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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 13 February 2012

Stage 3 Public Engagement exercise for the West Kowloon Cultural District project

Purpose

This paper provides information on Stage 3 Public Engagement ("PE") exercise for the West Kowloon Cultural District ("WKCD") project and highlights the views and concerns of members of the Joint Subcommittee to Monitor the Implementation of the West Kowloon Cultural District Project ("the Joint Subcommittee") about the subject.

Background

2. Under section 4(1)(a) of West Kowloon Cultural District Authority ("WKCDA") Ordinance (Cap. 601), WKCDA was responsible for preparing a Development Plan ("DP") for WKCD. Following the completion of Stage 1 and Stage 2 PE exercise conducted from 8 October 2009 to 7 January 2010 and from 20 August to 20 November 2010 respectively, WKCDA conducted Stage 3 PE exercise from 30 September to 30 October 2011 to seek the views of the public and stakeholders on the proposed DP, which was developed on the basis of "City Park", the Conceptual Plan Option ("CPO") designed by Foster+Partners and selected by the WKCDA Board in March 2011.

3. At its meeting on 29 November 2011, the Joint Subcommittee received a briefing from the Administration and WKCDA on the proposed DP. Members noted that in line with the previous two stages of the PE exercise, WKCDA had commissioned the Public Policy Research Institute of the Hong Kong Polytechnic University ("PPRI") to collate and analyze the views collected during Stage 3 PE exercise. On 23 December 2011, WKCDA

released PPRI's Report on the Analysis of Views for the Stage 3 Public Engagement Exercise for the West Kowloon Cultural District (PPRI's Report) (LC Paper No. CB(2)663/11-12(02)) and issued its written response to the key views expressed during Stage 3 PE exercise ((LC Paper No. CB(2)663/11-12(04)).

4. As stated in its press release in **Appendix I**, WKCDA submitted the DP to the Town Planning Board ("TPB") for consideration on 30 December 2011. According to WKCDA, it has given due regard to the public views and suggestions received during Stage 3 PE exercise and minor refinements to the DP have been made before its submission to TPB. WKCDA is preparing in parallel the design competitions for several signature facilities with a view to commencing the construction works as soon as possible upon the completion of the statutory planning process.

Members' views and concerns

5. The Joint Subcommittee has closely monitored the various stages of the PE exercise and matters relating to Stage 2 and Stage 3 PE exercise and the DP were discussed at the Joint Subcommittee's meetings in March, July and November 2011. Members' views and concerns are highlighted below.

Inadequacy of Stage 2 PE exercise

6. Concern was raised about the absence of some important questions in PPRI's questionnaire survey for Stage 2 PE exercise, such as the plot ratio and building height of CPOs, which CPO would be most beneficial to Hong Kong's cultural development, and how WKCD could achieve its cultural vision through its hardware. There was a view that the absence of such questions might be intentional, as it would allow greater flexibility for WKCDA to develop WKCD. In addition, some members noted that among the three CPOs, "City Park" was preferred in terms of providing public open space; "Project for a New Dimension" was preferred in terms of showcasing Hong Kong's unique local and traditional characteristics; and "Cultural Connect: Key to Sustained Vitality" had relatively high level of support in terms of its design for core arts and cultural facilities. They queried which aspect had been accorded the highest priority in the WKCDA Board's selection of the preferred CPO. There was a view that Stage 2 PE exercise was a waste of public money, as members of the public had not been asked which CPO they preferred most. Doubts were also raised about the usefulness of PPRI's findings for identifying which CPO was most preferred by the public. In PPRI's view, its research framework had been scientifically designed in response to the concerns expressed by the

public during Stage 1 PE exercise. It was found that members of the public had different preferences over different aspects of concerns addressed by different CPOs.

7. Another concern of members was the role of PPRI in the survey design for Stage 2 PE exercise, particularly whether it had proposed any questions covering the concerns of the local arts and cultural sector. According to PPRI, the whole Stage 2 PE exercise had been steered by WKCDA and its Consultation Panel and the Administration. PPRI had been providing technical support and professional advice to them. It had been involved in the questionnaire design but had not proposed questions relating to the concerns of the local arts and cultural sector.

Stage 3 PE Exercise

8. Noting that PPRI's Report on the results of Stage 3 PE Exercise would not be available until end of December 2011, members expressed concern about whether the views collected during Stage 3 PE exercise could be incorporated in the DP scheduled for submission to TPB before the end of 2011. Members called on the Administration to report the findings of Stage 3 PE Exercise to the Joint Subcommittee before finalizing the DP for submission to TPB, as they were concerned about the extent to which the DP would be impacted by Stage 3 PE exercise.

9. According to the Administration, although the Report on Stage 3 PE exercise was yet to be available, WKCDA had taken into account the views collected during Stage 3 PE exercise to fine-tune the DP. While the Administration and WKCDA would brief the Joint Subcommittee on the results of Stage 3 PE exercise as soon as practicable as they had done so following the conclusion of the previous stages of the PE exercise, it was difficult to ascertain whether such a briefing could be conducted before the submission of the DP to TPB, as PPRI's Report was still under preparation and would need to be endorsed by the WKCDA Board before it could be submitted to the Joint Subcommittee and made public. Nevertheless, members' views on the DP would still be welcomed even after its submission to TPB.

10. Concern was raised about the usefulness and importance of the results of Stage 3 PE exercise if the draft DP might only be fine-tuned and could not be altered substantially where necessary. In the Administration's view, the preparation of the DP was a long and complicated process, which had commenced long before the availability of PPRI's Report. In preparing the DP, the Administration and WKCDA had all along attached importance to and closely monitored the feedbacks from the public and stakeholders and media reports, and therefore did not expect that the findings of Stage 3 PE exercise

would give rise to a substantial revamp of the draft DP. The Administration assured members that WKCD A would take into account the results of Stage 3 PE exercise before finalizing the DP for submission to TPB.

DP

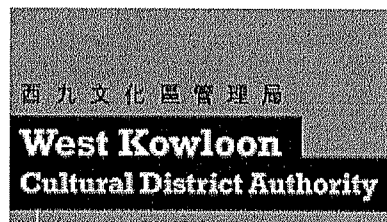
11. Some members expressed concern about whether WKCD A had made it clear to the public during Stage 3 PE exercise that the construction of certain venues and facilities shown in the proposed DP would be subject to financial and technical feasibility and compliance with relevant statutory provisions. According to WKCD A, it had made it clear that the facilities shown in the proposed DP were for illustrative purposes only. The actual design of individual facilities would not be available until the completion of the design competitions and the statutory planning process.

12. Another concern was about the feasibility of planting deep-rooted trees in the park on the reclaimed WKCD site. WKCD A advised that it planned to build a nursery on the WKCD site after assuming control of it in early 2012 to look at issues on trees and the design of the park. WKCD A was confident that an array of trees could be planted for the park, which would be built with the right degree of coverage across the WKCD site.

Relevant papers

13. A list of the relevant papers with their hyperlinks at the Legislative Council's website is in **Appendix II**.

Council Business Division 2
Legislative Council Secretariat
10 February 2012



30 December 2011

Statutory Planning Process for the West Kowloon Cultural District (WKCD) Begins

The West Kowloon Cultural District Authority ("WKCD") today submitted the Development Plan ("DP") to the Town Planning Board ("TPB") for consideration, bringing the future arts and cultural hub to its next stage of development - the statutory planning process.

According to its work plan, WKCD will commence construction work in 2013, with the aim of completing the Arts Pavilion and part of the Park around 2014-15, closely followed by the Xiqu Centre.

Other major arts and cultural facilities under Phase 1, including Centre for Contemporary Performance, M+ (first phase), Lyric Theatre, Medium Theatre I, Music Centre, Mega Performance Venue, Exhibition Centre and Musical Theatre, are expected to be commissioned thereafter.

"We are pleased that the statutory planning process can start on schedule," Dr Chan Man-wai, WKCD's Executive Director, Project Delivery, said. "Since its establishment, WKCD has been preparing the DP for WKCD. Stage by stage, we have come a long way in turning the WKCD vision into a vivid master plan. We are grateful to the public and stakeholders for their support and participation," he added.

WKCD exhibited the proposed DP during the month-long Stage 3 Public Engagement exercise, which was completed in late October 2011. Due regard has been given to the public views and suggestions received. Subsequent minor refinements to the DP, such as the increase of non-building areas in WKCD, were made before today's submission.

Dr Chan added that on top of incorporating public views, the DP also strictly complied with the statutory development parameters stipulated in the South West Kowloon Outline Zoning Plan. The key planning parameters include a maximum plot ratio of 1.81, provision of not less than 23 hectares of public open space (including a waterfront promenade of at least 20 metres in width), residential use of not more than 20% of total plot ratio, as well as building height restrictions.

Upon submission of the DP, TPB will consider the DP within three months. After compliance checking by the Planning Department, the DP will be made available for public viewing at the Planning Enquiry Counters of the Planning Department by 6 January 2012, and the public may submit their comments to TPB until the DP is considered by TPB.

Upon consideration of the DP, TPB may deem it as being suitable for publication under the Town Planning Ordinance ("TPO"), and the DP will accordingly be deemed to be a draft plan prepared by the TPB for the purposes of the TPO.

The public can make representation to the DP within the 2-month public inspection period upon gazetting of the draft plan under the TPO. The draft plan will be submitted to the Chief Executive in Council for approval within nine months after expiration of the 2-month public inspection period in accordance with the statutory planning process.

In order to commence works once the statutory planning process is completed, Dr Chan said that WKCD was making preparations for design competitions for a number of signature facilities in WKCD. He added that the first to be organised would be for the Xiqu Centre.

In the interim period leading to the opening of the first batch of arts and cultural facilities, WKCDA will continue to embark on a series of programmes in collaboration with educational institutes and arts organisations to link WKCD with the community and to groom talents. WKCDA will also organise arts programmes at WKCD site and in the community to bring arts to the public and to build audiences.

WKCDA's first cultural event is the West Kowloon Bamboo Theatre to be staged at the future site of the Xiqu Centre near Canton Road during the Chinese New Year 2012.

**Relevant documents on
Stage 3 Public Engagement exercise
for the West Kowloon Cultural District project**

Committee	Date of meeting	Paper
Joint Subcommittee to Monitor the Implementation of the West Kowloon Cultural District Project	13.1.2009 (Item II)	Agenda Minutes
Joint Subcommittee to Monitor the Implementation of the West Kowloon Cultural District Project	27.2.2009 (Item II)	Agenda Minutes
Joint Subcommittee to Monitor the Implementation of the West Kowloon Cultural District Project	14.4.2009 (Item II)	Agenda Minutes CB(2)1869/08-09(01)
Joint Subcommittee to Monitor the Implementation of the West Kowloon Cultural District Project	4.12.2009 (Item III)	Agenda Minutes
Joint Subcommittee to Monitor the Implementation of the West Kowloon Cultural District Project	16.4.2010 (Item II)	Agenda Minutes
Joint Subcommittee to Monitor the Implementation of the West Kowloon Cultural District Project	20.9.2010 (Item I)	Agenda Minutes
Joint Subcommittee to Monitor the Implementation of the West Kowloon Cultural District Project	14.1.2011 (Item III)	Agenda Minutes
Joint Subcommittee to Monitor the Implementation of the West Kowloon Cultural District Project	29.3.2011 (Item II)	Agenda Minutes

Committee	Date of meeting	Paper
Joint Subcommittee to Monitor the Implementation of the West Kowloon Cultural District Project	11.7.2011 (Item I)	Agenda Minutes
Joint Subcommittee to Monitor the Implementation of the West Kowloon Cultural District Project	29.11.2011	Agenda

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