***

3.3.3.122 It enables people of diverse background to visit particular parts of WKCD.

**1.7.3.2 Negative Views (2 text units, 0.2%)**

3.3.3.123 It does not take care of the development of Xiqu, a very important element of local arts and culture.

3.3.3.124 It does not seem to take care of persons with disability.

**1.7.3.3 Other Views (3 text units, 0.2%)**

3.3.3.125 It should take care of the needs of persons with disability.

**1.7.4 Other Views on Catering the Needs of Different Users (34 text units, 2.7%)**

3.3.3.126 There should be more outdoor seating for the visitors to enjoy the wonderful view.

3.3.3.127 WKCD should not only welcome the wealthy but also all walks of life, and efforts should be made to attract the younger generation.

3.3.3.128 The designs cannot take care of different functions and the interests of different users, including fireworks display.

**1.4 Experience a Relaxing Atmosphere (47 text units, 3.7%)**

**1.4.1 City Park (20 text units, 1.6%)**

**1.4.1.1 Positive Views (14 text units, 1.1%)**

3.3.3.129 It enables the people of Hong Kong to learn how to relax in a leisurely environment.

**1.4.1.2 Negative Views (1 text unit, 0.1%)**

3.3.3.130 It looks too busy.

**1.4.1.3 Other Views (5 text units, 0.4%)**

3.3.3.131 It is similar to the other parks, such as the one along the harbour in Tsim Sha Tsui.

**1.4.2 Cultural Connect: Key to Sustained Vitality (15 text units, 1.2%)**

**1.4.2.1 Positive Views (7 text units, 0.5%)**

3.3.3.132 It brings out some relaxing elements.



**1.4.2.1 Negative Views (6 text units, 0.5%)**

3.3.3.133 It may not be a good idea to accommodate too many people at the same time as it could spoil the arts and cultural atmosphere.

3.3.3.134 The seaside park lacks characteristics.

**1.4.2.2 Other Views (2 text units, 0.2%)**

3.3.3.135 There should not be any more luxury apartments.

**1.4.3 Project for a New Dimension (9 text units, 0.7%)**

**1.4.3.1 Positive Views (5 text units, 0.4%)**

3.3.3.136 It brings out the relaxing elements.

**1.4.3.2 Negative Views (4 text units, 0.3%)**

3.3.3.137 It is not very relaxing as it is connected to the city.

3.3.3.138 It gives a sense of pressure.

**1.4.4 Other Views on Experience a Relaxing Atmosphere (3 text units, 0.2%)**

3.3.3.139 There should be fountains in the park so that people would want to do leisure reading, chat and play with children.

**1.6 Connectivity with the Neighbouring Districts (37 text units, 2.9%)**

**1.6.1 City Park (10 text units, 0.8%)**

**1.6.1.1 Positive Views (3 text units, 0.2%)**

3.3.3.140 It blends well with the surrounding area and has good connectivity from one end to the other.

**1.6.1.2 Negative Views (6 text units, 0.5%)**

3.3.3.141 The bridge connecting Kowloon Park does not seem to enhance connectivity with neighbouring districts.

**1.6.1.3 Other Views (1 text unit, 0.1%)**

3.3.3.142 Any structure or development should not block the view of Victoria Harbour.

***1.6.2 Cultural Connect: Key to Sustained Vitality (17 text units, 1.3%)***

***1.6.2.1 Positive Views (7 text units, 0.5%)***

3.3.3.143 It has good connections and convenient transport with the neighbouring districts, including Kowloon Park.

***1.6.2.2 Negative Views (6 text units, 0.5%)***

3.3.3.144 It is not in harmony with the Express Rail Link (XRL) terminus or with neighbouring areas, and connecting Kowloon Park is not necessary.

***1.6.2.3 Other Views (4 text units, 0.3%)***

3.3.3.145 The electric vehicle track should be eliminated.

***1.6.3 Project for a New Dimension (5 text units, 0.4%)***

***1.6.2.1 Positive Views (1 text unit, 0.1%)***

3.3.3.146 The bridge concept is appreciated.

***1.6.2.2 Negative Views (3 text units, 0.2%)***

3.3.3.147 It fails to connect with the neighbouring districts.

***1.6.2.3 Other Views (1 text unit, 0.1%)***

3.3.3.148 The master layout needs to show how the connection inside the district works.

***1.6.4 Other Views on Connectivity with the Neighbouring Districts (5 text units, 0.4%)***

3.3.3.149 There should be a sense of harmony between the old and the new through connectivity with the neighbouring districts.

**1.8 Other Views on Addressing Issues Raised in Stage 1 PE (101 text units, 7.9%)**

3.3.3.150 Apart from the views grouped under the above listed major categories, many other opinions on the overall look for WKCD are received. Others are related to “Landmark”, “History (Collective Memory)”, “Night Scenery”, “Examples from Elsewhere”, “Building Materials and Colour”, “Buildings Height and Related Considerations”, “A Blended Approach”, “Overall Look and Design Principles”, and “Specific Building Style Suggestions”.

- 3.3.3.151 Vibrancy and sustainability are well emphasised and certain innovative features are proposed to highlight Hong Kong's unique characteristics.
- 3.3.3.152 The three Options have addressed issues raised in the Stage 1 PE and should have a positive impact on the development of WKCD.
- 3.3.3.153 WKCD would help groom the quality of citizens and promote harmony in the community.
- 3.3.3.154 There is no information about the cost involved and therefore it is impossible to evaluate.
- 3.3.3.155 There are concerns over whether WKCD would become another Cyberport that focuses on luxury residential property development.
- 3.3.3.156 The Options presented are unclear on their aims.

## **Theme 2: Overall Design and Other Aspects of Conceptual Plan Options**

### **Categories:**

- 2.1 City Park
- 2.2 Cultural Connect: Key to Sustained Vitality
- 2.3 Project for a New Dimension
- 2.4 Other Views on Overall Design and Other Aspects of Conceptual Plan Options

### **Overview**

#### ***Definition***

3.3.3.157 This theme is a collection of views on the overall design and other aspects of the three Conceptual Plan Options.

#### ***Distribution of Views***

3.3.3.158 This theme receives a total of 6,886 text units and ranks first in terms of the number of text units recorded. Amongst the categories of views within the theme, “City Park” ranks first with 2,025 text units (29.4%), “Project for a New Dimension” ranks second with 1,945 text units (28.2%), and “Cultural Connect: Key to Sustained Vitality” ranks third with 1,666 text units (24.2%).

3.3.3.159 A total of 1,250 text units (18.2%) of views falls under the category “Any Other Views on Overall Design and Other Aspects of Conceptual Plan Options” which provides some further insights and perspectives.

#### ***Summaries of Top Categories/Sub-categories of Views***

3.3.3.160 Major overall positive views (822, 11.9%) on “City Park” include: provides a strong green, environmental concept with a metropolitan feel; has no discernable traffic on the ground level; and has the greatest amount of available open space. Major overall negative views (706, 10.3%) on “City Park” include: provides a big green park and forest which is unwanted by Hong Kong; absence of stimulation to arts creation and cultural developments; has set the form which would not allow for major changes.

3.3.3.161 Major overall positive views (733, 10.6%) on “Project for a New Dimension” include: can ensure greater vibrancy and adaptability to changing dynamics; more interesting and flexible; and integrates both old and new things. Major overall negative views (754, 10.9%) on “Project for a New Dimension” include: the three villages resemble “villages” of a theme park that are separated from the rest of

Hong Kong; misunderstands the free styles and multitudes of Hong Kong; fragmented and uninteresting concept.

- 3.3.3.162 Major overall positive views (724, 10.5%) on “Cultural Connect: Key to Sustained Vitality” include: understand local culture and lifestyles; has good layers of design and the best layout; and more realistic and environmentally friendly. Major overall negative views (549, 8.0%) on “Cultural Connect: Key to Sustained Vitality” include: the pursuit of “Qingming Riverside” is a gimmick which turns WKCD into a busy local district; narrow streets and messy mix-and-match views of local scenes; the design has set the form which would not allow for major changes.

**Theme 2: Overall Design and Other Aspects of Conceptual Plan Options (6,886 text units)**

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## **2.1 City Park (2,025 text units, 29.4%)**

### ***2.1.1 Positive Views (822 text units, 11.9%)***

- 3.3.3.163 This Option seems to be the best in that it provides a strong green, environmental concept with a metropolitan feel, and it is comparable to Hyde Park and Central Park, and has no discernable traffic on the ground level.
- 3.3.3.164 This Option has the most realistic vision for the complex as the master plan ensures various styles contributing to greater vibrancy as well as adaptability to changing dynamics.
- 3.3.3.165 It does not solely glorify icons but also celebrates the common places such as streets, squares, gardens, and parklands which are embedded in the urban fabric.
- 3.3.3.166 This Option offers a spectacular opportunity for a magnificent waterfront park and promenade as well as the complex, so that “City Park” will endure the test of time.
- 3.3.3.167 This appears to be simply a copy of Hyde Park in London and Central Park in New York. If this becomes the reason that we reject it we are just being different for the sake of being different. Large parks are not patented. Large parks are essential elements of a well-planned city.
- 3.3.3.168 A central park is located at the heart of the city, surrounded by residential developments and it should be very accessible.

### ***2.1.2 Negative Views (706 text units, 10.3%)***

- 3.3.3.169 Hong Kong does not need just another big green park and forest.
- 3.3.3.170 This Option does not have any stimulation to arts creation and cultural developments in the District, and the commercial concepts would be costly to develop.
- 3.3.3.171 It looks like the designer neither knows tree maintenance problems in Hong Kong nor do they care. Grassland should be mainly what we need for WKCD in terms of greenery.
- 3.3.3.172 The layout which puts blocks of buildings altogether on the right side is quite tight.
- 3.3.3.173 The park is too large to manage and the London-like style may not match Hong Kong’s culture.

- 3.3.3.174 The greenery seems excessive whereas the use of LED for the massive hotel structure should be condemned.
- 3.3.3.175 This Option looks a bit congested and it would be better if there is more land for public space or for outdoor performance.
- 3.3.3.176 The public space in this Option seems boring and crappy.
- 3.3.3.177 It does not seem feasible that zero-emission concept through solar and wind power generation within the District could be achieved.
- 3.3.3.178 This Option and its approach to the working relationship may be convenient from a bureaucratic point of view, but the lack of alternative and challenging viewpoints should be seen as a concern for this undertaking, especially when the form does not allow for many changes.
- 3.3.3.179 There is reservation about the implementation of the project when it comes to the complexity of the interfaces between developments, the overhead rail systems, and the interfaces between the cultural and commercial/residential facilities, as they are designed to be “inter-mingled”.

### ***2.1.3 Other Views (497 text units, 7.2%)***

- 3.3.3.180 “City Park” is “safe and boring” in the same way that the Manhattan street grid is safe and boring. In fact, “City Park” may be the most radical, humane and creative precisely in that, unlike the other Options, and maybe even in defiance of the WKCD brief, it manages not to look like a “project”: no podium, no architectural gimmicks, and no “special places” requiring contrived programming.
- 3.3.3.181 Having a city park with grass and flowers is agreeable but there should be more seats in the public area.
- 3.3.3.182 “City Park” together with the suspension bridge by “Project for a New Dimension” would be good.
- 3.3.3.183 Norman Foster’s very first original beautiful canopy concept could apply to WKCD in that there could be a huge grass/glass covered canopy.
- 3.3.3.184 The totality should include the acceptance by residents in the neighbourhood. For these residents the harbour view from their home is the most precious thing on earth.
- 3.3.3.185 It has certain similarities in design with the “Cultural Connect: Key to Sustained Vitality”’s Option.



## **2.3 Project for a New Dimension (1,945 text units, 28.2%)**

### ***2.3.1 Positive Views (733 text units, 10.6%)***

- 3.3.3.186 It integrates both old and new things. This Option with three villages allows for each to take on their own character and is thus more flexible in responding to changing aspirations and dynamics. They will each take on their own dynamics and style, attracting their own audiences, and generating their own experiences.
- 3.3.3.187 This Option has proven that they are willing and able to challenge the norm and the assumptions, creating energy beyond a mere technical delivery.
- 3.3.3.188 This Option presents clever miniatures of Hong Kong, the good and the bad: pockets of dense urbanity teeming with street markets and myriad human activities.
- 3.3.3.189 The special feature of this Option not only incorporates green park areas but also low-rise urban areas with mixed-uses that truly reflect Hong Kong's cityscape.
- 3.3.3.190 This is a good compromise between commercial and cultural needs and is the best in terms of land use, and the idea of putting the property section in the middle is a good concept.
- 3.3.3.191 The open creative farms are sustainable whereas the idea of the premiere theatre is fantastic.
- 3.3.3.192 Its features are iconic and the cultural district with its humble, historical and multicultural design will become the face of Hong Kong.
- 3.3.3.193 The iconic waterfront design with local characteristics best reflects the vitality of Hong Kong and nature of its unique urban condition.
- 3.3.3.194 OMA understands the political environment of Hong Kong and may be inspired by the post-80s' young people who complain about the Government. It also understands the concern of heritage preservation of street life and the debate about big developers in Hong Kong.
- 3.3.3.195 This is the Hong Kong version of CCTV Tower in Beijing, and is therefore very dynamic.

### ***2.3.2 Negative Views (754 text units, 10.9%)***

- 3.3.3.196 There are too many tall and unattractive buildings in the residential and commercial area.

- 3.3.3.197 This plan is not supported because it introduces some new terms and futuristic concepts that one is not familiar with.
- 3.3.3.198 The planning for the east and west villages reflects misunderstanding about the free styles and multitudes of Hong Kong, and it is not necessary to have the suspension bridge.
- 3.3.3.199 The function of the Floating Black Box Theatre seems strange, and may not be suitable for audiences who may feel sea sick.
- 3.3.3.200 The idea of adopting the traditional street market in WKCD seems not feasible in such a new and modern infrastructure.
- 3.3.3.201 The zone idea is not appealing and the District should not become a shopping area for brands.
- 3.3.3.202 The result feels a bit like a string of Disneyland's: three themed "villages" separated from each other and from the rest of the city, all dressed up for vitality but lacking the programmatic DNA and organic connectivity that animate the precedents they are trying to emulate.
- 3.3.3.203 Having tea garden, lychee picking, fruit picking, bamboo and blossom trees in West Kowloon may mean that the District would turn itself into a miniature Hong Kong.
- 3.3.3.204 The large piece of land can be better utilised as a whole instead of splitting it into too many things that makes it more like a theme park which is not very harmonious with the surrounding.
- 3.3.3.205 The ideas about villages and local culture seem naive to Hong Kong people, whereas the concepts are somewhat fragmented.
- 3.3.3.206 The park between each zone is too large whereas the park is too narrow, and there is no integration in between.
- 3.3.3.207 OMA's village idea is actually difficult to be successful in Hong Kong as it isolates one village from another. People would only visit if they have things to do over there.

**2.3.3 Other Views (458 text units, 6.7%)**

- 3.3.3.208 Their close-up shots of buildings (e.g. M+) are not helpful to understanding the concept plan.
- 3.3.3.209 The term 'Monumental Trees' is strange.

- 3.3.3.210 While the removal of the park restrictions is appreciated, it is doubtful whether OMA can convince the WKCD to do so when some people complain about safety.
- 3.3.3.211 It might run foul of government bureaucracy.

## **2.2 Cultural Connect: Key to Sustained Vitality (1,656 text units, 24.2%)**

### ***2.2.1 Positive Views (724 text units, 10.5%)***

- 3.3.3.212 The master plan with its design details is reminiscent of the Qingming Riverside Landscape that provokes cultural resonance and allows plenty of rooms for imagination.
- 3.3.3.213 This is the only real design which has clear functions including the use of open space, whereas the other two are just residential properties.
- 3.3.3.214 It is not to be fully appreciated at first glance, but like a scroll it entices one to explore and to discover.
- 3.3.3.215 This Option demonstrates the most honest expression and disposition of the residential and hotel developments, as the urban grid is tactfully crafted to link up the existing urban fabric and capture most key vistas of landmarks across the harbour.
- 3.3.3.216 This Option is more realistic and environmentally friendly, and the Art Pontoons are also good ideas as they offer opportunities for mobile creative art and cultural activities.
- 3.3.3.217 It fosters an energy that will anchor our city as a sustainable cultural hub which promotes quality of life, and that is exactly what their plan is demonstrating.
- 3.3.3.218 This Option demonstrates the understanding of local and practical needs in arts and culture, such as the proper location of the Xiqu Centre.
- 3.3.3.219 The V-shaped residential development, the green roof concept and the integration of East and West attract visitors and are supported.
- 3.3.3.220 While the art venues showcase an eclectic mix of performance works, Hong Kong people can still make use of this place to continue living in a way they like.

### **2.2.2 Negative Views (549 text units, 8.0%)**

- 3.3.3.221 It has already set the form and cannot have great changes and it projects a nine-to-five life style in WKCD but not dedication to arts and culture.
- 3.3.3.222 It looks like a “mouse” which has a cold feel because of the metallic materials used.
- 3.3.3.223 This Option is too complicated in the sense that narrow streets and messy mix-and-match design can be seen in other places in Hong Kong.
- 3.3.3.224 The weakest element in the Option is the swimming pool which has not taken into consideration of water quality and impact of typhoons.
- 3.3.3.225 Although this Option is naturally most in tune with Hong Kong, it is that of an architect and not a planner and may not bring enough international experiences into the mix.
- 3.3.3.226 This Option puts up tall V-shaped buildings in front of the harbour side which may block the view of some residents.
- 3.3.3.227 This is a greened-up version of the IFC development – a big podium with a landscaped rooftop. It is really a very large building rather than a master plan.
- 3.3.3.228 As a result of their “Green Terrain” notion, there are some reservations regarding natural lights.
- 3.3.3.229 The pursuit of “Qingming Riverside” which is a gimmick would turn WKCD into another busy Tsim Sha Tsui or Yau Ma Tei.
- 3.3.3.230 This Option is much too vague and complicated and there are concerns over costs.
- 3.3.3.231 It does not seem feasible to achieve the zero-emission concept through solar and wind power generation within WKCD.
- 3.3.3.232 Giant water curtain as a projection screen does not need to be built within an amphitheatre. It can be placed anywhere (more than one) along the waterfront. Amphitheatre as an outdoor facility is a waste of space.
- 3.3.3.233 The telling of a story seems to be like dirty tricks in an electoral campaign aiming at winning votes from mostly ignorant voters.

### **2.2.3 Other Views (393 text units, 5.7%)**

- 3.3.3.234 It does have opportunities for some iconic locations for the main venues.

3.3.3.235 There should be clarifications on how to achieve the zero-emission concept through solar and wind power generation within WKCD.

## **2.4 Other Views on Overall Design and Other Aspects of Conceptual Plan Options (1,250 text units, 18.2%)**

### ***2.4.1 Barrier-free Access for Persons with Disabilities (39 text units, 0.6%)***

3.3.3.236 With the objective of keeping WKCD a barrier-free destination to visitors, diversified pedestrian linkages have been proposed in the three Options.

3.3.3.237 There should be more barrier-free access facilities in WKCD.

3.3.3.238 The authority should make sure that the final product does not disappoint persons with disabilities.

3.3.3.239 There should be conveying belts for use by persons with disabilities.

3.3.3.240 Learn from international experience.

3.3.3.241 There should be elevators in the facilities for use by persons with disabilities.

### ***2.4.2 Any Other Views on Overall Design and Other Aspects of Conceptual Plan Options (1,211 text units, 17.6%)***

#### ***Integrating Three Conceptual Plan Options***

3.3.3.242 There seems to be more similarities than differences in the three plans.

3.3.3.243 There should be a fourth plan for the public.

3.3.3.244 Strongly disagree to the idea of putting different elements from the three Options together as what is needed is a unique design from one firm.

3.3.3.245 All three of them fail to come up with a good plan.

3.3.3.246 Should adopt “Cultural Connect: Key to Sustained Vitality” but should also integrate it with the village concepts in “Project for a New Dimension”.

3.3.3.247 Consultants made a lot of money from this pay-pitching exercise. They did not have the heart to do this project because they knew very well that the three plans need to be integrated.

3.3.3.248 The template of “City Park” supported by elements of “Cultural Connect: Key to Sustained Vitality” and “Project for a New Dimension” is preferred.

- 3.3.3.249 Any of the three Options is supported but there is no iconic structure in any of them.
- 3.3.3.250 All three Options are able to address most aspirations as they transform this valuable waterfront site into an integrated cultural green park with organic growth of facilities mix.
- 3.3.3.251 There are outstanding areas in each Option but none of them demonstrates a perfect plan.
- 3.3.3.252 The three Options all meet the basic requirements, but none of them has a shocking effect.
- 3.3.3.253 All three Options emphasise the importance of arts education.
- 3.3.3.254 The three Options should not be integrated into something strange.
- 3.3.3.255 Care is needed to ensure that the different components can exist in harmony.
- 3.3.3.256 There should only be one master planner. The other two, though having their merits, should not be blended in with the winner.
- 3.3.3.257 The chosen Option should incorporate facilities suggested in the other two Options.
- 3.3.3.258 The architects should take the initiative in adjusting the design to respond to the users' requirements, but then none of the three individual designs would remain intact.

***Environmental Friendliness***

- 3.3.3.259 They should be natural, environmentally friendly and innovative.
- 3.3.3.260 Being environmentally friendly would not enable arts and cultural developments.
- 3.3.3.261 A platform for cultural related activities should go alongside with the provision of a green park for Hong Kong, but not to outweigh it.
- 3.3.3.262 WKCD provides the place where one can celebrate its architecture but the District should not be buried amongst the greens.
- 3.3.3.263 What people expect is simple: green, humility and being respectful about history.
- 3.3.3.264 There should be a green park with no sale of land for commercial/residential development.

- 3.3.3.265 More concise design parameters and functional requirements should be defined for the massive green area.

***Planning Issues***

- 3.3.3.266 There should be a central axle in WKCD similar to the Shanghai World Expo 2010.
- 3.3.3.267 There is a lack of substance as there is no concrete detail of land use in any of the Options.
- 3.3.3.268 There is no truly iconic building or structure whereas the height of buildings cannot be identified.
- 3.3.3.269 A bridge along the coastline is not supported.
- 3.3.3.270 There should be a park in the city with no buildings along the promenade, and there should only be low-rise buildings and hotels in the second tier.
- 3.3.3.271 There should be more green and sports elements in this project, such as cycling paths.
- 3.3.3.272 The tall buildings in all three Options should be relocated to minimise the blocking of neighbouring residents' view.
- 3.3.3.273 To increase the green area and to reduce the density of buildings in the entire District, extending the project to the West Kowloon Expressway is proposed.
- 3.3.3.274 There should be a cultural or entertainment district with the development of underground spaces but there should not be any canopy.
- 3.3.3.275 The view from the harbour is very important such that all tourists can be impressed by this, especially when they come to Hong Kong by cruise tours after the opening of the Kai Tak Cruise Terminal.
- 3.3.3.276 All three conceptual plans have encroached on the tunnel area of Western Harbour Tunnel, including removal or sheltering of the West Kowloon Ventilation Building and erection of structures over our tunnel portal and loop road. This will cause potential safety concern and serious disruption to the tunnel operation, and is wholly unacceptable.

***Physical Issues***

- 3.3.3.277 Building materials used in WKCD should be capable of withstanding the severe weather including typhoons.

3.3.3.278 WKCD buildings should represent great architecture without bright lights and silly, meaningless architectural details.

***Miscellaneous Issues***

3.3.3.279 All three Options are very forward-looking, ideal and have something that the Government's Planning Department could not come up with.

3.3.3.280 The various individual elements, such as parks, underground tunnel, waterfront walkway and cultural venues of the three Conceptual Plan Options somehow already exist and are incorporated in various existing districts in Hong Kong.

3.3.3.281 There are tricks in all of the three Options which include fancy iconic structures, such as roads and bridges. However, the focus of this public engagement exercise should be about the connectivity with neighbouring districts as well as its relationship with the rest of Hong Kong.

3.3.3.282 If a plan wants to promote culture of Hong Kong, it needs to understand all characteristics of Hong Kong culture. The consultants are quite unorganised on what to place beyond each of these buttons. The confusion is very discouraging for the public to really understand how the plan matters to them.

3.3.3.283 Hong Kong's summers are very hot and there should be facilities to deal with such heat during the summer.

3.3.3.284 There is no innovation at all among these three Options. All of them are overly conservative.

3.3.3.285 It is difficult for the public to judge on such vague plans.

3.3.3.286 There should be all-weather walkways connecting various parts, different theatres in particular, of WKCD.

3.3.3.287 The Options are formulated to attract those people who do not appreciate culture.

3.3.3.288 It is really a property development plan with cultural elements and the park is a rebate.

3.3.3.289 There is no need to have an iconic structure as sustainability is more important.

3.3.3.290 There is no room for the architects to create as all the criteria are pre-set.

3.3.3.291 The three leading architects should be applauded for having a shared vision for WKCD, a vision that is light, airy and green.



- 3.3.3.292 People will be able to relax in this green paradise while enjoying the spectacular scenery of Victoria Harbour. It may be an expensive project, but it is worthy of our support.
- 3.3.3.293 There is no need for new cultural venues or hotels, but there should be more natural light and space in the densest parts of the city.
- 3.3.3.294 None of the three plans did much to attract citizens to visit WKCD despite its proximity to their home.
- 3.3.3.295 Design should be chosen based only on design concepts and not nationality.
- 3.3.3.296 The impact on the local residents because of construction work should be a concern.
- 3.3.3.297 It will generate commercial activities and residential space in nearby area.
- 3.3.3.298 The three Conceptual Plan Options are very much shadows of the icon architectures of the three architects elsewhere in the world.

## **Theme 3: Essential Features**

### **Categories:**

- 3.1 Open Space
- 3.2 Core Arts and Cultural Facilities
- 3.3 Retail-dining-and-entertaining Facilities
- 3.4 Hotel, Office and Residential Facilities
- 3.5 Other Views on Essential Features

### **Overview**

#### ***Definition***

3.3.3.299 This theme is a collection of views on the essential features proposed in the three Conceptual Plan Options.

#### ***Distribution of Views***

3.3.3.300 This theme receives a total of 4,697 text units and ranks third in terms of the number of text units recorded. Amongst the categories of views within the theme, “Core Arts and Cultural Facilities” ranks first with 1,289 text units (27.4%), “Hotel, Office and Residential Facilities” ranks second with 1,273 text units (27.1%), “Open Space” ranks third with 1,116 text units (23.8%), and “Retail-dining-and-entertaining Facilities” ranks fourth with 966 text units (20.6%).

3.3.3.301 A total of 53 text units (1.1%) of views falls under the category “Other Views on Essential Features” which provides some further insights and perspectives.

#### ***Summaries of Top Categories/Sub-categories of Views***

3.3.3.302 Positive views in the “Core Arts and Cultural Facilities” category are highlighted as follows: “City Park”’s design of CACF suits Hong Kong’s culture and style, presents good clustering and provides good connection amongst CACF which facilitates the interaction of cultural facilities (76, 1.6%); “Cultural Connect: Key to Sustained Vitality” provides holistic and effective planning of CACF, allows fine integration of CACF, and provides a good geographical dispersion of CACF which enables high usage rate (135, 2.9%); “Project for a New Dimension”’s CACF has good balanced design of modern and ancient, good clustering, innovative design, and interact well with public open spaces (173, 3.7%). Negative views are highlighted as follows: “City Park”’s CACF are too commercial, lack cultural characteristics, too dense, too westernised, and do not

interact with one another (125, 2.7%); “Cultural Connect: Key to Sustained Vitality”’s CACF are not well organised and designed, not innovate, too dispersed, and are inflexible (106, 2.3%); “Project for a New Dimension”’s CACF are too dispersed, inconvenient to visitors, too tall, and do not blend in well with Victoria Harbour (123, 2.6%).

- 3.3.3.303 Positive views in the “Hotel, Office and Residential Facilities” category are highlighted as follows: “City Park” has well balanced distribution of hotel, office, and residential facilities, and does not purely rely on property development within the District (107, 2.3%); “Cultural Connect: Key to Sustained Vitality” has special and high standard design of integrated hotel, office and residential facilities which integrates well with one another (69, 1.5%); “Project for a New Dimension” has a comparatively lower proportion of residential area (i.e. 18%), and neat distribution of hotel, office and residential facilities which creates vibrancy (31, 0.7%). Negative views are highlighted as follows: “City Park” does not provide a good mix of residential and commercial buildings with cultural facilities, and the plot ratios of hotel, office and residential facilities are too high (70, 1.5%). “Cultural Connect: Key to Sustained Vitality”’s hotel, office and residential facilities are too commercial, crowded without any characteristics, and the V-shaped buildings do not match with Chinese culture (100, 2.1%); “Project for a New Dimension”’s layout of hotel, office and residential facilities does not optimise land use, is too commercial, and blocks the sea views (101, 2.2%).
- 3.3.3.304 Positive views in the “Open Space” category are highlighted as follows: “City Park”’s park resembles Central Park in New York which showcases the vigour of a metropolis, provides a good scenery, and turns itself into a “city lungs” (122, 2.6%); “Cultural Connect: Key to Sustained Vitality”’s open space is flexible, modern, orderly, and blends in well with cultural activities (126, 2.7%); “Project for a New Dimension” provides free and recreational open space with great potential for organic growth, and integrates different elements within the Option together (61, 1.3%). Negative views are highlighted as follows: “City Park” provides a recreational park which is too commercial, isolated from arts and cultural facilities, unwanted by Hong Kong, and causes many management problems (77, 1.6%); “Cultural Connect: Key to Sustained Vitality”’s open spaces are planned under canopies, non-integrative, and inaccessible to the elderly and persons with disabilities (72, 1.5%); “Project for a New Dimension”’s open spaces become barriers separating the three villages, not well-facilitated, and do not have enough variations (64, 1.4%).

**Theme 3: Essential Features (4,697 text units)**

<b>Category/Sub-category (frequency count of text units)</b>	<b>Page</b>
Overview .....	67
3.2 Core Arts and Cultural Facilities (1,289 text units, 27.4%) .....	70
3.2.1 City Park (272 text units, 5.8%) .....	70
3.2.2 Cultural Connect: Key to Sustained Vitality (297 text units, 6.3%).....	72
3.2.3 Project for a New Dimension (402 text units, 8.6%).....	74
3.2.4 Other Views on Core Arts and Cultural Facilities (318 text units, 6.8%).....	78
3.4 Hotel, Office and Residential Facilities (1,273 text units, 27.1%) .....	78
3.4.1 City Park (235 text units, 5.0%) .....	78
3.4.2 Cultural Connect: Key to Sustained Vitality (230 text units, 4.9%).....	80
3.4.3 Project for a New Dimension (174 text units, 3.7%).....	82
3.4.4 Other Views on Hotel, Office and Residential Facilities (634 text units, 13.5%)..	84
3.1 Open Space (1,116 text units, 23.8%) .....	85
3.1.1 City Park (291 text units, 6.2%) .....	85
3.1.2 Cultural Connect: Key to Sustained Vitality (253 text units, 5.4%).....	90
3.1.3 Project for a New Dimension (192 text units, 4.1%).....	94
3.1.4 Other Views on Open Space (380 text units, 8.1%).....	97
3.3 Retail-dining-and-entertainment Facilities (966 text units, 20.6%).....	98
3.3.1 City Park (130 text units, 2.8%) .....	98
3.3.2 Cultural Connect: Key to Sustained Vitality (97 text units, 2.1%).....	98
3.3.3 Project for a New Dimension (172 text units, 3.7%).....	99
3.3.4 Other Views on Retail-dining-entertainment Facilities (567 text units, 12.1%)..	100
3.5 Other Views on Essential Features (53 text units, 1.1%) .....	100

## **3.2 Core Arts and Cultural Facilities (1,289 text units, 27.4%)**

### ***3.2.1 City Park (272 text units, 5.8%)***

#### ***3.2.1.1 Positive Views (76 text units, 1.6%)***

##### **Overall Layout/Design of CACF**

- 3.3.3.305 The design of CACF showcases Hong Kong's culture and style.
- 3.3.3.306 CACF of different sizes can cater for different performance groups.
- 3.3.3.307 There is a good clustering of CACF which attempts to encourage usage by visitors.
- 3.3.3.308 This is the best design of main venues amongst three Options as it comprises an even distribution and interaction of cultural facilities.
- 3.3.3.309 There are good colour schemes and the perfect blending of different CACF.
- 3.3.3.310 There is good connection amongst CACF which facilitates the interaction of cultural facilities.
- 3.3.3.311 The layout of CACF and integration with other facilities arouse the interests of audiences.

##### **Arena & Exhibition Centre and Opera House**

- 3.3.3.312 The two oval venues, i.e. Arena & Exhibition Centre and Opera House, create an outstanding cultural atmosphere which is an icon for WKCD.
- 3.3.3.313 It is the right decision to place the Arena & Exhibition Centre and the unique Opera House on the two sides of the park.

#### ***3.2.1.2 Negative Views (125 text units, 2.7%)***

##### **Overall Layout/Design of CACF**

- 3.3.3.314 The buildings are too dense and make people feel uncomfortable.
- 3.3.3.315 The buildings are too tall and render the whole WKCD too solid.
- 3.3.3.316 Whilst there are too many venues, those on the west end are too remote from those on the east end.
- 3.3.3.317 Design of theatres and concert hall lacks distinctiveness.
- 3.3.3.318 CACF are dull and too commercial, and lack cultural characteristics and icons.

- 3.3.3.319 CACF are too westernised and cannot showcase Hong Kong's features as an Asian metropolis.
- 3.3.3.320 It does not pay attention to building art studios to nurture the development of talented artists in Hong Kong.
- 3.3.3.321 All CACF are crowded together which reduce the interactive space for cultural activities, whereas the waterfront is not being fully made use of.
- 3.3.3.322 The individual CACF are isolated and do not integrate with one another.
- 3.3.3.323 The layout of CACF is cold and resembles the layout of the Hong Kong Science Park, and visitors would just be wandering in a huge commercial city.

**Arena & Exhibition Centre and Opera House**

- 3.3.3.324 Having the Arena & Exhibition Centre and the Opera House on two sides of the Western Harbour Tunnel is not supported, as they resemble male and female reproductive organs. This will become a laughing-stock of the world.
- 3.3.3.325 The Arena and Exhibition Centre are not accessible.

**M+**

- 3.3.3.326 The design of M+ is not supported.

***3.2.1.3 Other Views (71 text units, 1.5%)***

- 3.3.3.327 Popular facilities should be placed near the Kowloon Park to serve as the door of WKCD.
- 3.3.3.328 Arena and Exhibition Centre should be placed further south of the south-western tip of the headland.
- 3.3.3.329 It is more sensible to swap the positions of M+ and the Xiqu Centre so that the latter would face the public square.
- 3.3.3.330 The Opera House should be merged with the Arena for better land use.
- 3.3.3.331 A tea house for Xiqu with 200 seats should be built.
- 3.3.3.332 Outdoor performance venues should be increased.
- 3.3.3.333 There should be more iconic buildings and the design of the Opera House should be more iconic, like that of Eiffel Tower, Sydney Opera House, etc.
- 3.3.3.334 A multi-purpose venue should be added.

- 3.3.3.335 Change should be made to some indoor venues by turning them into dual purpose semi-outdoor venues.
- 3.3.3.336 More prominence should be given to the M+ to cater for large-scale artwork.
- 3.3.3.337 Relocate some venues nearer the Opera House and reserve more creative space for performing arts.

### ***3.2.2 Cultural Connect: Key to Sustained Vitality (297 text units, 6.3%)***

#### ***3.2.2.1 Positive Views (135 text units, 2.9%)***

##### **Overall Layout/Design of CACF**

- 3.3.3.338 There is holistic and effective planning of CACF.
- 3.3.3.339 There is a fine integration of CACF with public space for general public enjoyment, whereas the layout is reasonable, impressive, and accessible.
- 3.3.3.340 CACF are closely integrated rendering the cultural and local characters of WKCD stand out.
- 3.3.3.341 CACF are geographically dispersed and facilities are diversified, thus enabling high usage rate.
- 3.3.3.342 Grouping of CACF into Cultural Core is a good idea.

##### **Exhibition Centre**

- 3.3.3.343 Exhibition Centre near the harbour is good for visitors.

##### **Concert Hall**

- 3.3.3.344 The location of the Concert Hall is most convenient to people rushing in for concerts.

##### **Mega Performance Venue**

- 3.3.3.345 Like the Opera House of Sydney, this Mega Performance Venue is a landmark on the edge of the promenade.

##### **M+**

- 3.3.3.346 Good location and design of M+.

**Great Theatres**

- 3.3.3.347 The Great Theatres have characters and provide an urban-street cultural interaction.
- 3.3.3.348 The stage of the Great Theatre 2 opens up at the rear so that people in the Harbour Park can enjoy performance.
- 3.3.3.349 It is good to separate the Great Theatre 2 and the market place by green areas.

**Xiqu Centre**

- 3.3.3.350 It is good design to have the Xiqu Centre located near Yau Ma Tei to fit local taste and make it easily accessible by the public.
- 3.3.3.351 Xiqu Square provides flexibility and open space for Xiqu performance which is different from that of traditional Xiqu performance in a theatre.

***3.2.2.2 Negative Views (106 text units, 2.3%)***

**Overall Layout/Design of CACF**

- 3.3.3.352 Not well organised and designed.
- 3.3.3.353 Not innovative or unique; neither iconic nor beautiful; too dispersed; inflexible arrangement; bad clustering of CACF which is messy.

**Black Box**

- 3.3.3.354 The Black Box is not easily accessible to the public.

**Mega Performance Venue**

- 3.3.3.355 The Mega Performance Venue is located near the air exhaust of the Western Harbour Tunnel, and it should be re-designed.
- 3.3.3.356 The appearance of the Mega Performance Venue lacks character.

**Great Theatres**

- 3.3.3.357 The design of the Great Theatres is not outstanding; it looks like an incomplete large-scale stadium.
- 3.3.3.358 Great Theatre 2 is remotely separated from other major CACF, and visitors would easily get lost.



**Xiqu Centre**

3.3.3.359 The Xiqu Centre is too large.

3.3.3.360 The Xiqu Centre and Xiqu Square are too close to the residents and would create noise pollution.

3.3.3.361 Xiqu Square is too close to the seaside and is unsafe.

**Concert Hall**

3.3.3.362 Concert Hall and theatres cannot cater for future development.

***3.2.2.3 Other Views (56 text units, 1.2%)***

**Xiqu Centre**

3.3.3.363 The Xiqu Centre with the Xiqu Square should be merged because their functions overlap with one another.

**Great Theatres**

3.3.3.364 Should replace Great Theatre 2 with open plaza or promenade near the waterfront.

***3.2.3 Project for a New Dimension (402 text units, 8.6%)***

***3.2.3.1 Positive Views (173 text units, 3.7%)***

**Overall Layout/Design of CACF**

3.3.3.365 CACF are iconic, balanced, properly defined, and designed with distinctive features.

3.3.3.366 Good clustering and good integration of CACF.

3.3.3.367 CACF are more diversified and innovative in comparison with the other two Options.

3.3.3.368 CACF have clear hierarchy and identity, and interacts well with public open spaces.

3.3.3.369 CACF facilitate interaction between performance and art production.

3.3.3.370 Design of CACF reflects thorough understanding of Chinese culture.

3.3.3.371 Visionary and flexible allocation of space for CACF which can even cater for future development.

**Street Theatre**

3.3.3.372 The “Behind the Scenes” near the Street Theatre is very open, which can raise the public’s interest in performances.

**Premiere Theatre**

3.3.3.373 Since WKCD is a cultural site, and film-making is the most popular art in Hong Kong, the Premiere Theatre is a good place for film art.

3.3.3.374 The Premiere Theatre can showcase local characteristics.

**M+**

3.3.3.375 The design of the M+ Museum is very futuristic.

3.3.3.376 The M+ with a “Chinese well” shape is very special.

3.3.3.377 The split layers of the M+ is iconic and appealing.

3.3.3.378 M+ is very innovative.

3.3.3.379 Location of M+ is good.

3.3.3.380 The design of M+ is full of cultural characteristics, and it should be included in the final Development Plan.

3.3.3.381 M+ combine all needs for cultural activities in one place.

3.3.3.382 The M+ is sustainable and visionary, and facilitates arts participation.

**Black Box Theatre**

3.3.3.383 The Floating Black Box Theatre is both innovative and feasible, and should be included in the Development Plan.

3.3.3.384 Floating Black Box Theatre should be adopted in the Development Plan.

3.3.3.385 The Black Box Theatre on the east end has good integration with the adjacent buildings.

**Grand Theatre**

3.3.3.386 The design of the Grand Theatre is innovative and can attract visitors.

**Theatres**

3.3.3.387 It is good to have theatres using Victoria Harbour as its natural background.

3.3.3.388 It is good to have common back stages for theatres.

**Amphitheatre**

3.3.3.389 The fan-shaped Amphitheatre is good.

**Concert Hall**

3.3.3.390 The location of the Concert Hall is good.

**Xiqu Centre**

3.3.3.391 The Xiqu Centre has a good design and appearance.

3.3.3.392 The golden canopy of the Xiqu Centre is good.

**Tea House**

3.3.3.393 The tea house should be popular among the general public.

***3.2.3.2 Negative Views (123 text units, 2.6%)***

**Overall Layout/Design of CACF**

3.3.3.394 CACF have no iconic buildings, and are too dispersed and inconvenient to visitors.

3.3.3.395 CACF are too tightly packed.

3.3.3.396 CACF are too remote and not user friendly to the visitors.

3.3.3.397 CACF are too tall and do not blend in well with Victoria Harbour.

3.3.3.398 CACF do not showcase unique local and traditional characteristics.

**Street Theatre**

3.3.3.399 The “Behind the Scenes” is too open.

**M+**

3.3.3.400 M+ is scattered and its components are not interconnected.

3.3.3.401 The “Chinese well” shape of M+ is meaningless.

3.3.3.402 The design of M+ is a waste of space, and is too large.

3.3.3.403 M+ is too close to Tsim Sha Tsui.

3.3.3.404 The appearance of M+ does not blend in with the neighbouring districts.

3.3.3.405 The Visual Arts component of M+ is too far away from the Theatre Village.

3.3.3.406 Too many facilities are housed within M+.

3.3.3.407 The design of M+ is too complicated and is not practical.

#### **Grand Theatre**

3.3.3.408 The Grand Theatre is not usable during bad weather.

#### **Amphitheatre**

3.3.3.409 The Amphitheatre is like a Roman theatre which is inconvenient to visitors.

3.3.3.410 The Amphitheatre is very inflexible and is not versatile.

#### **Theatres**

3.3.3.411 Too many theatres would result in low usage.

#### **Xiqu Centre**

3.3.3.412 Xiqu Centre is too large.

#### **Concert Hall**

3.3.3.413 The design of the Concert Hall is uninteresting and the acoustics is substandard.

3.3.3.414 Concert Hall is too remote and not very accessible.

3.3.3.415 Concert Hall is too tall and does not use space effectively.

#### ***3.2.3.3 Other Views (106 text units, 2.3%)***

3.3.3.416 All CACF should be located near the harbour.

3.3.3.417 For Mega Performance Venue, an all-climate indoor environment that would help minimise the noise to the nearby residence is preferred.

3.3.3.418 More traditional theatres to sustain traditional performances are needed.

3.3.3.419 More space for art production is needed.

3.3.3.420 The distance between Theatre Village and the Middle Village should be shortened so that the Waterfront Promenade could be enlarged for public recreational use.

3.3.3.421 There is need to deal with issues related to maintenance, fire escape, noise pollution, and air pollution.

3.3.3.422 The practicality of having the Mega Performance Venue in view of Hong Kong's typhoon season should be addressed.

### ***3.2.4 Other Views on Core Arts and Cultural Facilities (318 text units, 6.8%)***

- 3.3.3.423 There should be a floating stadium like that in Singapore.
- 3.3.3.424 To optimise land use near the waterfront, WKCD should install the “Multi Mill” system of Amsterdam Harbour. “Multi Mill” is a swing, revolving platform which can be used as a small theatre or for other performances.
- 3.3.3.425 Regardless of which Option is chosen, the size of M+ should be reduced.
- 3.3.3.426 The list of CACF should be expanded.
- 3.3.3.427 CACF of WKCD are unattractive.
- 3.3.3.428 Planning of CACF should not be purely dominated by architects; the local arts sector should also be consulted.
- 3.3.3.429 CACF should have special appearance and facilities that showcase artistic talents.

## **3.4 Hotel, Office and Residential Facilities (1,273 text units, 27.1%)**

### ***3.4.1 City Park (235 text units, 5.0%)***

#### ***3.4.1.1 Positive Views (107 text units, 2.3%)***

#### **Overall Layout/Design of Hotel, Office and Residential Facilities**

- 3.3.3.430 This Option has a well balanced distribution of hotel, office, and residential facilities.
- 3.3.3.431 This Option is capable of building a cultural district that does not purely rely on property development within the District.

#### **Hotel**

- 3.3.3.432 Positive views on hotel design include its style, creativeness, uniqueness, innovativeness, and practicality.
- 3.3.3.433 The concept of this hotel can be applied to the other two Options.
- 3.3.3.434 The hotel is a landmark for WKCD.
- 3.3.3.435 The hotel showcases Hong Kong characteristics.

**Residential Facilities**

3.3.3.436 Positive views on residential facilities include the concentrated facilities, commercial development on a smaller scale, and comfortable facilities.

***3.4.1.2 Negative Views (70 text units, 1.5%)***

**Overall Layout/Design of Hotel, Office and Residential Facilities**

3.3.3.437 It is a not good choice to mix residential and commercial buildings with cultural facilities.

3.3.3.438 Plot ratios of hotel, office and residential are too high so that the WKCD project would become another residential project.

3.3.3.439 Building hotel, office and residential facilities contradicts the theme of a cultural district.

**Hotel**

3.3.3.440 Negative views on hotel design include: bad Feng Shui, poor location in terms of air and noise pollution.

3.3.3.441 The hotel does not match with the cultural space of the District.

3.3.3.442 The hotel would block the view from the XRL terminus.

**Residential Facilities**

3.3.3.443 Negative views on residential facilities include too many residential facilities, the density, and details not being provided.

***3.4.1.3 Other Views (58 text units, 1.2%)***

3.3.3.444 The height of the U-shaped hotel should be increased.

3.3.3.445 The design of the hotel should make reference to the hotels in Sentosa in Singapore.

3.3.3.446 Instead of building a hotel, there should be more residential facilities.

3.3.3.447 There is a need to assess whether the location of the hotel would further harm the environment near the Western Harbour Tunnel.

3.3.3.448 There is a need to clarify whether the offices would be used for arts-related activities, and identify the exact location of the residential facilities.

3.3.3.449 There is a need to clarify the ownership of the interlocking hotel, office and residential facilities.

3.3.3.450 There should be a reduction of the ratio of commercial facilities to arts/cultural activities from 6:4 to 5:5.

### ***3.4.2 Cultural Connect: Key to Sustained Vitality (230 text units, 4.9%)***

#### ***3.4.2.1 Positive Views (69 text units, 1.5%)***

##### **Overall Layout/Design of Hotel, Office and Residential Facilities**

3.3.3.451 The hotel, office and residential facilities fully integrate with one another, and they would not affect the overall layout.

3.3.3.452 The design of hotel, office and residential facilities are special and are of high standard.

3.3.3.453 The V-shaped buildings can reduce “walled building” effect and minimise the impact on the environment.

3.3.3.454 The V-shaped buildings are creative and modern.

3.3.3.455 It is good to put residential and commercial facilities near the Kowloon Station and the future XRL terminus.

3.3.3.456 Hotel, office and residential facilities are located in the peripheral areas so as to maximise land use for arts and cultural facilities.

3.3.3.457 There is a neat and linear layout of hotel, office and residential facilities.

##### **Hotel**

3.3.3.458 Positive views on the hotel include: accessible as it is within walking distance and integrated with other facilities.

##### **Residential Facilities**

3.3.3.459 Residential facilities are away from the centre of the cultural district.

#### ***3.4.2.2 Negative Views (100 text units, 2.1%)***

##### **Overall Layout/Design of Hotel, Office and Residential Facilities**

3.3.3.460 Hotel, office and residential facilities are too commercial and crowded without any character.

- 3.3.3.461 The ratio of hotel, office and residential facilities to arts and cultural facilities is too high.
- 3.3.3.462 Hotel, office and residential facilities are located in the inner core of the cultural district and are too far from the green areas.
- 3.3.3.463 Buildings are full of ugly angles which do not match with Chinese culture.
- 3.3.3.464 All buildings are located at the back in one dimension.
- 3.3.3.465 Spaces between the V-shaped buildings do not match with the city context.
- 3.3.3.466 V-shaped buildings are ugly, with insufficient space utilisation, and are not connected with the buildings at their back of WKCD.
- 3.3.3.467 Layout of buildings is too structured and lacks architectural design and depth.
- 3.3.3.468 There will be “walled building” effect on the north end of the cultural district.
- 3.3.3.469 The layout of the hotel, office and residential facilities does not optimise land use.
- 3.3.3.470 It is unhealthy to put all hotel, office and residential facilities on the north end which vividly dissect culture from life.

### **Hotel**

- 3.3.3.471 Negative views on hotel design include: boring, strange, impractical, and poorly located.

### **Residential Facilities**

- 3.3.3.472 Too many residential facilities which will change WKCD into a real property project.
- 3.3.3.473 The residential facilities look like a public housing estate and do not match with the cultural district.
- 3.3.3.474 The residential facilities block the connection between the city and WKCD.
- 3.3.3.475 The overall appearance of the residential facilities is not harmonised.
- 3.3.3.476 In terms of space, the residential facilities are too dense and would hinder future development.
- 3.3.3.477 Many artists cannot afford the rental there.
- 3.3.3.478 The residential facilities physically interrupt the continuity of the public waterfront promenade.



**3.4.2.3 Other Views (61 text units, 1.3%)**

- 3.3.3.479 The area of the residential facilities should be increased.
- 3.3.3.480 More environmentally friendly technologies should be introduced to the hotel, office and residential facilities.
- 3.3.3.481 The site of the Community Art College and Children's Museum should be used to build a hotel instead.
- 3.3.3.482 There should be relaxation of height limit of buildings on p. 9 of the Consultation Digest as suggested by this Option.
- 3.3.3.483 To harmonise with the environment of the West Kowloon, there should be changes in the buildings from V-shape to curve-shaped or semi-circle.
- 3.3.3.484 The external appearance of all V-shaped or K-shaped buildings should be streamlined.
- 3.3.3.485 Reduce the density of building in the middle part and slightly increase the building height on the west end.

**3.4.3 Project for a New Dimension (174 text units, 3.7%)**

**3.4.3.1 Positive Views (31 text units, 0.7%)**

**Overall Layout/Design of Hotel, Office and Residential Facilities**

- 3.3.3.486 The comparatively low proportion of residential area (18%) is better than the other two Options (20%).
- 3.3.3.487 The distribution of hotel and residential facilities is neat.
- 3.3.3.488 Placing residential and commercial facilities in the same zone creates vibrancy.
- 3.3.3.489 Being adjacent to hotel, office and residential facilities is good use of space.
- 3.3.3.490 The cluster of the Middle Village blends in well with the high-rise buildings behind.

**Hotel**

- 3.3.3.491 The idea of integrating hotel into M+ is supported.
- 3.3.3.492 It is good to place the hotel inside M+ to serve as residence for artists.

**Residential Facilities**

3.3.3.493 It is good to have residential facilities for the artists.

3.3.3.494 It is good layout of residential facilities.

3.3.3.495 Residential facilities have old Yau Ma Tei characteristics.

***3.4.3.2 Negative Views (101 text units, 2.2%)***

**Overall Layout/Design of Hotel, Office and Residential Facilities**

3.3.3.496 Plot ratio for hotel, office and residential facilities is too high.

3.3.3.497 Location of hotel, office and residential facilities is not properly specified in the Option.

3.3.3.498 There are too many commercial elements.

3.3.3.499 Buildings are too high and block the sea view.

3.3.3.500 Commercial and residential facilities placed on the two ends are too dispersed.

3.3.3.501 Commercial and residential facilities would become the backyard of the luxury flats behind.

3.3.3.502 Layout of hotel, office and residential facilities does not optimise land use.

3.3.3.503 Hotel, office and residential facilities do not have any characteristics.

3.3.3.504 Hotel, office and residential facilities occupy the best sea view.

3.3.3.505 Splitting the commercial or residential development into three parts is unacceptable.

**Hotel**

3.3.3.506 The hotel occupies a prime position on the waterfront and deprives citizens of the use of public space.

**Residential Facilities**

3.3.3.507 The density of residential facilities is too high.

3.3.3.508 There are too many residential facilities in the middle and near the waterfront promenade.

3.3.3.509 There are insufficient details about residential facilities.

**3.4.3.3 Other Views (42 text units, 0.9%)**

- 3.3.3.510 Residential facilities should be located in the inner region near the Kowloon Station.
- 3.3.3.511 There should not be residential facilities near the waterfront.
- 3.3.3.512 The proportion and format of hotel, office and residential facilities need detailed discussions.

**3.4.4 Other Views on Hotel, Office and Residential Facilities (634 text units, 13.5%)**

**Overall Layout/Design of Hotel, Office and Residential Facilities**

- 3.3.3.513 The number of hotels, offices, and residential facilities in WKCD should be less, whereas more cultural-related facilities should be made available.
- 3.3.3.514 Since cultural district is a long-term project, the authority should consider granting build-operate-transfer (BOT) contracts for commercial and residential facilities, the location of which should be specified.
- 3.3.3.515 The “mixed use” concept with offices, retail, hotel and cultural facilities as a hub is important in order to create a vibrant environment.

**Hotel**

- 3.3.3.516 There should be 14 hotels built with a total site area of 62,500 square feet at a plot ratio of 15, and each hotel should have 2,140 rooms.
- 3.3.3.517 The following should be built: a youth hostel for exchange students; some bed-and-breakfast hotels; low-rental offices for temporary and long-term use by art groups; and hotels for overseas artists and performers.
- 3.3.3.518 Hong Kong does not need more hotels, not even in WKCD.

**Residential Facilities**

- 3.3.3.519 There should not be any residential facilities at all, even if it is only 20% or less, especially when developers will benefit by building luxury flats.
- 3.3.3.520 The notion that residential development means connectivity with the surrounding community should be accepted.
- 3.3.3.521 There are large patches, clusters of commercial/residential buildings in all Options, but Hong Kong needs neither more tall buildings nor a concrete jungle.

- 3.3.3.522 Residential areas of WKCD should reserve homes for the elderly, persons with disability, and the minorities of Hong Kong.
- 3.3.3.523 The proportion of total gross floor areas for property development should be reduced to 40%, thus the distribution would become: 20% for hotels (57,600 square feet), 25% for offices (72,000 square feet), 25% for retail, dining and entertainment (72,000 square feet), and 30% for residential facilities (86,400 square feet).

### **3.1 Open Space (1,116 text units, 23.8%)**

#### ***3.1.1 City Park (291 text units, 6.2%)***

##### ***3.1.1.1 Positive Views (122 text units, 2.6%)***

###### **The Park**

- 3.3.3.524 It resembles Central Park in New York, Hyde Park in London and Stanley Park in Vancouver, and showcases the vigour of a metropolis and an icon whilst providing artists space for performance, and a downtown place for relaxation.
- 3.3.3.525 The density of the park is much lower as compared with the other two Options, thus providing scenery for residents of the West Kowloon and Hong Kong Island and allowing different and continuous activities to be integrated with the whole WKCD.
- 3.3.3.526 The usable area of the park is increased by the concept of underground traffic.
- 3.3.3.527 As arts and culture are related to nature, the park provides open space that is integrated with the city core and turning itself into a “city lungs”.

###### **Open Space of the Park**

- 3.3.3.528 It has the largest area and the best spatial arrangement of open space as compared with the other two Options, giving West Kowloon a unique highlight and making it a selling point for tourism.
- 3.3.3.529 The provision of usable and open space is important to cultural buildings and internal transport facilities, especially when it complies with environmental protection concepts.

### **Greenery**

3.3.3.530 The park presents the best concept of relating green space with urban fabric in which 5,000 trees of various specimens provide wonderful greening, shading and integration with the environment.

### **Waterfront Promenade**

3.3.3.531 The design of the waterfront promenade fully utilises the coastal areas as public green space and presents visitors with beautiful views of Victoria Harbour.

3.3.3.532 The waterfront promenade provides continuous shading which can cater for both sunny and rainy days.

### **Wind Turbines**

3.3.3.533 The wind turbines can become icons of WKCD.

#### ***3.1.1.2 Negative Views (77 text units, 1.6%)***

### **The Park**

3.3.3.534 Hong Kong needs a cultural centre but not a recreational park.

3.3.3.535 The park would become a large and rubbish park with no unique features and would occupy valuable land.

3.3.3.536 The park cannot stimulate activities.

3.3.3.537 Unlike the Central Park in New York or the Hyde Park in London which are situated in the core of the urban areas, a park in WKCD cannot connect with other urban districts of the Kowloon peninsula.

3.3.3.538 It is difficult to attract visitors to access various venues and facilities.

3.3.3.539 During night time, the huge park would be very dark and does not match with the brilliant night scenery of Victoria Harbour.

3.3.3.540 Instead of a large park, featured venues and buildings are needed.

3.3.3.541 There are already many green parks (e.g. the Central Park of Sha Tin) in Hong Kong and WKCD does not need a park like this, especially when Kowloon Park is right next door, and there are too many commercial elements within the park.

3.3.3.542 The huge park is isolated from arts and cultural facilities.

- 3.3.3.543 This design is not a “City Park” but a “City Inside a Park”, condensing the whole Hong Kong miniature into WKCD.
- 3.3.3.544 The designer does not understand that the sub-tropical climate of Hong Kong would cause the park to be infested with mosquitoes and insects.
- 3.3.3.545 The park would be used more by westerners rather than by Chinese people.
- 3.3.3.546 Without any shading or air-conditioned areas, the park would be under-utilised and there would be problems with accessibility and connectivity with other districts.

### **Open Space of the Park**

- 3.3.3.547 The green open space is too simple and monotonous and the designer does not understand Hong Kong’s interpretation of open space and park, resulting in the park having low quality open space unrelated to culture.
- 3.3.3.548 Too much green space is provided whereas public space is inadequate and not usable.
- 3.3.3.549 All venues do not provide enough public space to showcase the spirit of Hong Kong.
- 3.3.3.550 Although enough public space is provided, it does not integrate with the venues, nor the neighbouring districts.
- 3.3.3.551 Dead and unpleasant open spaces are found everywhere whereas outdoor performing spaces for artists are inadequate.
- 3.3.3.552 Without any function, this open space cannot draw people to WKCD and to enjoy the harbour view.

### **Greenery**

- 3.3.3.553 Having trees (5,000) is a gimmick and is put there because the designer does not know how to deal with the large space on the south-western part of WKCD.
- 3.3.3.554 The trees would seriously block the view of Victoria Harbour, reduce open space for outdoor performances and compromise the distinctiveness of arts and culture.
- 3.3.3.555 The planting of so many trees would be impractical and difficult to manage as soil and climate conditions are not suitable.
- 3.3.3.556 The trees are too dense and hinder visitors from accessing the waterfront.

3.3.3.557 Trees are planted just to create an iconic effect.

#### **Waterfront Promenade**

3.3.3.558 The waterfront promenade has little variation and is just a path in the park from east to west.

3.3.3.559 The indistinctive, one dimensional and uninspiring waterfront promenade fails to relate WKCD to the Tsim Sha Tsui promenade.

3.3.3.560 It does not provide enough venues and outdoor performance spaces for local artists.

3.3.3.561 The walkway of the waterfront promenade is too narrow.

#### **Management/Security of the Park**

3.3.3.562 Many resources are needed to maintain such a large park which may also have low usage, and security management of such a large park at night would be very difficult.

#### **Accessories/Facilities for the Park**

3.3.3.563 Open facilities are inadequate.

#### **Wind Turbines**

3.3.3.564 The wind turbines are too densely built.

### ***3.1.1.3 Other Views (92 text units, 2.0%)***

#### **The Park**

3.3.3.565 If this Option is chosen, the park should be re-located to the North-western part of WKCD where the Arena and Exhibition Centre is currently located in this Option.

3.3.3.566 The park should be divided into different themes such as Chinese style, European style, cyber, etc.

3.3.3.567 The park should showcase old memories of Hong Kong whereas space should be reserved for other usage like cultural and leisure activities, and anti-mosquito measures should be in place in the park.

3.3.3.568 Taking reference of the low utilisation of green belt along the Huangpu River during the Shanghai World Expo 2010, the designer should strike a balance between actual needs of the visitors and the design plan.

### **Trees of the Park**

3.3.3.569 Trees in the park may either be grown from small tree buds or directly purchased from overseas. Whereas the former option takes years to achieve, the latter option is not environmentally friendly at all.

### **Open Space of the Park**

3.3.3.570 Other than the forest, more meaningful open spaces (e.g. more piazzas and activity spaces) are needed.

3.3.3.571 There should be more open space provided near the existing visual corridors to and from Kowloon, the future XRL terminus, and the waterfront.

3.3.3.572 The open space near the XRL terminus should have much more greenery.

3.3.3.573 Since WKCD is adjacent to the Elements Mall and is relatively close to the shopping areas of Mong Kok and Tsim Sha Tsui, it does not need a big piazza; but there should be sufficient shading between the buildings and the park to cater for weather changes.

3.3.3.574 There should be thoughtful planning of open space so that greenery can integrate with cultural activities of WKCD.

### **Greenery**

3.3.3.575 Other than trees, the park should have enough recreational space, as it will take decades for those trees to grow to their proper size.

3.3.3.576 Species that are durable and easy to maintain should be selected.

3.3.3.577 Tree-covered green space is better than simple grassland because the former would provide better shading in the summer.

3.3.3.578 The trees and grasslands should be freely accessible.

3.3.3.579 The density of the forest should be less, e.g. having shorter trees to facilitate outdoor cultural activities.

### **Waterfront Promenade**

3.3.3.580 The interaction of open space with Victoria Harbour should be improved by placing some attractions (e.g. buildings, facilities, etc.) near the waterfront.



**Management/Security of the Park**

- 3.3.3.581 Security control for a large park, especially at night, needs to be further explored in Stage 3 of the public engagement.
- 3.3.3.582 The following issues or problems should be addressed: responsibility for maintenance costs; whether size could be more than 23 hectares; managing garbage and pet droppings; extensive opening hours; domestic helpers; and crime prevention.

**Accessories/Facilities for the Park**

- 3.3.3.583 The following should be provided: iconic structures (e.g. fountains; sculpture, flowers); underground cultural streets or facilities; tables and chairs; public shows and cultural facilities; large-scale draining system to minimise the use of water; walking pets around; drinking water; and more recreational spaces.

***3.1.2 Cultural Connect: Key to Sustained Vitality (253 text units, 5.4%)***

***3.1.2.1 Positive Views (126 text units, 2.7%)***

**Open Space**

- 3.3.3.584 Orderly, spatial, and interactive arrangements of open space blend in well with cultural activities.
- 3.3.3.585 There is good provision of public squares of varying size and walkways, including underground facilities.
- 3.3.3.586 The open space is flexible and modern, and piazzas are well designed.

**Canopies**

- 3.3.3.587 Provision of canopies is highly recommended as they reduce room temperature and enlarge usable space and provide shelter and a relaxing environment.
- 3.3.3.588 This is a refine version of the “great canopy” as suggested in year 2004.
- 3.3.3.589 Canopies help create a green city.
- 3.3.3.590 Canopies are multi-functional and integrate well with other green features.
- 3.3.3.591 There is good green sloping open space on top with shading or air-conditioning areas underneath.
- 3.3.3.592 When walking down the sloped canopies, visitors would enjoy stepwise surprises.

- 3.3.3.593 Greenery integrates with the various venues and cultivates a relaxing ambience.
- 3.3.3.594 The raised green terrain provides a viewing vista to Hong Kong Island which is absent in the other two Options.

#### **Waterfront Promenade**

- 3.3.3.595 The interaction between the promenade and Victoria Harbour is good.
- 3.3.3.596 There is good descending gradient of sea view from the buildings to the coastal side.
- 3.3.3.597 This Option brings out the relationship between the promenade of WKCD with the Tsim Sha Tsui promenade and accessibility to the harbour.
- 3.3.3.598 The unified promenade in this Option is better than that of the discrete promenade in “Project for a New Dimension”.

#### **Harbour Park**

- 3.3.3.599 With gentle slope and flat pastures, the Harbour Park is a brilliant idea which provides comfortable leisure space.
- 3.3.3.600 Harbour Park next to Victoria Harbour provides great sea view and enables cool air to come in from the sea.

#### **Harbour Pool**

- 3.3.3.601 The concept and design of Harbour Pool are supported.

#### **Art Pontoons and Floating Bridges**

- 3.3.3.602 Art Pontoons and floating bridges are interesting, creative, impressive, and unique, as they extend the land of West Kowloon to the sea.
- 3.3.3.603 Art Pontoons and floating bridges serve as public platform in the use of space so that local artists can perform ad hoc performances, and showcase Hong Kong’s image of fishing village.

#### **Banyan Forum and Amphitheatre**

- 3.3.3.604 Banyan Forum is a great concept which provides exchange of minds and a place for expression of different opinions, including those from visitors.
- 3.3.3.605 Banyan Forum showcases local characteristics and can strengthen the landmark effect of WKCD.

3.3.3.606 The water curtain would become another scenic spot of Hong Kong as it produces new and marvelous visual effects.

3.3.3.607 The design of the suspending bridge inside Banyan Forum is good, and the latter is able to bring the countryside to the commercial and business centre.

#### **Theatre Steps**

3.3.3.608 Theatre Steps are impressive, providing organic and outdoor development of the arts.

#### **Central Square**

3.3.3.609 It is a nice open space that visitors would visit and enjoy the art of doing nothing there.

#### **Market Place**

3.3.3.610 The Market Place can be located near the Central Square and M+ so as to facilitate creativity and exchange, whereas the Street Market of “Project for a New Dimension” should be incorporated.

#### **Xiqu Square**

3.3.3.611 Xiqu Square can facilitate visitors’ activities.

#### **Streetscape**

3.3.3.612 There is good and attractive spatial arrangement of streetscape and good concept of small avenues.

#### **Cycle Track**

3.3.3.613 The idea of Cycle Track is great.

#### ***3.1.2.2 Negative Views (72 text units, 1.5%)***

#### **Open Space**

3.3.3.614 There are wide lawn and plaza space but there is insufficient shading.

3.3.3.615 All “open spaces” are planned under “canopies” and are non-integrative as well as not being easily accessible to the elderly and persons with disabilities.

### **The Green Terrain**

3.3.3.616 The Green Terrain is only an elevated piece of land on top of interior spaces that are not exactly connected to the waterfront, and are not conducive to stimulating activities.

### **Canopies**

3.3.3.617 The canopies are massive but are only ordinary rooftops with low usage.

3.3.3.618 The canopies are only landscape deck but not real park area.

3.3.3.619 The types and quantity of trees to be planted on the canopies would be restricted due to soil condition and costs.

3.3.3.620 The canopies would block natural sunlight and are too narrow to connect with other areas.

3.3.3.621 Canopies are poorly designed with low usage and artificiality.

3.3.3.622 Slopes of the canopies cannot anchor activities and are not usable during hot or rainy seasons.

### **Foot Bridge**

3.3.3.623 The foot bridges are not original ideas and are copycats of those overhanging the Grand Canyon in the United States.

### **Greenery**

3.3.3.624 Overall vertical greenery is insufficient and not continuous.

3.3.3.625 Greenery is discrete and not continuous.

### **Waterfront Promenade**

3.3.3.626 The promenade is too narrow to command a good view and does not connect well with green areas.

### **Art Pontoons and Floating Bridges**

3.3.3.627 Art Pontoons are unnecessary, unsafe, ineffective, and block the harbour view and traffic in the harbour.

### **Banyan Forum and Amphitheatre**

3.3.3.628 Since the Banyan Forum is facing west, the glare from the sun will make it useless in the afternoon.

3.3.3.629 The water curtain would be easily out-of-date and performances held there would not be visible due to light pollution.

3.3.3.630 The water curtain of the Banyan Forum would only be attractive to visitors but not local people.

### **Harbour Pool**

3.3.3.631 The Harbour Pool should be removed because it would affect the cultural ambience of WKCD; other facilities should be provided instead.

3.3.3.632 Due to erosion by seawater, maintenance cost would be high.

#### ***3.1.2.3 Other Views (55 text units, 1.2%)***

3.3.3.633 No reclamation is necessary for the building of Art Pontoons.

3.3.3.634 Art Pontoons should not have ugly fences.

3.3.3.635 Art Pontoons can be combined with the Harbour Pool as a holistic design.

3.3.3.636 Access to the sea and vertical greenery should be improved.

3.3.3.637 Piazzas and night markets should be added and the Central Square should be enlarged.

#### ***3.1.3 Project for a New Dimension (192 text units, 4.1%)***

##### ***3.1.3.1 Positive Views (61 text units, 1.3%)***

### **Open Space**

3.3.3.638 When visiting from east to west, the open space give different atmosphere and provide continuous integration of villages, parks, and streets of local character.

3.3.3.639 It brings traditional space into the city and gives the latter a new meaning.

3.3.3.640 It provides an open, free, and recreational space with great potential for organic growth of future actual usage.

### **Greenery**

3.3.3.641 There is free and natural greenery including meadows amongst villages supported by different plantations such as cherry blossom, lychee trees, community farm, and bamboo grove.

**Waterfront Promenade**

3.3.3.642 It has the longest waterfront with a full harbour view.

**Streetscape**

3.3.3.643 Old Hong Kong streetscape with cultural characteristics is provided.

**Floating Deck**

3.3.3.644 The Floating Deck that extends to the sea is a good idea.

**Sunset Pool**

3.3.3.645 The Sunset Pool is supported.

**Street Market**

3.3.3.646 Like those in England, the Street Market is good and would be enjoyed by mothers.

***3.1.3.2 Negative Views (64 text units, 1.4%)***

**Open Space**

3.3.3.647 The open space is insufficient and does not provide enough variations.

3.3.3.648 There is too much barren open space which becomes barriers separating the three villages.

3.3.3.649 Open space is not well-facilitated and the layout is disjointed.

3.3.3.650 The pillar or statue in the Theatre Village is very ugly and looks like a memorial pavilion for the dead.

3.3.3.651 Other criticisms include: footpaths too close to roads; insufficient shading; separate zones cause confusion; and congestion on the streets in built-up zones.

**Greenery**

3.3.3.652 Green spaces are discontinuous, artificial, insufficient, and being separated from the cultural zone.

**Meadow Fields**

3.3.3.653 In view of Hong Kong's weather, meadow fields are unsuitable.

3.3.3.654 Meadow fields separate the villages and will render the Theatre Village rather inaccessible.

3.3.3.655 Meadow fields are impractical since people would walk into the bush.

**Waterfront Promenade**

3.3.3.656 The promenade is segregated into pieces as there are many buildings in between, and it does not connect to the Tsim Sha Tsui promenade.

**Street Market**

3.3.3.657 The Street Market is strange and unnecessary.

**Sunset Pool**

3.3.3.658 The water quality of Victoria Harbour is not suitable for swimming.

**Community Farms**

3.3.3.659 Community farms are impractical.

**Fish Pond**

3.3.3.660 The Fish Pond would breed mosquitoes.

***3.1.3.3 Other Views (67 text units, 1.4%)***

**Open Space**

3.3.3.661 There should be canals and pavilions with chairs inside the open spaces so that visitors can enjoy beautiful scenery.

**Greenery**

3.3.3.662 There should be more green areas and trees between the Middle Village and the Theatre Village.

**Meadow Fields**

3.3.3.663 Meadows may need crowd management during Sundays and holidays when there are performances.

**Waterfront Promenade**

3.3.3.664 The promenade should be widened so that it can host large sports events.

**Street Market**

3.3.3.665 The Street Market should be next to the Community Farms.

**Floating Deck**

3.3.3.666 Some recreational activities at the Floating Deck should be provided.

3.3.3.667 There should be a gardening and educational centre.

***3.1.4 Other Views on Open Space (380 text units, 8.1%)***

3.3.3.668 Conceptual Plan Options should provide percentage breakdown of open space, greenery, commercial, etc.

3.3.3.669 Conceptual Plan Options should provide usable areas and efficiency.

3.3.3.670 Should provide more open spaces for recreational use by the public.

3.3.3.671 The distribution of greenery is more important than the area of greenery amongst the three Conceptual Plan Options.

3.3.3.672 Should have a walking path and cycling track along a continuous waterfront for public use.

3.3.3.673 Should have various types of gardens such as Shanghai garden, Japanese garden, English garden, European meadows, sky garden, etc.

3.3.3.674 Should provide more grassland.

3.3.3.675 Should allow local artists to place their art works in the open spaces.

3.3.3.676 Open space should match with the surrounding districts.

3.3.3.677 Open space should cater to the needs of different people, including the elderly, persons with disability, children, etc.

3.3.3.678 The waterfront promenade should be extended to Tai Kok Tsui and Tsim Sha Tsui.

3.3.3.679 Should have a dog park.

3.3.3.680 Open space should have sufficient shading.



### **3.3 Retail-dining-and-entertainment Facilities (966 text units, 20.6%)**

#### ***3.3.1 City Park (130 text units, 2.8%)***

##### ***3.3.1.1 Positive Views (51 text units, 1.1%)***

3.3.3.681 Arrangements for retail-dining-and-entertainment facilities are well integrated with the waterfront avenue and CACF facilities.

##### ***3.3.1.2 Negative Views (45 text units, 1.0%)***

3.3.3.682 Retail-dining-and-entertainment facilities are too commercial, too chaotic and concentrated within commercial buildings, negating the original intention of a cultural district.

3.3.3.683 Retail-dining-and-entertainment facilities do not match with the huge park.

3.3.3.684 There are insufficient retail-dining-and-entertainment facilities.

3.3.3.685 The design of retail-dining-and-entertainment facilities implies that they would be expensive and not affordable by the general public.

3.3.3.686 Entertainment facilities cannot create a vibrant atmosphere.

##### ***3.3.1.3 Other Views (34 text units, 0.7%)***

3.3.3.687 There should be affordable but unique retail-dining-and-entertainment facilities for the general public.

3.3.3.688 Chain dining should not be included.

3.3.3.689 Other suggestions include: minimise the area for shopping malls; have waterfront and underground restaurants; provide a variety of leisure and entertainment facilities.

#### ***3.3.2 Cultural Connect: Key to Sustained Vitality (97 text units, 2.1%)***

##### ***3.3.2.1 Positive Views (35 text units, 0.7%)***

3.3.3.690 The design and location for retail-dining-and-entertainment facilities provide a relaxing environment and they are easily accessible on the waterfront.

3.3.3.691 It is good to separate the commercial areas from the cultural facilities, whilst shops are street-based which provides convenience to shoppers.

**3.3.2.2 Negative Views (32 text units, 0.7%)**

- 3.3.3.692 Retail-dining-and-entertainment facilities under the canopies are too compressed in the dark Art Venue and other narrow avenues.
- 3.3.3.693 Retail facilities are too spread out and are not concentrated enough.
- 3.3.3.694 It is another tourist-oriented Canton Road with rental driven retail and catering venues.

**3.3.2.3 Other Views (30 text units, 0.6%)**

- 3.3.3.695 Simple convenient, medium-size dining and shopping spots and entertainment facilities with local Hong Kong characteristics including “Dai Pai Dong” should be placed under the sloped canopies.
- 3.3.3.696 It is doubtful whether the Market Place near the waterfront can attract any customers.

**3.3.3 Project for a New Dimension (172 text units, 3.7%)**

**3.3.3.1 Positive Views (57 text units, 1.2%)**

- 3.3.3.697 The concentration of people in the three separate villages can sustain business.
- 3.3.3.698 The proposed small-scale entertainment, local shops, restaurants, street markets and galleries in the Middle Village are innovative and attractive, providing good connection between the east and west.
- 3.3.3.699 The retail-dining-and-entertainment facilities are complemented by the big piazzas.
- 3.3.3.700 The old style Hong Kong street markets will be able to attract visitors.
- 3.3.3.701 Diners and the audience can enjoy the harbour view.

**3.3.3.2 Negative Views (63 text units, 1.3%)**

- 3.3.3.702 There are too many retail-dining-and-entertainment facilities in the Middle Village.
- 3.3.3.703 Retail-dining-and-entertainment facilities are too concentrated and are high-end facilities, whereas retail stalls in the Middle Village are impractical.
- 3.3.3.704 It is likely that low-end fast food restaurant would not be allowed.
- 3.3.3.705 Fish pond and markets are unsuitable in a cultural district.

**3.3.3.3 Other Views (52 text units, 1.1%)**

- 3.3.3.706 More retail-dining-and-entertainment and sports facilities should be added.
- 3.3.3.707 There are concerns about management of the markets.
- 3.3.3.708 Featured restaurants with Chinese characteristics such as boat restaurants should be installed.
- 3.3.3.709 Should add more sports and entertainment facilities such as athletic tracks, cycling paths, etc.
- 3.3.3.710 Should have cheap and easy to run market stalls.

**3.3.4 Other Views on Retail-dining-entertainment Facilities (567 text units, 12.1%)**

**Retail-dining-entertainment Facilities (In General)**

- 3.3.3.711 The quality but not quantity of the retail-dining-and-entertainment facilities is much more important.
- 3.3.3.712 There are too many commercial activities in WKCD.

**Dining Facilities**

- 3.3.3.713 There should be waterfront restaurants and outdoor waterfront tea houses.
- 3.3.3.714 Should introduce local eating culture and provide food such as pineapple buns, milked tea, sweet soup, etc. are recommended.

**Retail Facilities**

- 3.3.3.715 Malls would attract many tourists from Mainland China.
- 3.3.3.716 24-hour bookstore from Taiwan should be invited to set up a branch in WKCD which fits the theme and should be commercially attractive.
- 3.3.3.717 WKCD should have book stores, cultural shops, large musical instrument shops, galleries, and specialty shops with strong cultural themes.

**3.5 Other Views on Essential Features (53 text units, 1.1%)**

- 3.3.3.718 Arts and cultural facilities should have priority over other facilities, including open space, hotel, residential facilities, etc.

- 3.3.3.719 Essential features should fit the taste of the majority of Hong Kong citizens, instead of targeting a small group of arts lovers.
- 3.3.3.720 Commercial elements amongst essential features of WKCD should be reduced.

## **Theme 4: Connectivity**

### **Categories:**

- 4.1 City Park
- 4.2 Cultural Connect: Key to Sustained Vitality
- 4.3 Project for a New Dimension
- 4.4 Other Views on Connectivity

### **Overview**

#### ***Definition***

- 3.3.3.721 This theme is a collection of views on the integration and connection of WKCD with neighbouring areas and its relationship with Victoria Harbour.
- 3.3.3.722 In PE1, this theme was specifically described in the context of travelling to and from WKCD. It prompts suggestions and ideas to enable WKCD to be accessible from all directions and to be provided with different modes of transport when being connected to the surrounding areas.

#### ***Distribution of Views***

- 3.3.3.723 This theme receives a total of 695 text units and ranks ninth in terms of the number of text units recorded. Amongst the categories of views within this theme, “Project for a New Dimension” ranks first with 183 text units (26.3%), “Cultural Connect: Key to Sustained Vitality” ranks second with 145 text units (20.9%), and “City Park” ranks third with 126 text units (18.1%).
- 3.3.3.724 A total of 241 text units (34.7%) of views falls under the category of “Other Views on Connectivity” which provides some further insights and perspectives.

#### ***Summaries of Top Categories/Sub-categories of Views***

- 3.3.3.725 Using positive views and negative views as the yardsticks to measure the popularity of each Conceptual Plan Option in the context of connectivity, “Cultural Connect: Key to Sustained Vitality” ranks favourably [105 (15.1%) vs 30 (4.3%)] among the three Options, followed by “Project for a New Dimension” [97 (14.0%) vs 57 (8.2%)] and “City Park” [58 (8.3%) vs 49 (7.1%)].
- 3.3.3.726 Positive views on “Cultural Connect: Key to Sustained Vitality” (105, 15.1%) highlight its excellent connectivity with nature, the harbour and neighbouring

districts. The alignment of view axis in different street orientations and the prominence of features such as Art Pontoons, floating bridges, tramway and the swimming pool enable the residents and visitors to connect with the environment in a new spatial dimension.

- 3.3.3.727 Negative views on “Cultural Connect: Key to Sustained Vitality” (30, 4.3%) include: the district appears to be too busy; tramway causes problems for crowd management; cultural facilities too far from urban areas; and promenade being too long which affects connectivity.
- 3.3.3.728 Positive views on “Project for a New Dimension” (97, 14.0%) highlight its ability to connect the public with XRL and surrounding areas including Kowloon East by means of the Loop Bridge, the flyover, the Meadow and the footbridge which enable people to experience the harbour. The underground transport network expands the space for walking whereas the concept of the Chinese village with routes and trails strengthens connectivity for the entire region.
- 3.3.3.729 Negative views on “Project for a New Dimension” (57, 8.2%) include: waterfront building structures would block sea view; the design fails to connect with surrounding areas; the village cluster design fails to optimise advantage of proximity to the sea; and having buildings in front of the parks renders the harbour appear to be narrowed.
- 3.3.3.730 Positive views on “City Park” (58, 8.3%) highlight its high connectivity with neighbouring areas through designs such as the shoreline promenade, the underground transport network, different entrances and exits, and having everything within walking distance.
- 3.3.3.731 Negative views on “City Park” (49, 7.1%) include: lacking vibrant linkages with surrounding areas; failing to connect WKCD with the harbour; buildings being too closely clustered; and having two files of buildings is an incorrect DNA rationale.
- 3.3.3.732 Suggestions in “Other Views on Connectivity” (241, 34.7%) feature the need to provoke different sets of perspectives such as promoting intertwining and complementary activities with the adjoining areas, and understanding the true meaning of connectivity between WKCD and its neighbouring areas and other parts of Hong Kong.

**Theme 4: Connectivity (e.g. integration with neighbouring areas and relationship with Victoria Harbour) (695 text units)**

<b><u>Category/Sub-category (frequency count of text units)</u></b>	<b><u>Page</u></b>
Overview .....	102
4.3 Project for a New Dimension (183 text units, 26.3%) .....	105
4.3.1 <i>Positive Views (97 text units, 14.0%)</i> .....	105
4.3.2 <i>Negative Views (57 text units, 8.2%)</i> .....	105
4.3.3 <i>Other Views (29 text units, 4.2%)</i> .....	106
4.2 Cultural Connect: Key to Sustained Vitality (145 text units, 20.9%) .....	106
4.2.1 <i>Positive Views (105 text units, 15.1%)</i> .....	106
4.2.2 <i>Negative Views (30 text units, 4.3%)</i> .....	107
4.2.3 <i>Other Views (10 text units, 1.4%)</i> .....	107
4.1 City Park (126 text units, 18.1%) .....	107
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4.1.3 <i>Other Views (19 text units, 2.7%)</i> .....	109
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### **4.3 Project for a New Dimension (183 text units, 26.3%)**

#### ***4.3.1 Positive Views (97 text units, 14.0%)***

- 3.3.3.733 It connects the park with XRL, the Yau Ma Tei market and Kowloon East, whereas the Loop Bridge provides major connectivity in a spectacular way.
- 3.3.3.734 The transport network below ground expands the space for walking at ground level and reduces pollution, whereas water taxi, cycling track, the iconic suspension bridge, and the flyover linking M+ with Austin Road are all excellent connectivity proposals linking WKCD with the city as well as attracting visitors.
- 3.3.3.735 The key strength of this Option is the merging of Hong Kong's uniqueness in the form of "neighbourhood", "infiltration", and "heritage". Thus the Meadow enables one to experience Victoria Harbour in close proximity and on a grand scale, and the swimming pool attracts people who have no prior insight about art and culture to visit the District.
- 3.3.3.736 Originated from the concept of Chinese village, this plan strengthens the people-oriented approach to garden routes or trails and paths design, and produces the best connectivity coverage for the entire region.
- 3.3.3.737 The footbridge cantilevering over the harbour area enables the connection of people with the water, without adding loading to the normal traffic in the District.
- 3.3.3.738 The bridge connecting the District and the urban areas, though not very beautiful, is very convenient.

#### ***4.3.2 Negative Views (57 text units, 8.2%)***

- 3.3.3.739 Although the designers claim that the two-floor buildings would not block the views of surrounding landscapes, this Option is still undesirable when today's focus is more on the coastline and screen effect of buildings. In particular, most of the waterfront building structures would block the sea view.
- 3.3.3.740 It is just like an independent and new cultural district without any consideration for connectivity with outside districts, and having the park next to the XRL terminus works against connectivity.
- 3.3.3.741 The village cluster does not contribute to good connectivity and causes the "Middle Village" not to be able to fully optimise the advantage of its proximity to the sea.



- 3.3.3.742 This Option which puts those buildings in front of parks will render the harbour appears to be further narrowed.
- 3.3.3.743 This Option has awkwardly aligned spaces which weaken the link between the entire WKCD and the harbour, resulting in the undesirable breaking of interfacing with the harbour on the western side.
- 3.3.3.744 This Option which looks like old Hong Kong on both sides and a patch of green in the middle hinders connectivity, and does not integrate well with Victoria Harbour.

#### ***4.3.3 Other Views (29 text units, 4.2%)***

- 3.3.3.745 The integration with the community should not only be about hardware, but also software in connecting the old and new standards.
- 3.3.3.746 It is felt that the design value of the suspension bridge is greater than its cultural significance.
- 3.3.3.747 The connectivity of WKCD in the context of its interaction and interfacing with the harbour should be further strengthened.

## **4.2 Cultural Connect: Key to Sustained Vitality (145 text units, 20.9%)**

### ***4.2.1 Positive Views (105 text units, 15.1%)***

- 3.3.3.748 By having the external appearance similar to the Hong Kong Cultural Centre, this design produces an echoing and complementary effect, bringing about “the view point” or “viewing corridors” where streets are oriented towards icons on the other side of the harbour. This plan therefore demonstrates excellent connectivity.
- 3.3.3.749 Through the alignment of view axis in different street orientations, and having the roof top tilting towards the waterfront and other local features all strengthens the Districts’ link with the harbour and neighbouring districts.
- 3.3.3.750 The concept of attracting visitors from east to west through the park fully embodies WKCD and the urban area together, as exemplified by having the Xiqu Centre adjacent to Yau Ma Tei in the interest of the elderly.
- 3.3.3.751 This is the only Option among the three that takes connectivity and relationship with the sea into account.

- 3.3.3.752 The Art Pontoons, the floating platforms, the tramway and the swimming pool are ingenious concepts that connect residents with the environment, and dramatically open up the spatial dimension in contrast to the crowded neighbourhood.
- 3.3.3.753 It extends to the harbour and out into the sea, producing the feeling that the architecture is connecting with nature and the sea.
- 3.3.3.754 The idea of swimming in the harbour side is very attractive and it must be liked by most people who have special passion for Victoria Harbour.

#### ***4.2.2 Negative Views (30 text units, 4.3%)***

- 3.3.3.755 The cultural facilities are too far away from the urban area whereas the excessive length of the promenade affects its connectivity with surrounding areas.
- 3.3.3.756 The tramway system indirectly creates a barrier between the District and the surrounding communities, causing possible poor flow of crowd movement and crowd management problems. Furthermore, having barges alienates people on the promenade from the harbour.
- 3.3.3.757 It seems that WKCD stands out to be a busy district which does not blend in well with the neighbouring areas.

#### ***4.2.3 Other Views (10 text units, 1.4%)***

- 3.3.3.758 The connectivity of this Option with neighbouring streets in Jordan Road and Hong Kong Island or outlying islands is good but could be further improved.
- 3.3.3.759 Efforts should be made to avoid harassing the peace of the harbour by further reclamation which would subsequently distort the natural curves of the coastal lines and the harbour.
- 3.3.3.760 The concept of longitudinal roads is unique, though the horizontal coverage appears to be quite inadequate.

### **4.1 City Park (126 text units, 18.1%)**

#### ***4.1.1 Positive Views (58 text units, 8.3%)***

- 3.3.3.761 Its shoreline promenade provides a coherent effect in relation to the neighbouring urban areas of Hong Kong, and the continuous and beautiful waterfront enables individuals to experience Victoria Harbour and create their own connection to the harbour.

- 3.3.3.762 Multi-layer access and clear instructions facilitate the choice of entry, whereas having the transport network below ground expands the space for walking at ground level, and reduces pollution caused by road transport.
- 3.3.3.763 Its high connectivity within the neighbouring green areas is an asset and having a ferry pier for the benefit of Hong Kong Island residents enhances the connectivity of the District. In turn, the bridge connecting ICC renders the District less monotonous.
- 3.3.3.764 It brings more greenery into the heart of Hong Kong on the northern side of Victoria Harbour, which would then interact with the Kowloon Park and the new harbourfront on Hong Kong Island.
- 3.3.3.765 In the absence of clear delineation among clusters of buildings, this conceptual plan is effective in integrating with the surrounding areas while contributing to sustainable development in the future.
- 3.3.3.766 This Option's special feature of having everything within walking distance is well appreciated.
- 3.3.3.767 It defines a continuous beautiful waterfront edge for individuals to experience Victoria Harbour, and they are free to create their own experience and connection to the harbour.
- 3.3.3.768 With the many different entrances and exits, this concept could certainly provide good accessibility to WKCD from other districts.

#### ***4.1.2 Negative Views (49 text units, 7.1%)***

- 3.3.3.769 It lacks vibrant and refreshing linkage with the surrounding communities. For instance, cultural facilities are located too far from the urban area, whereas convenient access to the waterfront promenade is not available.
- 3.3.3.770 It fails to take full advantage of linkage between WKCD and elements of the harbour. For instance, "City Park" would create a dark and incompatible night scene on harbour side of WKCD because there is no photocatalytic effect to match the Hong Kong side of the harbour.
- 3.3.3.771 The design of the buildings which are closely clustered does not produce any surprises nor any prominent effect, whereas the shaded promenade gives one the impression that there is a lack of space, typifying a crowded urban design concept.

3.3.3.772 The DNA rationale put forward in this concept is ridiculous. As the actual DNA for Kowloon central district lies within its small streets, it cannot be replicated with two files of buildings as proposed in this Option.

#### ***4.1.3 Other Views (19 text units, 2.7%)***

3.3.3.773 Whilst it is good to have carriageways outlets and car parks being hidden underground, elevated pedestrian walkways or tunnels should be extended to Jordan.

3.3.3.774 This concept does not blend in well with the surroundings although it fits in well with city living. Nevertheless, it is better to adopt a more open approach to the design of the waterfront.

### **4.4 Other Views on Connectivity (241 text units, 34.7%)**

#### ***Real Meaning of Connectivity***

3.3.3.775 The conceptual plans should feature the enhancement of linkage between the District and the surrounding environment such as Yau Ma Tei for the purpose of complementing each other's cultural facilities as well as improving the quality of life of residents.

3.3.3.776 Strengthening the link design and planning between Kowloon Park and WKCD would present a big green park with a waterfront promenade, so that people can walk from Tsim Sha Tsui MTR Station before passing through the Kowloon Park green paths, and thus achieving a true and refreshing connectivity with the rest of the city.

3.3.3.777 The real meaning of connectivity should refer to the linkage of a cultural district that can be enjoyed by all. Bearing in mind that the current WKCD site which already has on its periphery clusters of upscale luxury blocks, the contention that the proposed 20 per cent residential development within the arts hub will bring life and connectivity is deceptive.

3.3.3.778 In the context of connectivity, 'integration with neighbouring areas' and 'relationship with Victoria Harbour' are two completely different issues and should be dealt with separately.

3.3.3.779 The proposal of including the waterfront swimming pool in the plan may be totally unrelated to cultural issues, and it is considered to be another form of connectivity with Victoria Harbour and the community.

- 3.3.3.780 By ensuring that the architectural design and layout in this District are more in line with that of the popular majority in the city, the true integration (hence connectivity) and harmony with the environment would naturally be achieved.
- 3.3.3.781 Cultivating audiences and having different activities intertwined in the same space could achieve real connectivity.
- 3.3.3.782 It has been queried as to why connectivity to surrounding areas should be a requirement. This is because WKCD should be viewed as a crown jewel that stands out from surrounding areas.
- 3.3.3.783 The design principle for connectivity should be people-oriented, rather than business-minded.

***Hidden Problems related to Connectivity***

- 3.3.3.784 If this multi-billion dollars project does not include the redevelopment of the neighbouring Yau Ma Tei typhoon shelter and cargo working areas (which are presently very smelly and filthy, especially during spring and summer seasons), it would render this city landmark less attractive.
- 3.3.3.785 The problem with the smelly and unpleasant waterfront connecting Tai Kok Tsui and this future world-class cultural hub has been brought up.
- 3.3.3.786 Given the areas surrounding the 42 hectares WKCD site are quite diverse, it has been suggested that priority should be given to determine what kind of vision or impetus that one should cast onto the adjoining areas.

***Further Thoughts on Connectivity***

- 3.3.3.787 It is proposed to move the toll area of Western Harbour Tunnel to the north in the overpass of Jordan Road, making available an additional 100,000 square metres of the existing tunnel exit for WKCD's further development.
- 3.3.3.788 It is suggested the neighbouring areas (including the Star Ferry Pier) can be rebuilt into special style open-air restaurants and outdoor bars, thereby complementing the plazas and Fishman's Wharf to be featured in WKCD, and turning this connected region in Kowloon into another Lan Kwai Fong which will attract tourists and locals.
- 3.3.3.789 There should be sight-lines overlooking the harbour by using a graduated form, but there should be no vehicular roads on the site.
- 3.3.3.790 In addition to linking up the waterfront promenade between WKCD and neighbouring areas as a means of realising better connectivity, it is suggested that

reference be made to overseas experiences in the use of viaduct and floating bridge.

- 3.3.3.791 It is suggested to introduce water taxi service as part of the connectivity means in order to attract more visitors to patronise the cultural district and the waterfront.
- 3.3.3.792 If Hong Kong is to become a cultural city through the establishment of WKCD, it is suggested that development insight should be extended to surrounding areas in order to blend in the old and new cultural environment.
- 3.3.3.793 It may not be cost-effective to have some separate transport systems for WKCD, as the District is not large enough to be sustainable.
- 3.3.3.794 As long as transport is convenient and fares are low, connectivity with surrounding areas could be fully achieved.
- 3.3.3.795 The unique location of WKCD along the waterfront has offered good opportunities for expansion. With appropriate reclamation, it is suggested that other parts of the Kowloon Peninsula (from Kai Tak to Sham Shui Po) could be connected alongside the harbour and turned into a highly accessible piece of land for all to enjoy.
- 3.3.3.796 In order to cope with the future development of WKCD and improving the transport facilities near the District, it is suggested that the Government should construct the Central Kowloon Route as soon as possible.
- 3.3.3.797 There is no harm setting up some special types of transport network (such as trolley buses) which can be extended to connect with the community on Austin Road and Nathan Road.
- 3.3.3.798 The three Options do have an extensive transport network which connects well with all the incoming traffic exits in the District.
- 3.3.3.799 In the absence of adequate integration with other parts of the city centre, the common drawback of all the three concepts has been identified as confining the scope of influence of WKCD over the surrounding areas.
- 3.3.3.800 It is felt that all three Options are lacking in social service-related elements. As such, persons with disability and the grassroots would be further marginalised in the context of connectivity.
- 3.3.3.801 All three Options did not provide a transportation study with a regional focus, hence the connectivity issue has not been adequately examined on a broader scale.

- 3.3.3.802 It is considered that all three Options have touched on how the site gets connected to the rest of the city and its streets, bringing the culture of streetscape and street life of Hong Kong into the site.
- 3.3.3.803 As WKCD is going to be one of the most important developments not only just for West Kowloon, but also for Hong Kong as a whole, a holistic approach in planning its connectivity should be emphasised.

## **Theme 5: Accessibility**

### **Categories:**

- 5.1 City Park
- 5.2 Cultural Connect: Key to Sustained Vitality
- 5.3 Project for a New Dimension
- 5.4 Other Views on Accessibility

### **Overview**

#### ***Definition***

3.3.3.804 This theme is a collection of views on accessibility which is defined as the external pedestrian and vehicular connectivity, marine access, and internal transport modes within WKCD.

3.3.3.805 In PE1, this dimension was specifically described in the context of travelling within WKCD. It prompts suggestions and ideas for enhancing travelling within WKCD with special reference to four factors, viz.: convenience, visual effect, comfort, environmental friendliness. Barrier-free access facilities for persons with disabilities are also emphasised.

#### ***Distribution of Views***

3.3.3.806 This theme receives a total of 1,943 text units and ranks fifth in terms of the number of text units recorded. Amongst the categories of views within this theme, “Project for a New Dimension” ranks first with 525 text units (27.0%), “City Park” ranks second with 417 text units (21.5%), and “Cultural Connect: Key to Sustained Vitality” ranks third with 321 text units (16.5%).

3.3.3.807 A total of 680 text units (35.0%) of views falls under the category of “Other Views on Accessibility” which provides some further insights and perspectives.

#### ***Summaries of Top Categories/Sub-categories of Views***

3.3.3.808 Using positive views and negative views as the yardsticks to measure the popularity of each Conceptual Plan Option in the context of accessibility, “City Park” ranks favourably [209 (10.8%) vs 76 (3.9%)] among the three Options, followed by “Project for a New Dimension” [207 (10.7%) vs 131 (6.7%)] and “Cultural Connect: Key to Sustained Vitality” [163 (8.4%) vs 54 (2.8%)].



- 3.3.3.809 Positive views on “City Park” (209, 10.8%) highlight the underground transport infrastructure which enhances people’s experience of the cultural axis, providing visitors with a clean environment, whereas lane roads and car parks are separated from footpaths. Furthermore, the elevated rail system links various cultural and commercial areas of Kowloon by providing access to the Express Rail Link.
- 3.3.3.810 Negative views on “City Park” (76, 3.9%) include: underground transport network creates problems such as costs, excessive energy use, emission, ventilation and inconvenience to the elderly and persons with disability; inadequate transport provisions; and walking distance between Austin Station and main entrance being too far.
- 3.3.3.811 Positive views on “Project for a New Dimension” (207, 10.7%) highlight the zoning of villages and variety of transportation choices which helps spread the crowd and pedestrian circulation. Accessibility is enhanced by means of the Loop Bridge, the satellite arts stations, the open plaza and the opportunity for land-marine interface.
- 3.3.3.812 Negative views on “Project for a New Dimension” (131, 6.7%) include: having garden type walkway and the “tree bridge” are unrealistic; Loop Bridge is an eyesore and a waste of energy resources; having water taxis is a gimmick and causes problems to traffic in the harbour; and planning for pedestrian network is too fragmented.
- 3.3.3.813 Positive views on “Cultural Connect: Key to Sustained Vitality” (163, 8.4%) highlight the environmentally friendly tram system whereas cycling tracks, the piers and the Art Pontoons provide a wide choice of transport modes.
- 3.3.3.814 Negative views on “Cultural Connect: Key to Sustained Vitality” (54, 2.8%) include: difficult to find one’s way when moving in a east-west direction; problems with outbound traffic because of overlapping options; internal connectivity to the western part being weak; and trams not favoured as they are noisy, inefficient and cause conflicts in land use.
- 3.3.3.815 “Other Views on Accessibility” (680, 35.0%) claims that the accessibility issue should not be just confined to internal transport consideration. Rather, it should take into account a wider scope such as environmental friendliness, catering the need of different users (including disabled or elderly persons), and other travelling options, such as climate-controlled pedestrian network and footbridges with travellers, etc.

**Theme 5: Accessibility (e.g. external connectivity (pedestrian and vehicular), marine access, and internal transport mode) (1,943 text units)**

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### **5.3 Project for a New Dimension (525 text units, 27.0%)**

#### ***5.3.1 Positive Views (207 text units, 10.7%)***

- 3.3.3.816 Connecting WKCD with Kowloon Park and the proposed satellite arts station is considered a good idea and the simple ground level orientation in this concept can ensure the best “walkability” between destinations within the District.
- 3.3.3.817 OMA’s assessment of nearby traffic capacity and the need for this to be addressed are supported.
- 3.3.3.818 This Option offers a great variety of experiences along any route, and it provides the most distinct zoning of “villages” and open spaces which are well covered by internal routing transport modes.
- 3.3.3.819 The suspension Loop Bridge around the typhoon shelter is given favourable views on the following grounds:
- (a) Its iconic and breathtaking architecture is strategically positioned to take full advantage of the surrounding environment, and is able to solve the traffic congestion problem in West Kowloon;
  - (b) It would attract people who like outdoor sports like the marathon; and
  - (c) The plan is well designed to help ease the flow problems and chaotic situation generated by a large volume of movements.
- 3.3.3.820 It offers a variety of transportation choices which helps spread the crowd and pedestrian circulation.
- 3.3.3.821 The open plaza south of the XRL terminus offers a sense of arrival from the terminus to the District.
- 3.3.3.822 This Option includes several opportunities for land-marine interface, such as the distinctive water taxi service, bringing water inland and encouraging activities on water, and adds vibrancy to the harbourfront.

#### ***5.3.2 Negative Views (131 text units, 6.7%)***

- 3.3.3.823 This Option which features two special suggestions (viz.: the Loop Bridge connecting Jordon district and a garden-type walkway linking Kowloon Park) in fact exceeds the authorised scope of land use for WKCD.
- 3.3.3.824 The idea of ‘tree bridge’ connecting the existing Kowloon Park is not realistic.

3.3.3.825 The idea of a suspension Loop Bridge is not supported on the following grounds:

- (a) It is considered to be a superfluous approach to build a circular coast line bridge and its claim to be able to alleviate traffic problems is not strong;
- (b) It is considered to be an eyesore and could cause damages to the harbour as well as pollution problems; and
- (c) Apart from the construction cost for the bridge, all future vehicles using it would have unnecessarily wasted additional energy due to the circular routing.

3.3.3.826 The water taxi mode of transport is not favourably considered due to the following reasons:

- (a) This concept is just a gimmick and usage would be rather low; it is also uncomfortable to travel on it during turbulent weather; and
- (b) It can add further chaos to the already busy water traffic in the harbour.

3.3.3.827 In the absence of motorised transport systems, it would not be acceptable to expect people to travel on foot in the humid and hot summer.

3.3.3.828 It is felt that pedestrian street network planning is too fragmented and lacks consistency and sense of direction.

3.3.3.829 While there is a good plan on car circulation, the pedestrian pathway and grid is too idealistic.

### ***5.3.3 Other Views (187 text units, 9.6%)***

#### ***Enhancing Connectivity (Internally/Externally)***

3.3.3.830 It is suggested that an elevated monorail system be added to increase internal connectivity.

3.3.3.831 Further considerations should be given to enhancing the traffic facilities to cater for massive groups of audience leaving the performance venues during night time.

#### ***Mixed Views and Doubts Raised***

3.3.3.832 The type of water taxi (e.g. ferry, jet-boat, tourist boat) should be elaborated if such modes of water transport are to be adopted.

3.3.3.833 With the Tsing Ma Bridge and Ting Kau Bridge, it is doubtful if a further harbour bridge would be required.

### ***Suggestions for Further Improvements***

- 3.3.3.834 Whether the Loop Bridge can really alleviate existing traffic congestion could be in doubt, but the bridge should accommodate pedestrians, and green plants should be added to match the greenery setting of the District.
- 3.3.3.835 It is suggested that a tunnel mode of accessibility instead of a bridge should be adopted.
- 3.3.3.836 It is suggested that underground passages could be extended to the streets and alleys of the Kowloon region so as to attract more people to WKCD.
- 3.3.3.837 It would be nice if this Option's accessibility could be further strengthened by including environmentally friendly electric train, water taxi, vertical lifts and jogging trails.
- 3.3.3.838 Natural resources should be optimised where applicable in the design to address accessibility.

## **5.1 City Park (417 text units, 21.5%)**

### ***5.1.1 Positive Views (209 text units, 10.8%)***

- 3.3.3.839 This Option has the transport infrastructure located below ground and is greatly favoured on the following grounds:
- (a) It best suits the layout of this cultural axis and enhances people's experience of the District;
  - (b) Visitors will have a chance to breathe in clean, fresh air produced by the 5,000 trees in the park while the environmentally friendly transport system succeeds in connecting the whole District;
  - (c) The transport design is both creative and safe; and
  - (d) It separates vehicles and automobiles from pedestrians.
- 3.3.3.840 The 'elevated rail system' links various cultural and commercial areas of the Kowloon Peninsula efficiently and effectively, and provides access to Express Rail Link (XRL).
- 3.3.3.841 This Option features good connection with Kowloon Park through environmentally friendly transport networks which are convenient and desirable.

3.3.3.842 Having lane roads and car parks separated from footpaths is sustainable whereas the idea of a multi-entry is well supported, as it facilitates smooth in-and-out movements of visitors in the District.

3.3.3.843 The Monorail provides a broad reception location to take care of the large volume of XRL mainland passengers.

#### ***5.1.2 Negative Views (76 text units, 3.9%)***

3.3.3.844 Having the transport infrastructure located below ground is not supported on the following grounds:

- (a) A great deal of energy would be consumed on air-conditioning and lighting;
- (b) Traffic-related emission would be trapped and would cause health hazards;
- (c) It is not so convenient for the elderly and persons with disability;
- (d) Being unable to enjoy the beautiful landscape above ground;
- (e) High construction and recurrent costs for the network, especially in dealing with the problem of exhaust emission; and
- (f) Potentially dangerous and complicated problems regarding ventilation.

3.3.3.845 It is felt that the large parks are separating rather than connecting the different sub-districts as the entrance of the transport system is adjacent to those luxury residential mansions. As a consequence, the park which is not so accessible could hence become the rear garden of the rich.

3.3.3.846 It is inadequate to rely only on the bio-bus and the elevated transport system.

3.3.3.847 The diagonal axis does not emphasise enough the link to the XRL terminus as an entry gateway for visitors from mainland China, whereas the monorail option is considered to be incompatible with local culture.

3.3.3.848 Without efficient transport and pedestrian linkages in this plan, it might create great difficulties in attracting visitors to the far side of the District.

3.3.3.849 The walking distance (equivalent to that between Tsim Sha Tsui or Jordan) between Austin Station and the main entrance of the District is considered too long, and there is no reference to the linkages with various nearby transport stations (viz.: Austin Station, Kowloon Station, and the future XRL terminus).

#### ***5.1.3 Other Views (132 text units, 6.8%)***

***Enhancing Connectivity (Internally/Externally)***

3.3.3.850 It is suggested that a coastal cycling track which would connect East Tsim Sha Tsui with Tai Kok Tsui Olympian Station, Nam Cheong Station and Lai Chi Kok Station should be added, and that there should be quays and ferries connecting other parts of Tsim Sha Tsui.

***Mixed Views and Doubts Raised***

3.3.3.851 There is no reference made in this Option to where the at-grade traffic flows are diverted to the underground level.

3.3.3.852 The concept of underground transport infrastructure is considered good but more public consultations are necessary. It might also be difficult to resolve ventilation problems.

3.3.3.853 An elevated monorail system operating with frequent trips should be manned, though it might cause noise pollution problems.

3.3.3.854 It is doubtful if the good concept of segregating people from vehicle flows would be a practical one, when it involves a large number of costly underground excavation work.

3.3.3.855 There is no mention of sewage, waste and exhaust emission disposal arrangements in the underground highway concept.

3.3.3.856 The introduction of cycling tracks is good, but there must also be locations earmarked for bicycle parking.

***Suggestions for Further Improvements***

3.3.3.857 It is suggested that glass on the pavement surface of the Cultural Axis should be used in order to become possibly one of the tourist attractions, and that a suspension sea-bridge should be added.

3.3.3.858 Enhancing transport arrangements should include improving shuttle services via various means of transport such as bio-buses, electrical vehicles and increasing the number of terminals.

3.3.3.859 Loading and unloading bays are inadequate, and to remedy that, parking space should be provided.

3.3.3.860 The needs of persons with disability should be considered by providing other possible assistance for them to enter the District from Kowloon Station, which is quite far away from the main entrance of WKCD.

## **5.2 Cultural Connect: Key to Sustained Vitality (321 text units, 16.5%)**

### ***5.2.1 Positive Views (163 text units, 8.4%)***

- 3.3.3.861 An environmentally friendly tram system is convenient to the elderly and attractive to tourists, and is cheaper in terms of costs when compared to the elevated monorail system.
- 3.3.3.862 The proposed cycling track and tram area, and the piers and Art Pontoons provide a wide choice of transportation modes.

### ***5.2.2 Negative Views (54 text units, 2.8%)***

- 3.3.3.863 The difficulty of not being able to find one's way, the risk of level changes between two points within the District, and the risk of repetitive styling is high, as the experiences are dominated by the overall architecture in the master plan rather than by individual sites' developers and their architects.
- 3.3.3.864 There is no easy way for pedestrians to move across the entire District in a east-west direction, and this is so even along the waterfront.
- 3.3.3.865 The outbound traffic means is considered imperfect as there are too many overlapping options.
- 3.3.3.866 Internal connectivity to the western part of the District is rather weak comparatively speaking.
- 3.3.3.867 Trams are not favoured on the following grounds:
- (a) Tram operations are quite inefficient;
  - (b) Causing noise nuisances to residents living along the tram way; and
  - (c) Causing conflicts in road use between pedestrians and vehicles.

### ***5.2.3 Other Views (104 text units, 5.4%)***

#### ***Enhancing Connectivity (Internally/Externally)***

- 3.3.3.868 The accessibility to the Market Place in this Option is rather low and should be enhanced, whereas the connection to outside or transport zone should also be dealt with.
- 3.3.3.869 It is suggested that the transport system should be more connected to the existing external traffic, tunnel services, communities, and major shopping malls.



3.3.3.870 Ferry services in the District should be linked to different parts of Hong Kong, including the outlying islands.

3.3.3.871 As the cycling track within the District is rather short, it should be extended so that it links with areas outside WKCD where possible.

***Mixed Views and Doubts Raised***

3.3.3.872 The transport network is considered to be not comprehensive enough for a District of this nature, whereas the underground transport system has not been fully explained to the public.

3.3.3.873 The water taxi mode of operation might add further pollution to the harbour.

3.3.3.874 It is doubtful if all Hong Kong people who are used to faster modes of transport would fully endorse trams, which are slow though comfortable.

***Suggestions for Further Improvements***

3.3.3.875 The XRL plaza could be better linked to the District facing the harbour.

3.3.3.876 Linkages to the Kowloon Park could be further strengthened.

3.3.3.877 In line with the cycling track and parking design, corresponding parking facilities and renting service for bicycles should be made available on site.

3.3.3.878 It is hoped that the tram service should be run on a circular route around the District and that additional shuttle services could be provided.

3.3.3.879 It is recommended that the Venetian water ferry transport mode of operation be introduced to connect different cultural venues and attractions in the District.

**5.4 Other Views on Accessibility (680 text units, 35.0%)**

***Real Meaning of Accessibility***

3.3.3.880 Performance venues should be situated within walking distance from transport hubs because local audience tends to leave work late, while some shows tend to finish late.

3.3.3.881 It is opined that accessibility should not be just confined to internal transportations which should not be too convenient so as to encourage more people to go on foot for health reasons.

- 3.3.3.882 WKCD should be a pollution free and environmentally friendly green area having only electric trams, electric cars, tricycles, bicycles for rental, and conveyor pathway etc.; alternatively, it should be designed so that people would go on foot with a view to achieving accessibility.
- 3.3.3.883 There should be sight-lines overlooking the harbour, as well as having a graduated form with no vehicular roads on the site.
- 3.3.3.884 Accessibility is critical not only to give people with impairments a chance to fully enjoy the new district, but also to pay attention to accessibility, which is emblematic of how easily accessible WKCD could be.
- 3.3.3.885 Continuous and open space at ground level for pedestrians, or at the level of the waterfront promenade would be a better way to fully integrate the District with the surrounding environment.
- 3.3.3.886 It is daunting to visit the whole WKCD which requires a variety of transport modes. Above-ground internal transportation is therefore preferred.
- 3.3.3.887 It is important to provide cover to public outdoor walkways and universal access for different users, especially for the elderly and persons with disability.

***Hidden Problems related to Accessibility***

- 3.3.3.888 As cycling is the most green and healthy transportation means, it is necessary to build a correspondingly long cycling route in WKCD and connect it to other areas.
- 3.3.3.889 The waterfront promenade should be a means to connect WKCD with the TST Star Ferry area and the heart of Kowloon.
- 3.3.3.890 Accessibility through XRL terminus, together with the District's welcoming street-level plaza and direct access to the waterfront, forms the only genuine gateway when mainland visitors arrive.
- 3.3.3.891 To maximise the use of the facilities and open spaces in WKCD by the public, it is suggested that Government should ensure a well-planned transport strategy with strong connectivity that links up the neighbourhood community, and with nature.
- 3.3.3.892 Concerns have been raised on the location and amount of areas to be occupied by the very large ventilation shaft of XRL system in the District.
- 3.3.3.893 Concerns have been raised about the underground circulation spaces which will be extremely unpleasant, i.e., dark, dirty, and stale air circulation.

3.3.3.894 Tram services are good, but may not be financially viable.

***Further Thoughts on Accessibility***

3.3.3.895 Since WKCD is expected to be accessible to all, building an undersea foot bridge or footpath pertinent to this development project is in fact an extension of the underground traffic in the overall design.

3.3.3.896 Adopt the concept of air-conditioned and glazed “circular routing corridor”, which would link all major exhibition venues with automatic people movers.

3.3.3.897 Further thoughts should be given to how nearby transport network such as Airport Express Train, Tung Chung Line, West Rail, XRL, etc. could be linked up for the purpose of channelling large numbers of potential patrons to WKCD.

3.3.3.898 There should be multiple drop-off points along the coastline of the District for the convenience of patrons using water taxi and sightseeing boat modes of transport.

3.3.3.899 Improve the waterfront accessibility with a proposed ‘Star’ Ferry circular routing between Central and/or Wan Chai – Tsim Sha Tsui – WKCD - Central/Wan Chai.

3.3.3.900 The proposed linkages should also be able to connect the nearby Jordan and Tsim Sha Tsui districts by upgrading and extending the existing subway crossing or footbridges.

3.3.3.901 To cater for possible surge of pedestrian flow during major events, the proposed means of transport such as ferry, tram, monorail, traveller and automatic people mover should be able to accommodate such flow and offer easy and safe dispersals.

3.3.3.902 Elevated APM is supported as it can serve as an effective “collector and distributor” of internal trips within WKCD.

3.3.3.903 Placing less building structures above the WKT station footprint will be helpful in reducing the complex interfaces, and hence will be beneficial to both WKCD and WKT in terms of project coordination.

3.3.3.904 At times of major events there should be sufficient internal shuttle transport to cater for those who are moving around in order to be on time for the opening of shows and performances.

## **Theme 6: Most Preferred Particular Feature(s) of the Conceptual Plan Options**

### **Categories:**

- 6.1 City Park
- 6.2 Cultural Connect: Key to Sustained Vitality
- 6.3 Project for a New Dimension
- 6.4 Other Views on Most Preferred Particular Feature(s) of the Conceptual Plan Options

### **Overview**

#### ***Definition***

3.3.3.905 This theme is a collection of views on particular features of each Option that are explicitly indicated as most preferred by the respondents. Views on similar features not explicitly indicated as most preferred are included in the other relevant themes.

#### ***Distribution of Views***

3.3.3.906 This theme receives a total of 6,791 text units and ranks second in terms of the number of text units recorded. Amongst the categories of views within this theme, “City Park” ranks first with 2,177 text units (32.1%), “Cultural Connect: Key to Sustained Vitality” ranks second with 2,059 text units (30.3%), while “Project for A New Dimension” ranks third with 2,021 text units (29.8%).

3.3.3.907 A total of 534 text units (7.9%) of views falls under the category “Other Views on Most Preferred Features(s) of the Conceptual Plan Options” which provides some further insights and perspectives.

#### ***Summaries of Top Categories/Sub-categories of Views***

3.3.3.908 Green setting and planting in “City Park” (772, 11.4%) is mentioned most as the most preferred feature, followed by accessibility in “Project for New Dimension” (750, 11.0%), and physical provisions in “Cultural Connect: Key to Sustainability” (605, 8.9%). It is viewed that the green setting and planting provided by “City Park” can play the role as a “City Lungs”, while the accessibility arrangements designed by the “Project for New Dimension” enable WKCD to take advantage of land and water catalysts for development. For the physical provisions offered by “Cultural Connect: Key to Sustainability”, its

architecture is generally commended for the demonstration of the meeting between East and West.

- 3.3.3.909 Most Preferred Particular Features for “City Park” in descending order are: Green Setting and Planting (772, 11.4%); Accessibility (362, 5.3%); Environmental Friendliness (301, 4.4%); Overall Design (291, 4.3%); Physical Provisions (248, 3.7%); and the Park (203, 3.0%).
- 3.3.3.910 Most preferred Particular Features for “Cultural Connect: Key to Sustained Vitality” in descending order are: Physical Provisions (605, 8.9%); Overall Design (578, 8.5%); Green Setting and Planting (336, 4.9%); Accessibility (327, 4.8%); Environmental friendliness (154, 2.3%); and Open Space (59, 0.9%).
- 3.3.3.911 Most Preferred Particular Features for “Project for a New Dimension” are: Accessibility (750, 11.0%); Overall Design (575, 8.5%); Physical Provisions (482, 7.1%); Green Setting and Planting (131, 1.9%); and Environmental Friendliness (83, 1.2%).
- 3.3.3.912 Other Views on Most Preferred Features regarding General Preferences relate that all three Options incorporate both local and international features, and are water-friendly in design. Under individuals aspects, views relate that the Options are environmentally friendly whilst being able to provide effective transportation, greenery and open spaces.

**Theme 6: Most Preferred Particular Feature(s) of the Conceptual Plan Options  
(6,791 text units)**

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## **6.1 City Park (2,177 text units, 32.1%)**

### ***6.1.1 Overall Design (291 text units, 4.3%)***

3.3.3.913 It is considered the best amongst the three CPOs in that it best integrates the natural environment and the arts, underpins the planning concept with a view to attaining effective land use, and embodies extensive functions and facilities that belong to the Hong Kong people.

3.3.3.914 This Option builds a prominent image that blends in well with Hong Kong's metropolitan characteristics, making it possible to become the most creative arts-driven waterfront park in Asia.

### ***6.1.2 The Park (203 text units, 3.0%)***

3.3.3.915 It constitutes a new landmark, which transplants the culture of "Central Park" in New York and London to Hong Kong, where people can rest and escape from their busy schedules.

3.3.3.916 It is a huge downtown park on the waterfront which provides the best spot for sightseeing as well as for artists and professional to showcase their works.

### ***6.1.3 Green Setting and Planting (772 text units, 11.4%)***

3.3.3.917 It perhaps possesses the greatest extent of green setting which plays the role as a "City Lungs" that virtually forms a forest.

### ***6.1.4 Environment Friendliness (301 text units, 4.4%)***

3.3.3.918 It is perhaps the most environmental-friendly design in which both goal (entitled "a zero carbon city") and means ("waste and water recycling system", "renewable energy sources", "underground transportation network", "bio-bus" ) are well recognised. It is further viewed that such host of endeavors should be conducive to a sustainable development.

3.3.3.919 Its underground transportation network enables WKCD to become a district with no carbon emission.

### ***6.1.5 Accessibility (362 text units, 5.3%)***

3.3.3.920 Transportation arrangements are well-planned, inclusive, balanced and advanced, including underground transport network which makes it possible for pedestrians to walk freely and safely at the ground level.

3.3.3.921 Creativity is demonstrated by the elevated rail (monorail) and bio-bus.

**6.1.6 Physical Provisions (248 text units, 3.7%)**

- 3.3.3.922 Low density buildings constitute a naturally-developed community where there are ample leisure facilities.
- 3.3.3.923 The Waterfront Promenade, the U-shaped hotel, the novel M+ Plaza and the MPVs are all well-designed, showcasing Hong Kong's cultural ambiances and Victoria Harbour.

**6.2 Cultural Connect: Key to Sustained Vitality (2,059 text units, 30.3%)**

**6.2.1 Overall Design (578 text units, 8.5%)**

- 3.3.3.924 This is the best Option that can meet the needs and aspirations of Hong Kong people, as the architects are able to capture the essences of their lives, traditions and contemporary spirit.
- 3.3.3.925 Enlightened by the aesthetic ideas within the "Qingming Riverside", it is deeply rooted in Hong Kong's indigenous cultures while manifesting contemporary forms.
- 3.3.3.926 It is able to deal with culture, environment and community as a whole, highlighting the interactions between human, hardware and the environment.
- 3.3.3.927 It is an urban-driven design, geared to urban configuration.
- 3.3.3.928 The three layer urban design displays artistic appeals as well as a neat, explicit and orderly layout that establishes a unified whole.
- 3.3.3.929 It is able to attract visits from all walks of life, the outcome of which is the raising of Hong Kong's cultural image.

**6.2.2 Green Setting and Planting (336 text units, 4.9%)**

- 3.3.3.930 It possesses a large area of green overlooking Victoria Harbour and all buildings appear to be placed under the umbrella of greenery.
- 3.3.3.931 In conjunction with the rooftop urban farms, an extensive scope of green scenery has taken shape to give people a harmonious feel of the place.

**6.2.3 Environmental Friendliness (154 text units, 2.3%)**



3.3.3.932 It appears to provide the greatest number of measures on environmental protection, including “Rooftop Urban Farm”, “Zero Carbon Tram System”, “Environmental Shade” and “Solar and Wind Farm”.

3.3.3.933 The tram system symbolises Hong Kong’s past and encourages collective memories.

#### ***6.2.4 Open Space (59 text units, 0.9%)***

3.3.3.934 Sufficient open space is contributed by the intended and natural composition of Harbour Park, green terrain, streets, Central Plaza, etc.

#### ***6.2.5 Accessibility (327 text units, 4.8%)***

3.3.3.935 The seafront cycle track is good for exercise and extends accessibility throughout the District.

#### ***6.2.6 Physical Provisions (605 text units, 8.9%)***

3.3.3.936 The architecture demonstrates the meeting of East and West as the Harbour Park harmonises with Victoria Harbour, since Harbour Pool fully utilises the advantages of Victoria Harbour.

3.3.3.937 The Art Pontoons is a brand-new design reminding Hong Kong’s past as a fishing village whereas the Theatre Steps reveal the classical and local characters in the same way that streets within the District demonstrate their own style.

3.3.3.938 Xiqu Centre located adjacent to the downtown area makes it accessible to the elderly.

3.3.3.939 The Central Plaza is likened to Covent Garden and the Children’s Museum will be a favourite.

3.3.3.940 Banyan Farm is likened to Hyde Park in providing a venue for freedom of expression whereas the suspension bridge gives people the illusion that pedestrians are walking on water.

### **6.3 Project for a New Dimension (2,021 text units, 29.8%)**

#### ***6.3.1 Overall Design (575 text units, 8.5%)***

3.3.3.941 It is appraised as a master stroke as the model looks almost perfect.

3.3.3.942 “Three Villages” is both innovative and exploratory. Activities generated from it are the best of three Options.

3.3.3.943 The “village” concept is a confluence of almost all local cultures and sets a future blueprint as every component is unique and reflects originality.

### ***6.3.2 Green Setting and Planting (131 text units, 1.9%)***

3.3.3.944 The pattern of gardens represents a retrofit and brings about some attractive usages and activities through the Fishponds and the Community Farm.

### ***6.3.3. Environmental Friendliness (83 text units, 1.2%)***

3.3.3.945 It adopts such measures as “zero energy”, “zero emission”, “zero wastes”, “recycling of buildings” and “usage of easily-dismantled apparatuses” to maintain and enhance environment.

### ***6.3.4 Accessibility (750 text units, 11.0%)***

3.3.3.946 It takes advantage of land and water catalysts for development, hence providing water-taxi and the cycling path for that purpose.

3.3.3.947 The Loop is avant-courier and epoch-making, combining scenery with a transport function.

3.3.3.948 In connecting with XRL in the future, the District’s sound transport network renders West Kowloon no longer isolated.

### ***6.3.5 Physical Provisions (482 text units, 7.1%)***

3.3.3.949 Facilities that become symbols of the District include the multi-functional Amphitheatre, the Sunset Pool, the inimitable M+, the fascinating Grand Theatre, the Premiere Theatre and the innovative Floating Black Box Theatre.

3.3.3.950 The Theatre Village allows for ceaseless interactions.

3.3.3.951 The Xiqu Centre and the School for Chinese Opera and Cantonese Opera will revitalise WKCD.

## **6.4 Other Views on Most Preferred Feature(s) of the Conceptual Plan Options (534 text units, 7.9%)**

### ***6.4.1 General Perspectives***

- 3.3.3.952 Whilst all three Options possess their own local and international features, they have taken into account public interest and intensified intrinsic attributes of Hong Kong which will boost creative industries as well as cultural globalisation.
- 3.3.3.953 All three Options have water-friendly designs integrating the urban and natural world, and their own distinctive landmarks which are pleasing to the eyes.

### ***6.4.2 Individual Aspects***

- 3.3.3.954 All three Options have views of Victoria Harbour and are environmentally friendly.
- 3.3.3.955 It is a central place for museums and theatres of different sizes which are able to reflect cultural diversities.
- 3.3.3.956 Greenery and open spaces are sufficient for public engagement and recreation.
- 3.3.3.957 There is an effective transport network providing leads to accessibility and connectivity whereas the cycling paths satisfy people's needs.

## **Theme 7: Other Arts and Cultural Facilities and Education-related Facilities**

### **Categories:**

- 7.1 City Park
- 7.2 Cultural Connect: Key to Sustained Vitality
- 7.3 Project for a New Dimension
- 7.4 Other Views on Other Arts and Cultural Facilities and Education-related Facilities

### **Overview**

#### ***Definition***

3.3.3.958 This theme is a collection of views on other arts and cultural facilities, and education-related facilities proposed by the three Conceptual Plan Options which are over and above the core arts and cultural facilities prescribed by the Design Brief.

#### ***Distribution of Views***

3.3.3.959 This theme receives a total of 728 text units and ranks eighth in terms of the number of text units recorded. Amongst the categories of views within this theme, “Project for a New Dimension” ranks first with 77 text units (10.6%), “City Park” ranks second with 67 text units (9.2%), while “Cultural Connect: Key to Sustained Vitality” ranks third with 61 text units (8.4%).

3.3.3.960 A total of 523 text units (71.8%) of views falls under the category of “Other Views on Other Arts and Cultural Facilities and Education-related Facilities”, and provides some further insights and perspectives.

#### ***Summaries of Top Categories/Sub-categories of Views***

3.3.3.961 “Project for A New Dimension” stands out as the top category. Supportive views are on the Option which covers a wide range of facilities, and the School for Chinese Opera and Cantonese Opera is strongly supported. Positive views on “Other Views on Other Arts and Cultural Facilities and Education-related Facilities of Project for a New Dimension” include the abundance of open spaces and flexibility in facilities provisions.

3.3.3.962 Among “Other Views on Other Arts and Cultural Facilities and Education-related Facilities”, “Literature Museum” and “Facilities for Film” respectively record 80 (11.0%) and 34 text units (4.7%) and are all about the ideal visions for these two facilities. There are 409 text units (56.2%) under “Any Other Views on Other Arts

and Cultural Facilities and Education-related Facilities”, including a wide range of recommended facilities, as well as planning and implementation concerns.

- 3.3.3.963 Other Arts and Cultural Facilities and Education-related Facilities mentioned in descending order for “City Park” are: Black Boxes (3, 0.4%); Centre for Arts and Creative Industries (3, 0.4%); Arts and Crafts Studios (2, 0.3%); Art Academy (1, 0.1%); Dance and Performing Arts Studios (1, 0.1%); and White Cubes (1, 0.1%).
- 3.3.3.964 Other Arts and Cultural Facilities and Education-related Facilities mentioned in descending order for “Cultural Connect: Key to Sustained Vitality” are: Children’s Museum (7, 1.0%); Humanities Centre (7, 1.0%); Community Art College (5, 0.7%); Film Centre (4, 0.5%); and Art Organisation Workspace/International Cultural Establishment (1, 0.1%).
- 3.3.3.965 Other Arts and Cultural Facilities and Education-related Facilities mentioned in descending order for “Project for a New Dimension” are: School for Chinese Opera and Cantonese Opera (13, 1.8%); Cultural Library and Archive (5, 0.7%); Visual Arts Factory (3, 0.4%); and Performing Arts Factory (3, 0.4%).
- 3.3.3.966 Other Views on Other Arts and Cultural Facilities and Education-related Facilities: Positive views on “City Park” highlight the development philosophy which demonstrates creativity as well as practice and application. Negative views on “City Park” refer to repetitions, inflexibility and inadequacy in education provisions. Positive views on “Cultural Connect: Key to Sustained Vitality” highlight the prominence and variety of facilities. Negative views on “Cultural Connect: Key to Sustained Vitality” refer to the lack of perspectives and inadequacies in education and production facilities. Positive views on “Project for a New Dimension” highlight the abundance of open spaces and flexible facilities. Negative views on “Project for a New Dimension” refer to the lack of details for the School of Chinese Opera and Cantonese Opera.

**Theme 7: Other Arts and Cultural Facilities and Education-related Facilities  
(728 text units)**

<b><u>Category/Sub-category (frequency count of text units)</u></b>	<b><u>Page</u></b>
Overview .....	133
7.3 Project for a New Dimension (77 text units, 10.6%) .....	137
7.3.1 Cultural Library and Archive (5 text units, 0.7%) .....	137
7.3.3 Visual Arts Factory (3 text units, 0.4%) .....	137
7.3.4 Performing Arts Factory (3 text units, 0.4%).....	137
7.3.5 School for Chinese Opera and Cantonese Opera (13 text units, 1.8%).....	137
7.3.6 Other Views on Other Arts and Cultural Facilities and Education-related Facilities of Project for a New Dimension (53 text units, 7.3%).....	137
7.1 City Park (67 text units, 9.2%).....	138
7.1.1 Black Boxes (3 text units, 0.4%).....	138
7.1.2 White Cubes (1 text unit, 0.1%).....	138
7.1.3 Centre for Arts and Creative Industries (3 text units, 0.4%) .....	138
7.1.8 Art Academy (1 text unit, 0.1%) .....	138
7.1.9 Dance & Performing Arts Studios (1 text unit, 0.1%).....	138
7.1.10 Arts and Crafts Studios (2 text units, 0.3%).....	138
7.1.12 Other Views on Other Arts and Cultural Facilities and Education-related Facilities of City Park (56 text units, 7.7%) .....	138
7.2 Cultural Connect: Key to Sustained Vitality (61 text units, 8.4%).....	139
7.2.1 Community Art College (5 text units, 0.7%) .....	139
7.2.2 Children’s Museum (7 text units, 1.0%) .....	139
7.2.3 Film Centre (4 text units, 0.5%).....	139
7.2.4 Humanities Centre (7 text units, 1.0%).....	139
7.2.5 Art Organisation Workspace/International Cultural Establishment (1 text unit, 0.1%) .....	139
7.2.6 Other Views on Other Arts and Cultural Facilities and Education-related Facilities of Cultural Connect: Key to Sustained Vitality (37 text units, 5.1%).....	139
7.4 Other Views on Other Arts and Cultural Facilities and Education-related Facilities (523 text units, 71.8%) .....	140

*7.4.1 Literature Museum (80 text units, 11.0%) ..... 140*

*7.4.2 Facilities for Film (34 text units, 4.7%)..... 140*

*7.4.3 Any Other Views on Arts and Cultural Facilities and Education-related Facilities  
(409 text units, 56.2%)..... 141*

### **7.3 Project for a New Dimension (77 text units, 10.6%)**

#### ***7.3.1 Cultural Library and Archive (5 text units, 0.7%)***

3.3.3.967 This Option is commended and its scope should cover local history, Chinese philosophy, music, art and literature, and collections from other regions.

#### ***7.3.3 Visual Arts Factory (3 text units, 0.4%)***

3.3.3.968 The factory provides for one-stop production, exhibitions and retail activities.

#### ***7.3.4 Performing Arts Factory (3 text units, 0.4%)***

3.3.3.969 There should be more facilities covering especially cultural training.

#### ***7.3.5 School for Chinese Opera and Cantonese Opera (13 text units, 1.8%)***

3.3.3.970 Having the School initiative is commended as it would raise global awareness and attract tourists.

#### ***7.3.6 Other Views on Other Arts and Cultural Facilities and Education-related Facilities of Project for a New Dimension (53 text units, 7.3%)***

##### ***Positive Views***

3.3.3.971 There are abundant open spaces and flexible facilities in comparison with the other CPOs, featuring Film Premiere, Library Archive as well as indigenous culture and education activities.

##### ***Negative Views***

3.3.3.972 The facilities related to the School for Chinese Opera and Cantonese Opera lack details and are not in congruence with the surrounding.

##### ***Suggestions/General Comments***

3.3.3.973 There should be facilities covering children education and libraries, and the unclear market for Chinese Opera needs further investigation.

3.3.3.974 “Project for a New Dimension” should take reference to the design of “City Park”.



## **7.1 City Park (67 text units, 9.2%)**

### ***7.1.1 Black Boxes (3 text units, 0.4%)***

3.3.3.975 There should be more Black Boxes to meet local demand.

### ***7.1.2 White Cubes (1 text unit, 0.1%)***

3.3.3.976 There should be more White Cubes to meet local demand.

### ***7.1.3 Centre for Arts and Creative Industries (3 text units, 0.4%)***

3.3.3.977 A cluster of buildings can accommodate arts education programmes and studios for the creative and “applied arts” industry.

### ***7.1.8 Art Academy (1 text unit, 0.1%)***

3.3.3.978 As competition can increase quality, the initiative is supported.

### ***7.1.9 Dance & Performing Arts Studios (1 text unit, 0.1%)***

3.3.3.979 This initiative is commended.

### ***7.1.10 Arts and Crafts Studios (2 text units, 0.3%)***

3.3.3.980 Accessibility for loading/unloading is essential.

### ***7.1.12 Other Views on Other Arts and Cultural Facilities and Education-related Facilities of City Park (56 text units, 7.7%)***

#### ***Positive Views***

3.3.3.981 The development philosophy is demonstrated through creativity, practice and application, all of which resonates with the theme of WKCD and is able to meet different needs.

#### ***Negative Views***

3.3.3.982 Repetitions, inflexibility and inadequacy in education lead to higher cost and cast doubts on effective implementation.

#### ***Suggestions/General Comments***

3.3.3.983 As bias exists in favour of Western culture at the expense of Chinese culture, and as facilities require integration and interaction, there should therefore be more venues for Chinese/Cantonese Opera, and for youth and children.

## **7.2 Cultural Connect: Key to Sustained Vitality (61 text units, 8.4%)**

### ***7.2.1 Community Art College (5 text units, 0.7%)***

3.3.3.984 To promote the arts, there should not be too many functions, nor should it be too professional, in order to reach out to the public.

3.3.3.985 It should be located adjacent to the Austin Railway Station.

### ***7.2.2 Children's Museum (7 text units, 1.0%)***

3.3.3.986 It is the best among the three Options and should be adjacent to the Austin Railway Station to include children's rights education and integrated facilities.

### ***7.2.3 Film Centre (4 text units, 0.5%)***

#### ***Positive Views***

3.3.3.987 To attract people, the Film Centre should incorporate Hong Kong films, product design and environmental protection elements, and it should promote local film history, and education and training.

#### ***Negative Views***

3.3.3.988 It is considered unnecessary.

#### ***General Comments***

3.3.3.989 The Hong Kong Film Archive in Sai Wan Ho should be merged with the Film Centre in WKCD.

### ***7.2.4 Humanities Centre (7 text units, 1.0%)***

3.3.3.990 The Centre can help preserve relics, attract tourist and be the focus of oral history, but it should not be business-oriented.

### ***7.2.5 Art Organisation Workspace/International Cultural Establishment (1 text unit, 0.1%)***

3.3.3.991 Only the United Nations Educational, Scientific and Cultural Organization (UNESCO) is mentioned.

### ***7.2.6 Other Views on Other Arts and Cultural Facilities and Education-related Facilities of Cultural Connect: Key to Sustained Vitality (37 text units, 5.1%)***

#### ***Positive Views***

3.3.3.992 The facilities show variety and prominence and are in congruence with the surrounding environment.

### ***Negative Views***

3.3.3.993 This aspect is too broad and lacks perspectives.

3.3.3.994 Inadequacies in cultural production and education facilities may suggest that it is a real-estate project.

3.3.3.995 Whilst the Humanities Centre is too academic to attract visitors, Chinese culture is at the same time neglected.

### ***Suggestions/General Comments***

3.3.3.996 A School for Chinese Opera and Cantonese Opera, schools for fine arts and music, and Black Boxes should all be added to the list.

3.3.3.997 There is a query on how the concepts of ‘education’ and ‘incubation’ can be demonstrated in the design.

3.3.3.998 Suggestions include building a comprehensive museum and increasing facilities for children, although a Children’s Museum is deemed unnecessary.

## **7.4 Other Views on Other Arts and Cultural Facilities and Education-related Facilities (523 text units, 71.8%)**

### ***7.4.1 Literature Museum (80 text units, 11.0%)***

3.3.3.999 The Literature Museum should be an independent entity and seen to be indispensable in WKCD, and it should serve as an education and creative platform, as well as providing a sound exchange medium for local/indigenous history to showcase Hong Kong.

3.3.3.1000 The Literature Museum integrates the roles of both museum and exhibition centre and is open to all walks of life, thus providing a platform for interaction that focuses on China and Hong Kong.

### ***7.4.2 Facilities for Film (34 text units, 4.7%)***

3.3.3.1001 To maintain its status on a par with the performing arts, film facilities should include a shooting place to boost the economy, and the film industry complete with permanent film archives and a resident company.

3.3.3.1002 A Centre of Moving Images (COMI) with the mission to develop cine-literate citizenship is proposed.

**7.4.3 Any Other Views on Arts and Cultural Facilities and Education-related Facilities (409 text units, 56.2%)**

3.3.3.1003 Views expressed fall into two sub-categories, namely a wide range of recommended facilities, and concerns over planning and implementation:

***Recommended Facilities***

3.3.3.1004 The range of facilities include “general library” (also called “Kowloon Central Library”) (17), “sports centre (school)/gymnasium” (8), “Chinese folk/traditional cultures museum” (7), “martial arts centre/school” (6), “facilities for youth/elder” (4), “collective memories area” (3), “acrobatics-magic-circus centre” (3), “amusement facilities” (3), “Chinese (Herbs) Medicine museum” (2), “Bruce Lee’s memorial center” (2), “minority arts museum” (2), “Museum for Hong Kong Dramas and TV Dramas” (2), “photography exhibition centre” (2), “textile/fashions design/clothing studio” (1), “cultural products plaza”(1), “Museum of Cantonese Songs” (1), “multi-media library” (1), “religious worship venue (e.g. Christianity)” (1).

***Concerns over Planning and Implementation***

3.3.3.1005 Concerns over planning and implementation include “not overlapping with the existing sets”, “need for detailed studies and data”, “consideration of professional feedbacks”, “consideration of future needs”, “short construction time required” etc.

## **Theme 8: Phasing Arrangement for Core Arts and Cultural Facilities**

### **Categories:**

- 8.1 Phase 1 (2015 – 2010)
- 8.2 Phase 2 (2020 onward)
- 8.3 Overall Views on Phasing Arrangement for Core Arts and Cultural Facilities

### **Overview**

#### ***Definition***

3.3.3.1006 This theme is a collection of views on the proposed phasing arrangement.

#### ***Distribution of Views***

3.3.3.1007 This theme receives a total of 1,767 text units and ranks sixth in terms of the number of text units recorded. Amongst the categories of views in this theme, “Phase 1 (2015 – 2020)” ranks first with 605 text units (34.2%), followed by “Phase 2 (2020 Onwards)” with 380 text units (21.5%).

3.3.3.1008 A total of 782 text units (44.3%) of views falls under the category of “Overall Views on Phasing Arrangement for Core Arts and Cultural Facilities” which provides further insights and perspectives.

#### ***Summaries of Top Categories/Sub-categories of Views***

3.3.3.1009 For “Phase 1 (2015-2020)”, positive views (188, 10.6%) highlight the diversified cultural elements and flexibility for future development of theatres and venues. Negative views (11, 0.6%) refer to the lack of progress and arrangements being complex. Other overall views include: integrating the design of the two phases; need for multi-purpose facilities; and priority being given to meet the needs of performers and children. Positive, negative and other views were expressed regarding ten facilities ranging from Concert Hall to Exhibition Centre.

3.3.3.1010 For “Phase 2 (2020 onwards)”, positive views (160, 9.1%) highlight the fact that a two-phase development provides flexibility and enhancement in Phase 2, and the opportunity to learn from the experience of Phase 1. Negative views (28, 1.6%) refer to high costs and duplication, suggesting that Phase 2 is not needed. Other Overall Views include the need to be clear on time-line; market analysis; adding more facilities; effective use of funding; and avoiding Phase 2 being turned into a real estate project. Positive, negative and other views were expressed regarding six facilities ranging from Great Theatre II to Exhibition Centre.

3.3.3.1011 “Overall Views on Phasing Arrangement for Core Arts and Cultural Facilities” (167, 9.5%) include Underlying Philosophies and Priority and Sequences. The former highlights the need to take into account design, transport system, cost, timing and the need for collaboration. The latter suggests building small venues in Phase 1 and larger ones in Phase 2. Views vary on priority for having green area as opposed to cultural/commercial facilities.

**Theme 8: Phasing Arrangement for Core Arts and Cultural Facilities (1,767 text units)**

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Overview .....	142
8.1 Phase 1 (2015 – 2020) (605 text units, 34.2%).....	145
8.1.1 Overall Views on Phase 1 (2015 – 2020) (387 text units, 21.9%) .....	145
8.1.2 Concert Hall (Phase 1) (21 text units, 1.2%).....	145
8.1.3 Great Theatre I (Phase 1) (17 text units, 1.0%).....	146
8.1.4 Performance Venue in the Xiqu Centre (Phase 1) (29 text units, 1.6%).....	146
8.1.5 Four Blackbox Theatres (Phase 1) (29 text units, 1.6%).....	147
8.1.6 Chamber Music Hall (Phase 1) (9 text units, 0.5%) .....	147
8.1.7 Medium-sized Theatre I (Phase 1) (22 text units, 1.2%) .....	147
8.1.8 Mega Performance Venue (Phase 1) (18 text units, 1.0%).....	148
8.1.9 M+ (Phase 1) (42 text units, 2.4%).....	148
8.1.10 Exhibition Centre (Phase 1) (31 text units, 1.8%).....	149
8.2 Phase 2 (2020 Onwards) (380 text units, 21.5%) .....	149
8.2.1 Overall Views on Phase 2 (2020 Onwards) (299 text units, 16.9%).....	149
8.2.2 Great Theatre II (Phase 2) (20 text units, 1.1%).....	150
8.2.3 Three Medium-sized Theatres (Phase 2) (12 text units, 0.7%).....	151
8.2.4 Small Theatre in the Xiqu Centre (Phase 2) (23 text units, 1.3%).....	151
8.2.5 M+ (Phase 2) (14 text units, 0.8%) .....	151
8.2.6 Exhibition Centre (Phase 2) (12 text units, 0.7%).....	152
8.3 Overall Views on Phasing Arrangement for Core Arts and Cultural Facilities (782 text units, 44.3%).....	152

## **8.1 Phase 1 (2015 – 2020) (605 text units, 34.2%)**

### ***8.1.1 Overall Views on Phase 1 (2015 – 2020) (387 text units, 21.9%)***

#### ***8.1.1.1 Positive Views (188 text units, 10.6%)***

3.3.3.1012 The arrangement of Phase 1 is okay (25), good (23), satisfactory (15), suitable (13), agreed (13), acceptable (11), reasonable (11), comprehensive (8) and adequate (6).

3.3.3.1013 Phase 1 embodying theatres and venues featuring diversified cultural elements, and flexibility for future development should commence as soon as possible.

3.3.3.1014 Whilst Phase 1 provides for the important facilities and venues, it also facilitates a more efficient development for Phase 2 through accumulated experiences. It is thus appropriate to have a two-phase development.

3.3.3.1015 Quality and space utilisation for the promotion of culture and arts are important.

#### ***8.1.1.2 Negative Views (11 text units, 0.6%)***

3.3.3.1016 Arrangement of Phase 1 is too slow, too complex and includes facilities with similar functions.

3.3.3.1017 While the scale of Phase 1 can be reduced, it might suggest that a three-phase development is necessary.

#### ***8.1.1.3 Other Overall Views on Phase 1 (2015-2020) (188 text units, 10.6%)***

3.3.3.1018 Phase 1 should start in 2012 to avoid cost escalation and should synchronise with the operation of XRL. As regards design, Phase 1 and 2 should be integrated.

3.3.3.1019 Priority should be given to the building of large-sized theatres. Similarly, museums, libraries, local culture exhibition centres and indoor stadiums should be built in Phase 1, and these should as far as possible be multi-purpose.

3.3.3.1020 Music/art/community schools for performers and facilities for children should be built in Phase 1.

3.3.3.1021 There are suggestions to break Phase 1 into stages to span possibly over the period 2015-2023.

3.3.3.1022 Other considerations include offices and facilities for art workers, green areas and major buildings to start in Phase 1.

### ***8.1.2 Concert Hall (Phase 1) (21 text units, 1.2%)***



**8.1.2.1 Positive Views (3 text units, 0.2%)**

3.3.3.1023 Big concert halls are excellent and should be built to house orchestral performances as soon as possible.

3.3.3.1024 There should be more concert halls.

**8.1.2.2 Negative Views (3 text units, 0.2%)**

3.3.3.1025 Concert halls can be built in Phase 2, as there are sufficient existing venues already. Besides, concerts are not popular events.

**8.1.2.3 Other Views on Concert Hall (Phase 1) (15 text units, 0.8%)**

3.3.3.1026 Innovative features and modern seat designs are needed.

3.3.3.1027 The size of concert hall should be larger with greater seating capacity.

**8.1.3 Great Theatre I (Phase 1) (17 text units, 1.0%)**

**8.1.3.1 Positive Views (4 text units, 0.2%)**

3.3.3.1028 Great Theatre I has a good design and is much needed for dance performances.

**8.1.3.2 Negative Views (2 text units, 0.1%)**

3.3.3.1029 Great Theatre can be built later or in Phase 2.

**8.1.3.3 Other Views on Great Theatre (Phase 1) (11 text units, 0.6%)**

3.3.3.1030 Seating capacity should be increased and more information on fixed and flexible seating is needed.

3.3.3.1031 Great Theatre should become a landmark, but it may lead to decreased usage of the Cultural Centre and the Hong Kong Academy for Performing Arts.

**8.1.4 Performance Venue in the Xiqu Centre (Phase 1) (29 text units, 1.6%)**

**8.1.4.1 Positive Views (4 text units, 0.2%)**

3.3.3.1032 The performance venue in the Xiqu Centre should be given priority to be built in Phase 1.

**8.1.4.2 Negative Views (2 text units, 0.1%)**

3.3.3.1033 The performance venue in the Xiqu Centre in Phase 1 should be built in Phase 2.

**8.1.4.3 Other Views on Performance Venue in the Xiqu Centre (Phase 1) (23 text units, 1.3%)**

3.3.3.1034 It is suggested that the Xiqu Centre seating capacity should be increased due to growth in the size of the ageing population. However, there are views that it should be down-sized as Xiqu is not popular.

3.3.3.1035 Flexibility in the size of venue and performance genres has been proposed.

**8.1.5 Four Blackbox Theatres (Phase 1) (29 text units, 1.6%)**

**8.1.5.1 Positive Views (5 text units, 0.3%)**

3.3.3.1036 The number of Blackbox Theatres in Phase 1 should be increased.

3.3.3.1037 Blackbox Theatres are suitable for youths and small-scale performances.

**8.1.5.2 Negative Views (8 text units, 0.5%)**

3.3.3.1038 Blackbox Theatres should be built in stages.

3.3.3.1039 The number of Blackbox Theatres can be decreased.

**8.1.5.3 Other Views on Blackbox Theatres (Phase 1) (16 text units, 0.9%)**

3.3.3.1040 Some space should be reserved for future development.

**8.1.6 Chamber Music Hall (Phase 1) (9 text units, 0.5%)**

**8.1.6.1 Positive Views (1 text unit, 0.1%)**

3.3.3.1041 Chamber Music Hall should be built first.

**8.1.6.2 Negative Views (1 text unit, 0.1%)**

3.3.3.1042 Chamber Music Hall should be built in Phase 2.

**8.1.6.3 Other Views on Chamber Music Hall (Phase 1) (7 text units, 0.3%)**

3.3.3.1043 The seating capacity and number of Chamber Music Halls should be increased.

3.3.3.1044 The construction order of Chamber Music Hall and Medium-sized Theatre should be swapped.

**8.1.7 Medium-sized Theatre I (Phase 1) (22 text units, 1.2%)**

**8.1.7.1 Positive Views (2 text units, 0.1%)**

3.3.3.1045 It should be the second venue to be built in Phase 1.

**8.1.7.2 Negative Views (1 text unit, 0.1%)**

3.3.3.1046 The number of Medium-sized Theatres built in each phase should not be the same.

**8.1.7.3 Other Views on Medium-sized Theatre I (Phase 1) (19 text units, 1.1%)**

3.3.3.1047 More Medium-sized Theatres are needed.

3.3.3.1048 Medium-sized Theatre can host popular events in order to boost the interest of the public in cultural activities.

3.3.3.1049 Local production should be performed in Medium-sized Theatre.

**8.1.8 Mega Performance Venue (Phase 1) (18 text units, 1.0%)**

**8.1.8.1 Positive Views (4 text units, 0.2%)**

3.3.3.1050 Mega Performance Venue should be built first in Phase 1 as there is a shortage of such venues in Hong Kong.

3.3.3.1051 There should be more Mega Performance Venues.

**8.1.8.2 Negative Views (4 text units, 0.2%)**

3.3.3.1052 Mega Performance Venue can be built in Phase 2. Small performance venues should be built first as there are more small-scale performances.

**8.1.8.3 Other Views on Mega Performance Venue (Phase 1) (10 text units, 0.6%)**

3.3.3.1053 Compared to the Hong Kong Coliseum, the Mega Performance Venue should be world-class and similar in size, and should have 15,000-20,000 seats.

3.3.3.1054 The number of seats should be decreased as demand for Mega Performance Venue is not high.

**8.1.9 M+ (Phase 1) (42 text units, 2.4%)**

**8.1.9.1 Positive Views (10 text units, 0.6%)**

3.3.3.1055 M+ should be completed in Phase 1.

3.3.3.1056 The arrangement is feasible.

**8.1.9.2 Negative Views (5 text units, 0.3%)**

3.3.3.1057 M+ should be built in Phase 2 or later.

**8.1.9.3 Other Views on M+ (Phase 1) (27 text units, 1.5%)**

3.3.3.1058 There are varying views on the size of M+; some think it is too big while others think it is too small.

3.3.3.1059 The purpose of M+ needs to be defined more clearly.

3.3.3.1060 More multi-purpose venues like M+ are needed.

***8.1.10 Exhibition Centre (Phase 1) (31 text units, 1.8%)***

***8.1.10.1 Positive Views (2 text units, 0.1%)***

3.3.3.1061 Exhibition Centre should be in Phase 1 to attract the public.

***8.1.10.2 Negative Views (4 text units, 0.2%)***

3.3.3.1062 Exhibition Centre can be built in Phase 2.

***8.1.10.3 Other Views on Exhibition Centre (Phase 1) (25 text units, 1.4%)***

3.3.3.1063 More information about Exhibition Centre is needed.

3.3.3.1064 The area of Exhibition Centre should be increased.

3.3.3.1065 It is thought that the number of exhibition centres is sufficient. There are also concerns about the under-utilisation of exhibition centres. Some think that land should be used for other purposes instead.

3.3.3.1066 The need for Exhibition Centre is questionable.

**8.2 Phase 2 (2020 Onwards) (380 text units, 21.5%)**

***8.2.1 Overall Views on Phase 2 (2020 Onwards) (299 text units, 16.9%)***

***8.2.1.1 Positive Views (160 text units, 9.1%)***

3.3.3.1067 The arrangement of Phase 2 is okay (28), good (25), agreed (17), suitable (16), acceptable (12), reasonable (8), satisfactory (10) and comprehensive (5).

3.3.3.1068 Development is facilitated by a two-phase design. Phase 1 provides flexibility and includes important facilities which can be further enhanced in Phase 2. The second phase should be fully implemented after consultation, gaining insight from the Phase 1 opinions.

***8.2.1.2 Negative Views (28 text units, 1.6%)***

3.3.3.1069 Phase 2 is not needed as Phase 1 is already sufficient. Since the venues and facilities are duplicated, the two phases can be merged.

3.3.3.1070 There are concerns about high construction costs for reasons such as extension of development period and delay in construction start date. It is suggested that Phase 2 be postponed or progress be sped up to save costs.

**8.2.1.3 Other Overall Views on Phase 2 (2020 Onwards) (111 text units, 6.3%)**

3.3.3.1071 There are various suggestions on the construction timeline which include: period of Phase 2 be shortened to 3 years, starting before 2020, completed by 2020; and completed by 2014 - 2017. Some think that it is too late to start Phase 2.

3.3.3.1072 On timing issues, the schedule, consultation period and deadline of Phase 2 are not clear. It is suggested that the development of Phase 2 should not be fixed in terms of time, and should not take too long to complete. The pace of development is appropriate and should not be hastened at the expense of quality. It should be adjustable and start towards the end of stage 1.

3.3.3.1073 In relation to Phase 1, Phase 2 should depend on the feedback from Phase 1 and should not affect Phase 1. Market needs analysis and consultation should be conducted upon completion of Phase 1. The architecture design of the two phases should be integrated.

3.3.3.1074 It is proposed that Phase 2 include incorporation of 4D cinema, literature museum, community art facilities, hotels and transportation system. The venues should be able to attract more foreign performances. Cross-media Arts Gallery and Literature Museum should not be replaced by Humanities Buildings.

3.3.3.1075 Phase 2 funding should be used more efficiently.

3.3.3.1076 On management issues, Phase 2 should not be conducted in the manner of a real estate project. Promotion of Phase 2 is insufficient.

3.3.3.1077 In terms of land use, some space in Phase 2 should be reserved for the private sector to participate in construction. Alternative usage of the land for Phase 2 is questioned. If Phase 2 is developed based on organic growth, the WKCD should not just simply reserve land and space next to the Phase 1 venues. It should not be just an extension of Phase 1.

**8.2.2 Great Theatre II (Phase 2) (20 text units, 1.1%)**

**8.2.2.1 Positive Views (2 text units, 0.1%)**

3.3.3.1078 Great Theatre II is needed.

**8.2.2.2 Negative Views (14 text units, 0.8%)**

3.3.3.1079 Great Theatre II is not needed in Phase 2.

3.3.3.1080 Some suggested it be built in Phase 1.

**8.2.2.3 Other Views on Great Theatre II (Phase 2) (4 text units, 0.2%)**

3.3.3.1081 The seating capacity of Great Theatre II should be increased and built near the exit of the Western Harbour Tunnel.

**8.2.3 Three Medium-sized Theatres (Phase 2) (12 text units, 0.7%)**

**8.2.3.2 Negative Views (8 text units, 0.5%)**

3.3.3.1082 There is no need for Medium-sized Theatres in Phase 2.

3.3.3.1083 Medium-sized Theatres should be completed in Phase 1, as there is a high demand for such venues.

**8.2.3.3 Other Views on Three Medium-sized Theatres (Phase 2) (4 text units, 0.2%)**

3.3.3.1084 There should not be too many Medium-sized Theatres.

3.3.3.1085 The number of Medium-sized Theatres should be decreased.

**8.2.4 Small Theatre in the Xiqu Centre (Phase 2) (23 text units, 1.3%)**

**8.2.4.2 Negative Views (11 text units, 0.6%)**

3.3.3.1086 The Small Theatre in the Xiqu Centre is not needed.

3.3.3.1087 The Small Theatre in the Xiqu Centre should be built first in Phase 1 instead.

**8.2.4.3 Other Views on Small Theatre in the Xiqu Centre (Phase 2) (12 text units, 0.7%)**

3.3.3.1088 The seating capacity of the Small Theatre in the Xiqu Centre should be increased. Others suggest that it should be merged with large theatres or related buildings. It should not have the same purpose and target audience as Xiqu Centre.

**8.2.5 M+ (Phase 2) (14 text units, 0.8%)**

**8.2.5.1 Positive Views (3 text units, 0.2%)**

3.3.3.1089 More space should be allocated to M+ in Phase 2.

3.3.3.1090 M+ should be completed earlier in Phase 2.

**8.2.5.2 Negative Views (9 text units, 0.5%)**

3.3.3.1091 M+ should be completed in Phase 1 instead.

**8.2.5.3 Other Views on M+ (Phase 2) (2 text units, 0.1%)**

3.3.3.1092 The size of M+ is queried, i.e., if the demand for M+ is so high, then other performance venue should also be expanded.

3.3.3.1093 Some hold the view that M+ is too big for just exhibiting art while others think M+ should be bigger.

### ***8.2.6 Exhibition Centre (Phase 2) (12 text units, 0.7%)***

#### ***8.2.6.1 Positive Views (1 text unit, 0.1%)***

3.3.3.1094 Exhibition Centre should be the first priority in Phase 2.

#### ***8.2.6.2 Negative Views (6 text units, 0.3%)***

3.3.3.1095 There is no need for the Exhibition Centre in Phase 2.

#### ***8.2.6.3 Other Views on Exhibition Centre (Phase 2) (5 text units, 0.3%)***

3.3.3.1096 The size of the Exhibition Centre is queried, i.e., if the demand for Exhibition Centre is so high, then other performance venues should also be expanded.

3.3.3.1097 Phase 2 should be postponed if there is no data to support the need for Exhibition Centre.

3.3.3.1098 The number of Exhibition Centres should be increased.

3.3.3.1099 The development phases 1 and 2 for Exhibition Centre should be swapped in order to reserve more land for development.

## **8.3 Overall Views on Phasing Arrangement for Core Arts and Cultural Facilities (782 text units, 44.3%)**

### ***General Comments***

3.3.3.1100 These are comments on phasing arrangement not directed at a particular phase. Positive comments include “good” (48), “agreed to” (22), “OK” (21), “reasonable” (17), “suitable and appropriate” (13), “satisfactory” (8); “not bad” (5). Negative comments comprise “too slow and long” (96) and “not preferred” (15). Other aspects cover “to start and be completed as soon as possible” (132); “no comment” (51); “confirmed and completed as soon as possible” (35); “too many theatres, halls and performance venues” (15); “break it into more stages” (9); and “further details required” (5).

### ***Underlying Philosophies***

3.3.3.1101 The phase arrangement should take into account (a) the actual design, (b) alignment with the transport system, (c) controlling construction cost and time, (d) collaboration with relevant bodies in order to meet the needs of the Hong Kong people.

3.3.3.1102 Too much is being built in Phase 1, thus the scale of Phase 2 should be adjusted according to the utilisation rate of Phase 1.

***Priority and Sequences***

3.3.3.1103 Same kind of facilities and venues should be completed in one phase. Different kinds of facilities and venues should be built in different phases. Smaller venues should be built in Phase 1, followed by larger venues in Phase 2.

3.3.3.1104 Regarding the construction sequence, some say that park and green area for the public should be developed first, while others think that commercial buildings or cultural facilities should take priority.



## **Theme 9: Other Issues Raised**

### **Categories:**

- 9.1 Overall Design Principles
- 9.2 Facilities and Activities (In General)
- 9.3 WKCDA's Management Issues
- 9.4 Public Engagement Exercise
- 9.5 Macro Issues
- 9.6 Any Other Opinions

### **Overview**

#### ***Definition***

3.3.3.1105 This theme is a collection of views that do not fall neatly into any of the previous eight themes, addressing issues that relate to “Overall Design Principles”, “Facilities and Activities (In General)”, “WKCDA’s Management Issues”, “Public Engagement Exercise”, “Macro Issues”, etc.

#### ***Distribution of Views***

3.3.3.1106 This theme receives a total of 2,527 text units and ranks fourth in terms of the number of text units recorded. Amongst the categories of views within this theme, “WKCDA’s Management Issues” ranks first with 981 text units (38.8%), “Facilities and Activities (In General)” ranks second with 383 text units (15.2%), “Public Engagement Exercise” ranks third with 344 text units (13.6%), “Overall Design Principles” ranks fourth with 309 text units (12.2%), “Macro Issues” ranks fifth with 304 text units (12.0%).

3.3.3.1107 A total of 206 text units (8.2%) of views falls under the category of “Any Other Opinions”, providing some further insights and perspectives.

#### ***Summaries of Top Categories/Sub-categories of Views***

3.3.3.1108 Nurturing of talents and audience building (315, 12.5%) are two prominent views reflecting the important need for software development in the building of a cultural community and in enhancing the vibrancy of WKCD.

3.3.3.1109 Concerns for “Management and Operation” (266, 10.5%), “Strategic Positioning of the WKCD” (224, 8.9%) and “Financial Issues” (158, 6.3%) account for a major portion of the total number of views (981, 38.3%) under the key category of “WKCDA’s Management Issues”.

3.3.3.1110 Fairly similar number of views is expressed in categories reflecting concerns for “Facilities and Activities (In General)” (383, 15.2%), “Public Engagement Exercise” (344, 13.6%), “Overall Design Principles” (309, 12.2%), and “Marco Issues” (304, 12.0%).

**Theme 9: Other Issues Raised (2,527 text units)**

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### **9.3 WKCDA's Management Issues (981 text units, 38.8%)**

#### ***9.3.1 Strategic Positioning of the WKCD (224 text units, 8.9%)***

3.3.3.1111 WKCD should aim to enhance Hong Kong's city image to reflect iconic and creative qualities and to help promote Hong Kong's economic development.

3.3.3.1112 WKCD is a place for culture, leisure and education, as well as for the elderly and the younger generation.

3.3.3.1113 There should be a balance between high-end and popular programmes.

3.3.3.1114 Should benchmark London and New York for diversity.

3.3.3.1115 There should be a balance between Chinese and western culture, and the sharing of art works and experiences amongst all ethnic groups.

#### ***9.3.2 Management and Operation (266 text units, 10.5%)***

3.3.3.1116 Government's management style hampers creativity and should not apply to WKCDA, hence WKCD should be managed by professionals capable of being creative and critical, and they should be employed on long term contracts.

3.3.3.1117 Whilst LCSD should extend support to WKCDA, the latter should emulate park management experiences in London and New York closely and coordinate with District Councils.

3.3.3.1118 General management issues for the WKCDA requiring attention include setting affordable fees for the public, charging artists reasonable rental and on a priority basis, managing crowd control and striking a balance between art and business.

3.3.3.1119 The introduction of new regulations will encourage creativity, whereas WKCDA should be accessible and should communicate well with the public.

#### ***9.3.3 Financial Issues (158 text units, 6.3%)***

##### ***9.3.3.1 Financial Sustainability of the WKCD (53 text units, 2.1%)***

3.3.3.1120 Financial sustainability allows for the holding of business and self-sustainable activities, and real estate projects, and encourages an increase in the number of "arts consumers".

3.3.3.1121 It is feared that increasing fees for venues will make facilities less affordable.

3.3.3.1122 Income from rentals should be used for financing the extension of the green area.

**9.3.3.2 Costs (e.g. Construction Costs, Maintenance Costs, etc.) (68 text units, 2.7%)**

3.3.3.1123 Accurate budget projection may allay fears of cost overrun, especially regarding construction cost and public space maintenance. Other concerns pertain to underground transportation cost.

**9.3.3.3 Other Views on Financial Issues (37 text units, 1.5%)**

3.3.3.1124 Whilst phasing the development of WKCD helps control cost, there is the view that the benefit from cultural activities cannot be measured in monetary terms.

3.3.3.1125 Funding should be for different types of art groups and should not favour conventional art at the expense of creative art.

**9.3.4 Programmes (315 text units, 12.5%)**

**9.3.4.1 Nurturing Programmes (165 text units, 6.5%)**

3.3.3.1126 Funding the ordinary artists and nurturing arts managers, providing residential and studio facilities at affordable fee level, and relaxing immigration restrictions to attract outside talents all contribute to the building of a cultural community.

3.3.3.1127 Whilst nurturing talents amongst arts school teachers has higher priority over students, the latter should start young at the kindergarten level.

**9.3.4.2 Audience Building Programmes (68 text units, 2.7%)**

3.3.3.1128 Identifying needs, emphasising local characteristics and art education all contribute to audience building.

**9.3.4.3 Arts and Cultural Programmes (54 text units, 2.1%)**

3.3.3.1129 Programmes should demonstrate cultural diversity, including opening up studios to encourage visitors to observe and participate.

3.3.3.1130 Xiqu and Chinese art including calligraphy, as well as local performing arts on the street should be major attractions.

3.3.3.1131 Coordination between departments and organisations should ensure success in organising a greater variety of cultural programmes.

**9.3.4.4 Other Views on Programmes (28 text units, 1.1%)**

3.3.3.1132 Government has a role to play in collaborating with the art industry to promote art education and help art groups in their work.

3.3.3.1133 There are concerns over ambiguity in identifying the types of cultural programmes and the adequacy of software provisions.

***9.3.5 Other Views on WKCD's Management Issues (18 text units, 0.7%)***

3.3.3.1134 The WKCD should communicate well with local art groups regarding future development and facilitating the work of young artists.

**9.2 Facilities and Activities (In General) (383 text units, 15.2%)**

***9.2.1 Performance Venues (119 text units, 4.7%)***

***9.2.1.1 Mega Performance Venue (MPV) (7 text units, 0.3%)***

3.3.3.1135 An outdoor stage accommodating 10,000-20,000 is recommended.

***9.2.1.2 Great Theatres (3 text units, 0.1%)***

3.3.3.1136 There should be some great theatres large in size which should meet international standards to attract overseas performances.

***9.2.1.3 Medium-sized Theatres (13 text units, 0.5%)***

3.3.3.1137 There should not be too many theatres but most should be medium-sized, and the number of seats per theatre should be increased.

***9.2.1.4 Blackbox Theatres (3 text units, 0.1%)***

3.3.3.1138 Blackbox Theatres should be avant-garde in style, including a floating one.

***9.2.1.5 Concert Hall (10 text units, 0.4%)***

3.3.3.1139 The concert hall should have a larger capacity with good acoustic equipment and an organ.

***9.2.1.7 Xiqu Centre (24 text units, 0.9%)***

3.3.3.1140 A permanent Xiqu Centre should be traditional in design and be in an appropriate setting to be located near the Jordan end.

3.3.3.1141 The three conceptual planners are too westernised and biased in favour of the younger generation.

***9.2.1.8 Outdoor Performance Areas (39 text units, 1.5%)***

3.3.3.1142 An outdoor stage should be near the harbour whereas the “pedestrian area” should be for street exhibition.

3.3.3.1143 There should be outdoor facilities for films and Xiqu.

**9.2.1.9 Other Views on Performance Venues (20 text units, 0.8%)**

3.3.3.1144 There should be equal opportunities in booking for all, and additional performance venues should take care of the interests of ordinary artists.

3.3.3.1145 Mega performance venues can be converted into a stadium.

**9.2.2 Museum/M+ (58 text units, 2.3%)**

3.3.3.1146 Positioning M+ appropriately requires avoiding competition with existing museums, setting policies for donation and collection of artworks locally and overseas, and incorporating education elements.

3.3.3.1147 Exhibits should embody international contemporary art, Asian art as well as Chinese contemporary and traditional art.

**9.2.3 Exhibition Centre (11 text units, 0.4%)**

3.3.3.1148 There should be a centre for Chinese painting, calligraphy, Confucian literature as well as handicraft and local artworks, all of which should cater to different tastes.

**9.2.4 Other Views on Facilities and Activities (In General) (195 text units, 7.7%)**

3.3.3.1149 There should be a variety of facilities including a large piazza for activities like street performance, Ferris wheel, sports and a waterfront promenade.

3.3.3.1150 Venues and facilities should cater to the needs of the elderly, children and persons with disability as well as providing the meeting place for artists and the public.

3.3.3.1151 There are concerns about the seats in the outdoor theatres in that they may not last and that, in rainy days, performances have to be cancelled.

3.3.3.1152 Considerations should be given to housing art objects of new media nature. What seems like out of reach today will not be so in 10 years’ time. Buildings should have built-in capability for new technologies such as iPhone and augmented reality.

## **9.4 Public Engagement Exercise (344 text units, 13.6%)**

### ***9.4.1 Holistic Approach (12 text units, 0.5%)***

3.3.3.1153 WKCDA should disclose all information such as discussions in the forums.

### ***9.4.2 Arrangement (149 text units, 5.9%)***

3.3.3.1154 There should be greater details on the three Options.

3.3.3.1155 Greater weight should be given to the views of professionals whereas consultation at the third stage should involve greater and fuller participation by the public.

### ***9.4.3 Effectiveness (47 text units, 1.9%)***

3.3.3.1156 Whilst the final plan should take into account all views, the preferred Option may not be the best as most people are pragmatic and are not imaginative.

3.3.3.1157 Professionals in the field do not seem to be interested in the PE exercise, and the effectiveness of consultations is in doubt as the scope is confined to the design plan.

### ***9.4.4 Consultation Digest and Questionnaire (56 text units, 2.2%)***

3.3.3.1158 There is a lack of information about the Options.

3.3.3.1159 The design and contents of the questionnaire are complicated and abstract.

### ***9.4.5 Stakeholders (36 text units, 1.4%)***

3.3.3.1160 Rather than having a consensus, the views of artists, professionals and students should be given priority.

### ***9.4.6 Consultation Fatigue (9 text units, 0.4%)***

3.3.3.1161 Rather than having excessive consultations, the project should be launched as soon as possible.

### ***9.4.7 Other Views on Public Engagement Exercise (35 text units, 1.4%)***

3.3.3.1162 There is inadequate information in the leaflet, and the WKCDA should disclose more information regarding each Option.

3.3.3.1163 Each Option should be considered in its entirety.



## **9.1 Overall Design Principles (309 text units, 12.2%)**

### ***9.1.1 Sustainability (60 text units, 2.4%)***

3.3.3.1164 Concerns over sustainable development include the need to maintain greenery, recyclable energy, refuse and energy consumption.

3.3.3.1165 Competition with other museums and likelihood of having too many visitors are the other concerns.

3.3.3.1166 Sustainability standards such as Hong Kong Beam Plus or LEED (Gold or Platinum) ratings would have to be mandatory.

### ***9.1.2 Flexibility (19 text units, 0.8%)***

3.3.3.1167 Flexibility is important for development.

### ***9.1.3 Other Views on Overall Design Principles (230 text units, 9.1%)***

3.3.3.1168 An appropriate plot ratio would favour low density development, and commercial and residential development should be minimised.

3.3.3.1169 Applying existing building codes would suppress creativity.

3.3.3.1170 Planning should consider weather and security issues.

3.3.3.1171 The negative impact of XRL should be minimised.

3.3.3.1172 Planning should ensure that both eastern and western culture are well integrated, catering to local needs and having iconic and modern buildings.

## **9.5 Macro Issues (304 text units, 12.0%)**

### ***9.5.1 Hong Kong's Cultural Policies/Strategies (182 text units, 7.2%)***

3.3.3.1173 There should be the articulation of a cultural and arts policy to raise Hong Kong's image as a vibrant cultural city, its people's cultural literacy and arts education level.

3.3.3.1174 Collaboration with relevant government departments and bureaus is vital and these include LCSD and the Education Bureau. Government should also establish an Art and Cultural Department.

### ***9.5.2 Urban Planning of WKCD's Neighbouring Districts (23 text units, 0.9%)***

3.3.3.1175 Improvements should be made to the transport network to enhance connectivity, and to the development of neighbouring districts including the Yau Ma Tei typhoon shelter. Other plans include extending WKCD to Kowloon Park and providing bicycle lanes.

***9.5.3 Other Views on Macro Issues (99 text units, 3.9%)***

3.3.3.1176 It is hoped that WKCD will reposition Hong Kong, boost the creative industry and encourage revision to land use policy in order to encourage the development of culture.

3.3.3.1177 What WKCD must not turn out to be is to become a property development project.

3.3.3.1178 Considerations should be given to people's livelihood and air pollutions during the construction phase should be regulated.

**9.6 Any Other Opinions (206 text units, 8.2%)**

3.3.3.1179 Having a mixed plan by incorporating elements of all three plans is not preferred.

3.3.3.1180 Developing cultural diversity and having core cultural values are essential.