

The Government of the Hong Kong Special Administrative Region

房屋及規劃地政局

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西九龍文娛藝術區發展計劃小組委員會秘書

梁慶儀小姐

梁小姐：

西九龍文娛藝術區發展計劃小組委員會
第七次會議

2005 年 5 月 6 日

謝謝你於 4 月 25 日的來信，其中附錄第(a)項要求政府回應小組委員會在 4 月 22 日第六次會議中通過的動議。

我們對該動議的回應如下 –

- (a) 正如題為「西九龍填海區概念規劃比賽」、編號WKCD-118的文件(在4月19日隨立法會文件編號CB (1) 1310/04-05 發出)中第14至16段所述，西九龍填海區概念規劃比賽的《比賽資料文件》第一部分第33段規定「評審過程絕對機密，主辦機構不得透露評審詳情」。這安排與政府在《公開資料守則》列出的一貫政策一致。有關安排讓技術評估委員會及評審團成員可坦率地表達意見和進行討論。公開評審詳情亦可能損害參賽者的競爭條件或財政狀況。此外，技術評估委員會成員均獲悉他們的評估只供評審團參考，不會被公開。基於以上理由，我們不能披露評估委員會對個別參賽作品的評估資料。

儘管如此，爲了讓公眾更了解技術評估委員會的工作，我們已公開《技術評估委員會報告》的主體部分，其中報告第37至38段已載有技術評估委員會對以大型天篷覆蓋整個或大部分規劃範圍的參賽作品的看法。在2002年9月公布的《評審團報告》，亦有回應技術評估委員會對冠軍設計的意見。

- (b) 正如文件編號WKCD-118第17段所解釋，我們已檢視冠軍設計的技術可行性。房屋及規劃地政局局長在上次小組委員會會議上解釋，我們已就有關技術事宜進行三方面的工作，包括第一，修訂冠軍設計；第二，在發展建議邀請書¹制訂對建議者的要求；及第三，爲建議書設定合適的評審準則。對冠軍設計的修訂及相關的設計和技術要求已詳列於發展建議邀請書第4部，其中對天篷的具體要求列於發展建議邀請書附件4.5(見附錄A)。建議書評審準則載於發展建議邀請書附件3.1(見附錄B)，其中第8項及第9項涵蓋技術評估及解決方案，包括有關天篷的方案。正如房屋及規劃地政局局長在上次小組委員會會議上指出，技術事宜在制訂發展建議邀請書過程時已作考慮，當局並無另備冠軍設計的技術可行性報告書。
- (c) 正如題爲「西九龍文娛藝術區及公營部門與私營機構合作」、編號WKCD-103的文件(在3月12日隨立法會文件編號CB (1) 1090/04-05 發出)中第5至6段所述，當局曾進行可行性研究，內容包括財務方面。這些研究涉及政府採用的財務假設，過早披露這些研究可能削弱政府日後與建議者進行磋商時的議價地位，令政府不能爲市民爭取符合公眾利益的方案。就此，我們已承諾在與中選建議者簽訂臨時協議前，在不影響政府議價地位的前提下，公開相關資料。

民政事務局會在適當時間回應你來信附錄中列出的其他要求。

¹ 指政府在2003年9月發出的西九龍文娛藝術區發展計劃發展建議邀請書。

房屋及規劃地政局局長

(姚繼卓



代行)

2005 年 5 月 3 日

Design Brief and Submission Checklist for the Canopy (Section 4.4.2(a) refers)

Design Brief

Design Intent of Government's Baseline

1. Design of the Canopy should adhere to the design intents of Government's Baseline. It should assume a continuous and undulating structural form supporting a similarly undulating cladding shell. The gradient of the undulations may vary in sections whilst the form in plan may also consist of continuous curvilinear geometry. The finished levels of the shell are expected to vary between heights of around 40 to 120 metres above general or harbour promenade level. It is a **MANDATORY REQUIREMENT** that the Canopy must cover at least 55% of the Development Area. The shell should be composed of an assembly of a variety of in-fill panels of a shape that may be defined by the geometry of the supporting structure, and may also include completely open panels that maintain the continuous overall shell profile whilst providing pleasant micro-climatic environments beneath the Canopy. This shell profile should oversail the whole Development within the West Kowloon Cultural District, but at the same time be capable of being independent of the Development, allowing clear space beneath it necessary for the Development Works put forward in the Proposal.

Submission Requirements

2. Pursuant to Section 4.4.2(a), the Proponent is required to carry out a preliminary engineering study, scheme and indicative detail design for the Canopy, and provide sufficient materials to demonstrate the feasibility and merits of its Proposal. The Proposal should include plans, elevations, sections, models, perspectives, computer images, etc. as appropriate for the proposed Canopy profile, and indicative detail design (such as material selection, corrosion protection system, drainage system, in-fill panel types, lighting system, and lightning protection system), reports on computerized modeling (such as heat and smoke dissipation in case of fire, wind tunnel test, micro-climatic environment), proposals on structural design approach, testing methodology, and construction methodology, maintenance plan, and other materials considered necessary in the opinion of the Proponent.

Design Aspects

3. The Proponent is required to provide sufficient indicative detail design to demonstrate its design intents, such as material selection, finishes, colour scheme, corrosion protection system, drainage system, in-fill panel types, lighting system, and lightning protection system. Due consideration should be given to the appearance of the drainage pipes and integration of the drainage system in the design, such as the use of siphonic drainage pipes to reduce the size of down pipes.
4. The indicative detail design should also include preliminary proposal on the types and locations for the in-fill panels of the shell to achieve the objectives of the Government's Baseline, such as: -
 - (a) To suit the proposed activities beneath, there should be provision of sun-shading, rain protection, and induction of clean air current, and the gaseous emissions from the Western Harbour Crossing (WHC) tunnel portal/toll plaza and the two ventilation buildings of WHC and the MTRCL should be avoided from flowing under the Canopy. Rain-proof cover should be provided over the spectator stands for the Water Amphitheatre;

- (b) To allow sufficient sun light penetration and air movement necessary for the healthy growth of plantings underneath;
 - (c) Where natural lighting is called for in the exhibition areas for the museums, to allow full transmission of visible natural daylight;
 - (d) To minimize/avoid glare to the adjacent developments;
 - (e) To satisfy other functional requirements as appropriate, and
 - (f) To use the Canopy as noise barrier as far as practicable, and to avoid the direct line of sight from the open venues to the existing and planned residential blocks in the vicinity.
5. A preliminary proposal on lighting systems, both general and character lighting, for the Canopy must be submitted as part of the lighting strategy for the whole Development as stipulated in Section 4.2.3 (b)(iv).
6. The Canopy should be equipped with a reliable lightning protection system for itself and the building structures and spaces underneath against damage from lightning. The lightning protection system should conform to the requirements and recommendations set out in relevant and recognized international standards with protection level compatible with the intended uses of the space underneath the Canopy.
7. The Canopy must comply with all relevant statutory requirements including but not be limited to the Buildings Ordinance (Cap. 123). The Buildings Ordinance sets out the requirements and provisions of site coverage, plot ratio, lighting and ventilation and other health standards to private buildings. The Proponent should ensure, in preparation of the Preliminary Masterplan, that these standards will be observed. The Proponent may make reference to Practice Note for Authorized Persons and Registered Structural Engineers 272 on the Re-engineering of the Building Approval Process regarding the use of new structural theory, materials or system, sophisticated designs and unconventional construction methods prior to preparation of detail design. The Successful Proponent will be required to submit a report showing that the buildings under the Canopy are in compliance with the health, safety and other statutory requirements.
8. The Canopy should also be designed in such a way that, in case of fire on the buildings or materials underneath, it must not hinder the speedy dissipation of heat and smoke. A computerized modeling for heat and smoke dissipation should be included in the Proposal to demonstrate that heat and smoke under the Canopy can be dissipated effectively.
9. The structure for the Canopy must comply with the relevant provisions of the Buildings Ordinance, and should be designed in such a manner and with appropriate built-in redundancy to prevent progressive collapse of the entire or a large portion of the structure in case of damage to a part of the structure due to exceptional hazards. The Proponent should also provide sufficient indicative information on structural design approach, such as foundation system, strategic locations for vertical supports, structural ties to building structures, frame supporting the shell, elegance and optimization of structural design and testing methodology. Vertical structural support for the Canopy may be integrated with the building structures underneath. However, due consideration should be given to the possibility of re-development of the buildings without demolition of the Canopy. A wind engineering study, e.g. computational fluid dynamics (CFD) Analyses, should be carried out to justify the wind load to be adopted in the structural design of the Canopy. The Successful Proponent will be required to verify the structural stability under extreme conditions by wind tunnel tests after completion of the structural design.

Sustainability and Micro-climatic Aspects

10. The Canopy should be designed to achieve the environmental objectives of the Government's Baseline in sustainable ways, and thereby provide a pleasant

micro-climatic environment for the proposed functions beneath. The Proponent should set out the detailed environmental objectives and parameters for a pleasant micro-climatic environment in the Proposal. A computerized modeling should be carried out to demonstrate that the parameters can be met. A report for the computerized modeling certified by a qualified specialist should be included in the Proposal.

11. The Proponent should explore the possibility of integration of green features on the Canopy, such as:-
 - (a) Solar Panel.
 - (b) Collection of rain water for grey water recycling.

Environmental Protection Aspects

12. Environmental impact due to the Canopy on the West Kowloon Cultural District and the surrounding areas should be assessed as part of the preliminary environmental study as stipulated in Section 4.4.3 (b) to ensure that the air quality under the Canopy meet the relevant Air Quality Objectives in the Hong Kong Planning Standards and Guidelines.

Construction Aspects

13. The structure should be capable of being built as self-stable entities in discrete phases over a period of time to tie-in with the programme for the whole Development. A construction methodology on fabrication of components, off-site module fabrication, delivery to site, on-site erection process, quality control, etc. should be included in the Proposal. The Proposal should also contain measures on protecting the construction site staff from being affected by the gaseous emissions from the continuous operation of the two ventilation buildings and WHC tunnel portal/toll plaza.

Submission Check-list

Items

- | | |
|----------|--|
| 1 | ● Plans, elevations, sections, perspectives, computer images, etc. as necessary. Design intents for the Canopy should also be demonstrated in the physical model required in Section 4.2.3(b)(viii). |
| 3,4,5 &6 | ● Drawings, preliminary specifications and other appropriate materials showing the indicative detail design. |
| 8 | ● Report for computerized modeling of heat and smoke dissipation. |
| 9 | ● Drawings, preliminary specifications and other appropriate materials on structural design approach, testing methodology, and wind engineering study report. |
| 10 | ● Proposal on detailed objectives and parameters for desirable micro-climatic environment.

● Report for computerized modeling of micro-climatic environment certified by a qualified environmental consultant/expert. |
| 11 | ● Proposal on integration of green features on the Canopy. |
| 12 | ● Report on preliminary environmental study as required in Section 4.4.3(b). |
| 13 | ● Construction methodology. |

ASSESSMENT CRITERIA

The Assessment Criteria consist of four Parts which are set out as follows :

PART A : Compliance with MANDATORY REQUIREMENTS (Pass/Fail)

Item	Aspects for assessment (pass or fail)	
1.	Paragraph 1.2 of the IMPORTANT NOTE	Yes/No
2.	Proponent's capability	Yes/No
3.	Project-related requirements	Yes/No
4.	Conditions of submission	Yes/No

PART B : Technical Proposal (100 marks)

Item	Broad aspects for assessment (to be marked)	Marks
5.	Preliminary Masterplan	30
6.	Conceptual Design for arts and cultural facilities and open space	35
7.	Conceptual Design for other facilities	5
8.	Broad Technical Assessment and Solution for the Canopy	10
9.	Other Broad Technical Assessments and Solutions	15
10.	Project/Programme Management	5

PART C : Financial Proposal (100 marks)

Item	Broad aspects for assessment (to be marked)	Marks
11.	Proponent's financial capability and commitment	25
12.	Proponent's financial proposals for the Project	75

PART D : Operation, Maintenance and Management Proposal (100 marks)

Item	Broad aspects for assessment (to be marked)	Marks
13.	Operation, maintenance and management of arts and cultural facilities	60
14.	Operation, maintenance and management of commercial (including retail and entertainment), office, hotel and residential developments and open space	20
15.	Operation, maintenance and management of other facilities	15
16.	Overall traffic and crowd control management	5

PART A: Compliance with MANDATORY REQUIREMENTS (Pass/Fail)

Item	Aspects for Assessment	
1.	Paragraph 1.2 of the IMPORTANT NOTE	
	Paragraph 1.2 of the IMPORTANT NOTE : Observance of the IMPORTANT NOTE	Yes/No
2.	Proponent's Capability	
	Property development, management and marketing capability : The Proponent, or the person with a Participation or Interest in the Proponent, or, in the case of a Proponent which is a consortium or joint venture company, any one or more participants of the consortium or shareholders in the joint venture company who has/have a Participation or Interest in the consortium or joint venture company, must have and be shown to have relevant direct experience within 15 years before the date of issue of the Invitation within or outside Hong Kong, in-	
	(i) developing at least one mixed-use property development with a total construction cost of not less than HK\$3 billion adjusted to current prices, with the basis of adjustment shown; and	Yes/No
	(ii) managing office and/or retail developments with a total GFA of not less than 250,000 square metres at any one time, with at least one such development exceeding a GFA of 100,000 square metres; and	Yes/No
	(iii) marketing and leasing of property developments with a total GFA of not less than 250,000 square metres at any one time, with at least one such development exceeding a GFA of 100,000 square metres.	Yes/No
3.	Project-related Requirements	
(a)	The provision of the Core Arts and Cultural Facilities as follows : (i) Theatre Complex comprising three theatres with seating capacities of at least 2,000, 800 and 400 seats, respectively; (ii) Performance Venue with a seating capacity of at least 10,000 seats; (iii) Museum Cluster comprising four museums of differing themes with total Net Operating Floor Area of at least 75,000 square metres; (iv) Art Exhibition Centre with Net Operating Floor Area of at least 10,000 square metres; (v) Water Amphitheatre; and (vi) At least four Piazza Areas.	Yes/No Yes/No Yes/No Yes/No Yes/No Yes/No
(b)	The provision of the Canopy covering at least 55% of the Development Area.	Yes/No
(c)	The demolition and re-provisioning of the Tsim Sha Tsui Fire Station Complex.	Yes/No

4.	Conditions of Submission	
	Compliance with :	
(a)	Restriction on Multiple Proposals	Yes/No
(b)	Submission Deadline	Yes/No

PART B – Technical Proposal (100 marks)

Item	Broad Aspects for Assessment
5.	Preliminary Masterplan (30 marks)
(a)	Design concept : Adequacy in meeting requirements for – (i) adherence to the key features of Government’s Baseline, to the extent required; and (ii) incorporation of additional or alternative ideas to enhance Government’s Baseline without affecting its integrity (may include, for example, additional arts, cultural or entertainment features from other prize-winning entries to the concept plan competition or additional green initiatives).
(b)	Layout and overall built form : Adequacy in meeting requirements for – (i) compatibility, integration and balance of land uses and adequacy of provision for facilities required; (ii) planning efficiency of circulation systems (including the APM), adequacy of linkages and integration achieved within and outside the Development Area; (iii) provision of quality open space, landscaping and supporting facilities; and (iv) cohesiveness and harmony, taking into account the disposition and height of buildings and their overall profile and structures.
6.	Conceptual Design for Arts and Cultural Facilities and Open Space (35 marks)
(a)	Core Arts and Cultural Facilities : Achievement in - (i) creation of a prominent landmark in Victoria Harbour; (ii) provision of state-of-the-art facilities to create a critical mass for cultural development in Hong Kong; (iii) architectural design; and (iv) quality of the conceptual design in – ● internal circulation and functional relationship ● statement on design philosophy for planning of each of the Core Arts and Cultural Facilities, seating layout, etc. and design parameters for acoustic, stage engineering and lightings, and building services works etc.
(b)	Other Arts and Cultural Facilities : Achievement in – (i) provision of a balanced mix of facilities complementary to the Core Arts and Cultural Facilities; and (ii) efficient internal circulation and functional relationship.
(c)	Open space : Achievement in – (i) quality of layout in relation to the buildings and facilities within the Development, site context in the vicinity and the harbour; (ii) quality of planting layout, choice of species, size and density of planting materials; and (iii) considerations for crowd safety factors.

7.	Conceptual Design for Other Facilities (5 marks)
(a)	Commercial, retail, office, hotel, residential and entertainment facilities : Achievement in – (i) compatibility with the Core Arts and Cultural Facilities to create a signature landmark in Victoria Harbour; (ii) compatibility with the horizontality and undulating form as defined by the Canopy; (iii) provision of a balanced development mix to create a self-sufficient development, in response to the market demand; and (iv) efficient internal circulation and functional relationship.
(b)	GIC and Utility Facilities : Achievement in – (i) compatibility with other facilities in the Development; and (ii) fulfillment of the requirements of the Schedules of Accommodation and Technical Schedules.
8.	Broad Technical Assessment and Solution for the Canopy (10 marks)
(a)	Design characteristics : Achievement in – (i) adhering to the design intents of Foster Scheme; (ii) quality of indicative detail design; (iii) efficiency in speedy dissipation of smoke and heat in case of fire on buildings underneath the Canopy; and (iv) sustainability, green features and desirable micro-climatic conditions.
(b)	Structural design : Achievement in – (i) elegance of structural design, including integration with building structures underneath; (ii) adequacy of structural design approach and wind engineering study; (iii) optimization and efficiency of structural design; and (iv) practicality of construction methodology.

9.	Other Broad Technical Assessments and Solutions (15 marks)
(a)	Engineering studies : Adequacy in meeting engineering requirements, including identification of key issues and provision of cost-effective, safe and technically feasible solutions, for – (i) realignment of the sea-wall; (ii) decking-over of the tunnel portal of Western Harbour Crossing; (iii) building over/around the two ventilation buildings; (iv) providing the Pier with berthing facilities suitable for harbour cruises, pleasure craft, possible ferry services and public use; and (v) addressing development constraints and interfacing issues.
(b)	Traffic and transport studies : (i) Appropriateness of assessment of the traffic impact of the Proposal; (ii) Adequacy in meeting requirements to provide effective, feasible and practical improvement measures to mitigate the adverse impact of the Proposal; (iii) Appropriateness of forecast of demand for public transport services and vehicular and pedestrian access; and (iv) Adequacy in meeting requirements for design of appropriate, efficient, convenient, environmentally friendly and safe – ● vehicular access, circulation, loading/unloading/drop-off and parking ● pedestrian access, circulation and linkage.
(c)	Automated People Mover System study : (i) Appropriateness of APM to meet forecast of demand for APM service; and (ii) Adequacy in meeting requirements for design of an automated transport system that will – ● provide a modern, cost effective, efficient, safe, reliable and environmentally-friendly service that is easy to construct, operate and maintain and matches surrounding features ● through its alignment, location of stations and interchange facilities, integrate well with the other key components of the masterplan and nearby transport nodes whilst minimizing its impact on adjacent areas.
(d)	Environmental studies : (i) Adequacy in – ● identifying main environmental impacts generated by the Proposal ● providing feasible and effective mitigation of the environmental impacts within the established standards; and (ii) Any insurmountable environmental problems which might be generated by the Proposal.
(e)	Other assessments : (i) Adequacy of assessments of impact on marine traffic and navigation; and (ii) Extent to which the Proposal has regard to concepts of sustainable development.

10.	Project/Programme Management (5 marks)
(a)	Project management : Acceptability of proposals for – (i) efficient and effective project management; (ii) quality of design team(s); (iii) independent checking of quality of design and construction work; and (vi) quality assurance and management.
(b)	Programme management : Acceptability of programme for implementation of the Project, including – (i) critical planning, design and construction activities and other activities related to the timely commencement of operation of the Core Arts and Cultural Facilities; and (ii) timing of provision of individual components and services to tie in with overall development programme.

PART C – Financial Proposal (100 marks)

Item	Broad Aspects for Assessment
11.	Proponent's Financial Capability and Commitment (25 marks)
(a)	Ability to finance and adequacy of financial commitment to the Project in terms of – (i) level of investment throughout the term of the Land Grant; (ii) evidence of support from financial institutions and other financiers; (iii) reasonableness of capital and organizational structure; and (iv) undertakings, guarantees, indemnities and/or performance bonds provided.
12.	Proponent's Financial Proposals for the Project (75 marks)
(a)	Proponent's financial appraisal of the Project : Reasonableness in terms of – (i) justification for and reasonableness of the assumptions used.
(b)	Proponent's financial package : Acceptability in terms of – (i) robustness of the financial model; and (ii) robustness of the risk management strategy.
(c)	Financial implications and risk for Government : Acceptability in terms of – (i) amount of revenue, such as land premium or royalties, offered; (ii) requirement for Government support, if any; and (iii) other residual risks to be borne by Government under the Proposal and mode of operation of various facilities.
(d)	Long term viability : Likelihood of the Project being financially viable, taking into account factors such as ability to – (i) raise the required capital and service any debt; (ii) maintain full operation throughout; (iii) withstand shortfalls in revenue; and (iv) withstand programme delay and/or increase in costs including development costs and recurrent costs.

PART D – Operation, Maintenance and Management Proposal (100 marks)

Item	Broad Aspects for Assessment
13.	Operation, Maintenance and Management of Arts and Cultural Facilities (60 marks)
(a)	Mission statement : Acceptability in terms of stated commitment to – (i) enhancing the overall development of the arts and cultural scene in Hong Kong and the preservation and promotion of local cultural heritage; (ii) creating an environment conducive to attracting major performers and capacity audiences; (iii) enabling development of creative industries in Hong Kong; (iv) working co-operatively with local cultural and tourism authorities, particularly in promoting Hong Kong as a major centre of arts and culture; and (v) a style of governance that is open to community involvement.
(b)	Themes and programme content : (i) Acceptability of proposed themes for museums and galleries; and (ii) Adequacy of exhibition and cultural programme content.
(c)	Business strategy and operation plan for Core Arts and Cultural Facilities : Acceptability in terms of encouraging sustained patronage and support from – (i) the local community; (ii) the tourism industry and tourists; and (iii) non-governmental organizations and the private sector as potential funding sources, contributors, sponsors and partners.
(d)	Mode of governance for Core Arts and Cultural Facilities : Acceptability in terms of – (i) organizational and legal structure; (ii) expert and community participation; (iii) transparency of operation and public accountability; and (iv) compatibility with the business plan.
(e)	Human resources strategy and staff structure for Core Arts and Cultural Facilities : Acceptability in terms of – (i) the level of expertise of specialists/consultants/operators to be engaged; (ii) the strength and potential effectiveness of the management structure and staffing levels proposed; and (iii) the maximization and development of local talents.
(f)	Other Arts and Cultural Facilities : Acceptability of the preliminary operation and management plan in terms of – (i) themes and content; (ii) management strategy; (iii) programme policy; (iv) complementary with Core Arts and Cultural Facilities; and (v) business strategy.
(g)	Maintenance : Adequacy of the preliminary maintenance plans.

14.	Operation, Maintenance and Management of Commercial (including Retail and Entertainment), Office, Hotel and Residential Developments and Open Space (20 marks)
(a)	Commercial, office, hotel and residential facilities : Acceptability of – (i) preliminary operation and management plan; (ii) preliminary maintenance plan; and (iii) preliminary plan for marketing, promotion, sale and leasing of properties.
(b)	Open space : Acceptability of – (i) preliminary operation and management plan; and (ii) preliminary maintenance plan
15.	Operation, Maintenance and Management of Other Facilities (15 marks)
(a)	The Canopy : Adequacy of preliminary operation, maintenance and management plan for – (i) operation, management, maintenance and cleaning team; and (ii) cleaning, operation, and maintenance strategy.
(b)	Automated People Mover System: Acceptability in terms of – (i) soundness of management structure; (ii) provision of adequate system maintenance facilities; and (iii) ability to provide a safe, reliable and affordable service.
(c)	Pier : Adequacy in providing effective operational management and maintenance.
16.	Overall Traffic and Crowd Control Management (5 marks)
(a)	Adequacy of preliminary traffic, security and crowd control plans for – (i) security systems and services; (ii) traffic and parking control; (iii) crowd control; and (iv) emergency evacuation.