

**立法會**  
*Legislative Council*

Paper No. WKCD-90

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**Paper for the Subcommittee on West Kowloon Cultural District Development  
on 21 February 2005**

**Proposed Work Plan**

**Purpose**

This paper proposes a work plan for the Subcommittee on West Kowloon Cultural Development (the Subcommittee).

**Terms of Reference of the Subcommittee**

2. At its meeting on 4 February 2005, the Subcommittee adopted its Terms of Reference (TOR) as follows:

“To study and follow up issues relating to the development of West Kowloon Cultural District including its interface with arts and cultural development, land use and planning, environmental considerations, financing implications and arrangements, and other related matters.”

The TOR is also noted by the House Committee at its meeting on 18 February 2005. The areas of study to be covered by the Subcommittee are given at **Appendix I**.

**Proposed time-frame**

3. In view of the wide public interest in the West Kowloon Cultural District (WKCD) and the extensive scope of areas to be studied by the Subcommittee, members may wish to consider conducting the study in two phases and to report to the House Committee upon the completion of each phase of work. The proposed time-frame and the objectives to be achieved for each phase of work are as follows:

- (a) **Phase I:** to be completed *by the end of the 2004-05 session* for examining:
- how far WKCD has been carried out in accordance with the principles laid down by the Government for Public Private Partnership (PPP) projects;
  - whether WKCD as proposed by the Government is the best way to use the 40-hectare land in West Kowloon; and
  - how far WKCD as proposed by the Government can meet the present shortfall and long-term needs in the development of arts and culture in Hong Kong.
- (b) **Phase II:** to be completed *by the end of 2005* for examining:
- whether it is appropriate to develop WKCD under the present planning parameters (types of facilities and design requirements) and financial arrangements (single-package development, support for arts organizations, acquisition of exhibits, charging policies, etc.);
  - what role the Government should play in WKCD and in its support for the development of arts and culture in Hong Kong;
  - what management structure should be put in place to ensure professionalism in the planning, development and management of arts and cultural facilities and implementation of related policies in WKCD; and
  - in what manner local arts and cultural sector could play a part in the planning and development of WKCD.

### **Proposed work plan for Phase I**

4. Subject to members' agreement to the above time-frame, a work plan to facilitate the monitoring of progress of Phase I is proposed at **Appendix II**.

### Subcommittee on West Kowloon Cultural District Development

#### Areas of study

##### I. Land use and planning

- appropriateness of the use of the 40-hectare land for the development of WKCD
- conceptual planning, key development parameters, mix of commercial components vs. arts and cultural components in relation to the objectives of the project
- planning process, public consultation, invitation of interest, mode of tender, development control of the project which has a leasehold term of 50 years

##### II. Interface with arts and cultural development

- provision of the WKCD hardware facilities in relation to Hong Kong's long-term and sustainable arts and cultural policies
- types and scale of arts and cultural facilities to be provided in the WKCD taking into account the future demand for such facilities in Hong Kong
- participation of the local arts and cultural sector in the development and operation of the WKCD
- relationship between WKCD and the existing arts and cultural authorities and bodies

##### III. Financing implications and arrangements

- computation of the development and operating costs of the arts and cultural component of WKCD
- financing options: single-package development vs. multiple-package development
- Government's financial contribution to WKCD and expected proceeds from the development and operation of commercial and other components of WKCD
- Proponents' propositions on the financing arrangements and their fee charging policies for arts and cultural facilities
- hand-over arrangements after the operation period, if there is any operation period

#### **IV. Environmental considerations**

- sustainable development of the WKCD project

#### **V. Establishment of a statutory body to oversee the implementation of WKCD development**

#### **VI. Other related matters**

- mandatory requirements in the Invitation for Proposals such as canopy
- selection and assessment criteria and process such as weighting of public opinion collected during public consultation
- mode of governance of the WKCD development

**Subcommittee on West Kowloon Cultural District Development**

**Proposed Work Plan for Phase I**

**Targets**

To complete Phase I study by end-May 2005 with two to three weeks allowed for internal deliberation and writing of the First Report, aiming at reporting to the House Committee by the end of the 2004-05 session.

**Proposed time-frame**

Key issues	Time-frame
<p><b>Public private partnership (PPP)</b></p> <ul style="list-style-type: none"> <li>● To study the principles adopted by the Government for its PPP projects</li> <li>● To identify deviations, if any, in the approach adopted for the West Kowloon Cultural District (WKCD) development from standing practices and general principles</li> <li>● To examine the appropriateness of using PPP for developing WKCD</li> </ul>	<p><b>mid-February to end-March 2005</b></p>
<p><b>Shortfall and long-term needs in the development of arts and culture in Hong Kong</b></p> <ul style="list-style-type: none"> <li>● To understand the Government's policy in its support for the development of arts and culture in Hong Kong as well as the views of the arts and cultural sector in this respect</li> <li>● To examine the Government's financial commitments for the provision and maintenance of arts and cultural facilities, the organizing of arts and cultural events and support for arts and cultural groups/organizations</li> <li>● To examine the utilization and patronage of existing arts and cultural facilities</li> <li>● To identify the shortfall and long-term needs in the development of arts and culture in Hong Kong</li> <li>● To examine how far WKCD could help meet such needs</li> </ul>	<p><b>end-March to end-April 2005</b></p>

<b>Key issues</b>	<b>Time-frame</b>
<b>Land use and planning</b> <ul style="list-style-type: none"><li>● To examine the capital and recurrent costs involved in providing the arts and cultural facilities being short of if these were to be constructed on West Kowloon</li><li>● To understand the financial implications (including revenue forgone) for adopting the current mode of development in WKCD</li><li>● To assess if this is the best way to use the 40-hectare land in West Kowloon for developing the kind of facilities to be provided in WKCD and whether other options or methods are available</li></ul>	<b>end-April to end-May 2005</b>