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**Joint Subcommittee to Monitor the Implementation of the
West Kowloon Cultural District Project**

**Background brief prepared by the Legislative Council Secretariat
for the meeting on 14 January 2011**

**Stage Two public engagement exercise
for the West Kowloon Cultural District project**

Purpose

This paper provides background information on Stage Two public engagement ("PE") exercise for the development of the West Kowloon Cultural District ("WKCD") project, and highlights the relevant concerns of members of the Joint Subcommittee to Monitor the Implementation of the West Kowloon Cultural District Project ("the Joint Subcommittee").

Background

2. Since its establishment in October 2008 under the West Kowloon Cultural District Authority ("WKCDA") Ordinance (Cap. 601), the Board of WKCDA ("the Board") has been preparing a Development Plan ("DP") for WKCD. The main purpose of DP is to lay out the WKCD area and set apart the land for various arts and cultural facilities; for other land uses such as commercial, hotel, retail and public open spaces; and for internal infrastructural projects. To obtain support from the community in its preparation of DP, the Board has decided to conduct a three-stage PE exercise.

3. Stage One PE exercise lasted from 8 October 2009 to 7 January 2010. It gauged the community's aspiration for and expectations on the planning of WKCD as a whole, and the stakeholders' views on the requirements of the facilities in the arts and cultural venues in WKCD. In this connection, WKCDA appointed in July 2009 three Conceptual Plan ("CP") Consultants (viz. Foster+Partners ("F+P"), Rocco Design Architects Limited ("RDA") and Office for Metropolitan Architecture ("OMA")) to prepare CP Options which showed the layout of the arts and cultural facilities as well as other land uses. These

Options had to take into consideration the views collected during Stage One PE exercise. WKCDA also appointed a Project Consultant to prepare the draft Schedule of Accommodation ("SoA") for the arts and cultural facilities in WKCD.

4. On 20 August 2010, WKCDA launched Stage Two PE exercise, which sought the public's and stakeholders' views on the three CP Options and SoA, including the Option which was most acceptable to the public and the phasing arrangement for the core arts and cultural facilities at WKCD. Stage Two PE exercise ended on 20 November 2010. Taking into account the views collected, WKCDA will select a CP Option to form the basis for the detailed DP.

5. Kick-off for Stage Three PE exercise is tentatively scheduled for 2011. It will seek the public's and stakeholders' views on the detailed DP and detailed SoA. Taking into account the views collected, the detailed DP would be finalised for submission to the Town Planning Board ("TPB") for consideration by 2012.

6. Once TPB agrees to gazette DP for public inspection under the Town Planning Ordinance (Cap. 131), WKCDA will proceed with the design stage of the facilities at WKCD. Once the Chief Executive in Council approved DP under the provisions of Cap. 131, WKCDA will proceed with the construction stage of WKCD.

Concerns raised by members

7. At the meeting of the Joint Subcommittee on 20 September 2010, the three CP Consultants were invited to present their respective CPs. The relevant concerns raised by members of the Joint Subcommittee are highlighted below.

Merging of conceptual plans

8. Some members were concerned about the extent to which the desirable features of the three CPs could be merged into one plan. F+P considered that in order to take on the desirable features of the other two CPs, there should be an overriding and predominately strong concept in the selected CP. RDA pointed out that compatibility of concepts and designs was a crucial consideration in the merging of the desirable features of the three CPs. OMA believed that its CP could serve as a base plan to incorporate the desirable features of the other CPs, and this should be achieved through the collaboration among the CP Consultants.

Cost implication

9. Some members were concerned about whether the costs for the development of WKCD could be kept within the \$21.6 billion upfront endowment for WKCD despite the anticipated escalation in construction costs. They also requested the disclosure of the financial and technical details for the development of WKCD under each CP Option. CP Consultants advised that according to their financial assessments, as the development of WKCD would be conducted by phases, the revenue generated from retail, dining and entertainment rentals, cultural activities and the investment income should enable WKCD to operate self-sustainably. They advised that it was for WKCD to decide whether they could disclose the financial and technical details of their respective CP Options.

10. In response to a member's enquiry about the duration and cost of planting the massive canopy of trees under F+P's CP Option, F+ P advised that the estimated cost for the WKCD development (including the proposed canopy of trees) was within the prescribed budget, and the development of an abundant canopy of trees at WKCD would take about five years.

Public access to WKCD

11. Some members were worried that WKCD might become an exclusive playground for high-end consumption or a lucrative project for private developers. They also urged the CP Consultants to cater for the needs of the local community in their respective CP Options. On CP Consultants' proposals for opening up the streets and public spaces at WKCD for various forms of leisure activities and artistic performances, a member was worried that such proposals might contravene the existing stringent provisions in the relevant legislation.

12. In response, RDA advised that the provision of facilities and open spaces with free admission would facilitate the building of patronage for WKCD. OMA suggested that a management team be established to monitor the development of facilities at WKCD and to consider whether a policy to ensure wide public access to WKCD should be pursued. F+P pointed out that there was an overwhelming support from the community for more public open spaces, where people could have free admission and expression, in the design of WKCD.

Latest development

13. The Administration and WKCDA will update the Joint Subcommittee on Stage Two PE exercise at its meeting on 14 January 2011.

Relevant papers

14. A list of relevant papers with their hyperlinks at the LegCo website is in the **Appendix**.

Council Business Division 2
Legislative Council Secretariat
13 January 2011

**Relevant documents on
Stage Two public engagement exercise
for the West Kowloon Cultural District project**

Committee	Date of meeting	Minutes/Paper	LC Paper No.
Joint Subcommittee to Monitor the Implementation of the West Kowloon Cultural District Project	2009.1.13	Administration's paper on the current position of the West Kowloon Cultural District Project.	CB(2)612/08-09(01) http://www.legco.gov.hk/yr08-09/english/papers/wkcd0113cb2-612-1-e.pdf
		Paper on the summary of views and suggestions made in the Phase III Study Report of the Subcommittee on West Kowloon Cultural District Development for future monitoring of the project prepared by the Legislative Council Secretariat.	CB(2)612/08-09(02) http://www.legco.gov.hk/yr08-09/english/papers/wkcd0113cb2-612-2-e.pdf
		Minutes of meeting	CB(2)943/08-09 http://www.legco.gov.hk/yr08-09/english/papers/wkcd0090113.pdf
	2009.2.27	Administration's response to the recommendations in the Phase III Study Report of the former Subcommittee on West Kowloon Cultural District Development, public engagement exercise for the West Kowloon Cultural District project and mechanism for timely monitoring of the financial position of the West Kowloon Cultural District Authority.	CB(2)944/08-09(01) http://www.legco.gov.hk/yr08-09/english/papers/wkcd027cb2-944-1-e.pdf

Committee	Date of meeting	Minutes/Paper	LC Paper No.
Joint Subcommittee to Monitor the Implementation of the West Kowloon Cultural District Project	2009.2.27	Minutes of meeting	CB(2)1283/08-09 http://www.legco.gov.hk/yr08-09/english/papers/wkcd/minutes/wkcd20090227.pdf
	2009.4.14	Administration's paper on the Consultation Panel of the West Kowloon Cultural District Authority and the public engagement exercise for the West Kowloon Cultural District project and responds to the questions raised by the Subcommittee at the meeting on 27 February 2009.	CB(2)1285/08-09(01) http://www.legco.gov.hk/yr08-09/english/papers/wkcd/papers/wkcd0414cb2-1285-1-e.pdf
		Paper on summary of past deliberations on public engagement exercise for the West Kowloon Cultural District Project prepared by the Legislative Council Secretariat.	CB(2)1285/08-09(02) http://www.legco.gov.hk/yr08-09/english/papers/wkcd/papers/wkcd0414cb2-1285-2-e.pdf
	2009.4.14	Minutes of meeting	CB(2)1867/08-09 http://www.legco.gov.hk/yr08-09/english/papers/wkcd/minutes/wkcd20090414.pdf
		Administration's paper on the masterplanning of the West Kowloon Cultural District public engagement exercise, the planning and development of M+.	CB(2)1869/08-09(01) http://www.legco.gov.hk/yr08-09/english/papers/wkcd/papers/wkcd0619cb2-1869-1-e.pdf

Committee	Date of meeting	Minutes/Paper	LC Paper No.
Joint Subcommittee to Monitor the Implementation of the West Kowloon Cultural District Project	2009.12.4	Administration's paper on the progress of the Stage 1 Public Engagement exercise as well as the recruitment of senior executives of the West Kowloon Cultural District Authority.	CB(2)426/09-10(01) http://www.legco.gov.hk/yr09-10/english/papers/wkcd/papers/wkcd1204cb2-426-1-e.pdf
		Minutes of meeting	CB(2)780/09-10 http://www.legco.gov.hk/yr09-10/english/papers/wkcd/minutes/wkcd20091204.pdf
	2010.4.16	Administration's paper on report on Stage One Public Engagement Exercise for the West Kowloon Cultural District project.	CB(2)1283/09-10(01) http://www.legco.gov.hk/yr09-10/english/papers/wkcd/papers/wkcd0416cb2-1283-1-e.pdf
		Summary of issues/suggestions raised by the Joint Subcommittee on public engagement exercise and development of cultural software in relation to the West Kowloon Cultural District project prepared by the Legislative Council Secretariat.	CB(2)1283/09-10(02) http://www.legco.gov.hk/yr09-10/english/papers/wkcd/papers/wkcd0416cb2-1283-2-e.pdf
		Minutes of meeting	CB(2)2066/09-10 http://www.legco.gov.hk/yr09-10/english/papers/wkcd/minutes/wkcd20100416.pdf

Committee	Date of meeting	Minutes/Paper	LC Paper No.
Joint Subcommittee to Monitor the Implementation of the West Kowloon Cultural District Project	2010.9.20	Administration's paper on Meeting with the Chief Executive Officer and other senior executives of the West Kowloon Cultural District Authority.	CB(2)2257/09-10(01) http://www.legco.gov.hk/yr09-10/english/papers/wkcd/papers/wkcd0920cb2-2257-1-e.pdf
		Minutes of meeting	CB(2)691/10-11

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