



DESIGNING

HONG KONG
HARBOUR
DISTRICT

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Building Consensus on Sustainable Planning

WKCD-489

3 January 2008

Subcommittee on West Kowloon Cultural District Development
Legislative Council
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Re: Key aspects of a statutory body for cultural venues in West Kowloon

We herewith submit the following comments on the paper WKCD-451 (LC paper no CB(1)344/07-08) for your consideration.

1. The purpose and objects – As identified by the Government

We recommend that the 3 objects identified for the WKCDA in the captioned paper are clarified and limited:

A. PLANNING THE DISTRICT (DISAGREE)

- To prepare the master plan for the whole (arts, cultural, commercial and entertainment, incl. residential, hotel and offices) district in the South West Kowloon Outline Zoning Plan;

B. DEVELOPING THE VENUES (AGREE)

- To design and develop an integrated arts, culture and entertainment venue complex (excluding the office, residential and hotel sites which will be disposed under the normal land sale mechanism) in West Kowloon;

C. MANAGING THE VENUES (AGREE)

- Managing the venue complex to provide arts, cultural, entertainment and related services meeting the needs for the local community, the residents of the Pearl River Delta and visitors from overseas;
- To dedicate funding to foster the development of related cultural and creative industries and activities in China and Hong Kong;
- To promote the WK facilities and services among the local and regional community, and to overseas visitors.

2. Planning the district – The responsibility of the Planning Department and the Harbour-front Enhancement Committee:

- A. Developing the urban plan for the whole district (not just the venues) is a responsibility above and beyond, and quite different from, the development and management of the arts and cultural venue complex.
- B. It is important that the district is planned first and foremost as an integral part of the Kowloon area – and not as a stand alone complex.
- C. The district is an important waterfront and should be planned according to the Harbour Planning Principles, developed by the Harbour-front Enhancement Committee and adopted by the Town Planning Board.



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- D. We therefore recommend that established planning processes and institutions are followed:
 - o That the planning is conducted by the Planning Department, with the public consultation managed through the Harbour-front Enhancement Committee;
 - o That the consultation specifically includes the District Council to ensure integration with the district and accommodation of district requirements;
 - o That the plans are reflected in amendments to the South West Kowloon Outline Zoning Plan and are subject approval by the Town Planning Board under section 12 of the Town Planning Ordinance;
 - o That the WKCDA participates in this process as the venue developer.

3. Designing and developing the venues: Minimum standards for public consultation.

Although it may be difficult to predict as to what and when the public should be consulted by the WKCDA, minimum standards should be set in discussion with the arts and culture industry, and should include the Legislative Council given the magnitude of the one-off cash endowment and land grant.

4. Managing the venues: Guarantee a 50% contribution to the local arts and culture industry.

A. It must be stipulated that 50% of all programming and content is sourced (based on actual money spend each year) within China, and that 50% of this local content is sourced within Hong Kong.

4. Managing the district: Guarantee public access and freedom of movement and expression, powers to challenge existing guidelines and standards

- A. Roads, parks, promenades, side walks, public piers, as well as fire station, police posts, electricity substations, etc. in the whole district should be zoned as such and kept separate from the venue complex (managed by the WKCDA) and the various commercial sites.
- B. These should be managed by the respective departments and owners and be kept free from additional rules and regulations otherwise imposed by the WKCDA.
- C. The success of the Foreshore Authority in Sydney can be attributed to its influence over the design, standards and guidelines of all works within its domain. The WKCDA should assume similar powers to challenge existing guidelines and standards governing current design and management practices (i.e. LCSD standards on the management of parks, or the Transport Department management of roads and sidewalks.)

Herewith we so submit for your consideration.

Paul Zimmerman
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