

Planning Process for the development of the West Kowloon Cultural District

Purpose

The purpose of this paper is to report on the progress of the planning procedures for the development of the West Kowloon Cultural District (WKCD).

West Kowloon Cultural District

2. The WKCD, with an area of about 40 hectares, is planned to be developed into an integrated arts, cultural, entertainment and commercial district with distinguished identity.

Background

3. In September 2003, the Government announced the Invitation for Proposals (IFP) to the private sector for the development of a site on the West Kowloon Reclamation into a world-class arts, cultural and entertainment district. In October 2005, the Government announced that additional development parameters and conditions would be imposed on the original IFP, having regard to public views on the project. Since none of the developers showed interest in pursuing the WKCD project under these additional development parameters and conditions, the Government discontinued the IFP process in February 2006.

4. In April 2006, the Government appointed a Consultative Committee (CC) to re-examine and re-confirm if appropriate the need for the Core Arts and Cultural Facilities (CACF) of the WKCD and to assess the financial implications of developing and operating these facilities. The CC submitted its report to the Government in June 2007 and recommended that a number of arts and cultural facilities as well as commercial, residential and communal facilities should be built in the WKCD. The CC also recommended that a Public Engagement (PE) exercise should be conducted by the Government, based on the

recommendations of the CC, before the Government decides on the way forward.

5. The PE exercise was held from September to December 2007. Public views were solicited on the series of recommendations from the CC. In addition, the public was also consulted on the major proposed development parameters underpinning the low-density development concept recommended by the CC. They include the overall plot ratio of 1.81, capping residential development at no more than 20% of the total gross floor area (GFA) of the WKCD building height restrictions ranging from 50 to 100 meters above Principal Datum (mPD), and providing 23 hectares of public open space on the WKCD site.

6. The results of the PE exercise indicate that the majority of the respondents supported the facility mix proposed for the WKCD, synergetic clustering of the CACF and integration with retail, dining and entertainment facilities to attract people flow and enhance tourism appeal, as well as low density development with spacious open space in the WKCD. The relevant extracts of the Report on Public Engagement Exercise relating to planning aspects are at **Annex**.

7. Having regard to the results of the PE Exercise, the Government adopted the CC's recommendations on the CACF and the financing arrangements. To take forward the WKCD project, a Bill to set up the WKCD Authority was introduced into the Legislative Council on 20 February 2008.

8. On 28 February 2008, the Yau Tsim Mong District Council (YTM DC) was consulted on the proposed amendments to the draft South West Kowloon Outline Zoning Plan (OZP) to incorporate key development parameters of the WKCD including the maximum plot ratio of 1.81, capping of residential development to not more than 20% of the overall plot ratio, the provision of not less than 23 hectares of public open space including a waterfront promenade and the building height controls ranging from 50 to 100 mPD. The YTM DC in general had no comment on the proposed amendments to the OZP.

Development Parameters of WKCD and Statutory Planning Process

9. On 14 March 2008, the Town Planning Board (TPB) considered and agreed to amend the draft OZP by incorporating the key development parameters of the WKCD on the draft OZP as follows:-

- (a) a maximum plot ratio of 1.81;
- (b) not more than 20% of the total plot ratio shall be for residential use;
- (c) the provision of not less than 23 hectares of public open space (including 3 hectares of piazza areas and a waterfront promenade of not less than 20m in width); and
- (d) building height restrictions ranging from 50 to 100mPD – up to 50 mPD on land designated as sub-area (A), up to 100 mPD on land designated as sub-area (B) and up to 70 mPD on land designated as sub-area (C), as stipulated in **Plan 1**.

10. The imposition of the building height restrictions for the WKCD is based on the following urban design principles -

- (i) preservation of public views from Sun Yat Sen Memorial Park towards the Kowloon Peak, Tze Wan Shan, and Lion Rock ridgelines to maintain a 20% building free zone below the ridges (**Plan 2**);
- (ii) preservation of public views from the Star Ferry Pier at the Central waterfront towards the Lion Rock ridgeline to maintain a 20% building free zone below the ridge (**Plan 3**);
- (iii) avoidance of unduly tall buildings with wall effect and enhancement of visual permeability from the harbour by lowering of building height at waterfront locations;
- (vi) introduction of variation in building height for a coherent building height profile across the WKCD; and
- (v) introduction of visual relief to soften the building masses clustering around the Kowloon Station.

11. On 18 April 2008, the amended draft OZP incorporating the key development parameters of the WKCD was gazetted under section. 7 of

the pre-amended Town Planning Ordinance (TPO)⁽¹⁾ for public inspection for three weeks. The TPB will consider the objections, if any, received in accordance with the provisions of the pre-amended TPO in the summer of 2008. Upon consideration of the objections, the TPB may further amend the draft OZP to meet the objections.

12. The revised draft OZP, together with the outstanding objections, would be submitted to the Chief Executive in Council (CE in C) for approval in the last quarter of 2008.

Development Plan

13. Subject to passage of the WKCD Authority Bill, the WKCD Authority will have to prepare a development plan (DP) for the WKCD site in accordance with section.18 of the WKCD Authority Bill, based on the development parameters stipulated in the OZP. The DP will cover all the facilities proposed for the WKCD, including the arts and cultural facilities, retail, dining and entertainment facilities, residential, office and hotel facilities, infrastructure, transport and communal facilities and open space. The DP should indicate the areas and nature of the proposed land uses, the disposition of the various facilities, the building heights of the developments, distribution of open space, landscape and urban design proposals, public transport, parking and pedestrian facilities, G/IC (Government/Institution/ or Community) facilities, the alignment, width and levels of roads, etc. to be provided within the WKCD and should examine the relationship and integration of the WKCD with the neighbouring areas. The DP shall also include site specifications of the arts and cultural facilities, e.g., Gross Floor Area (GFA) of the M+, seating capacity of the performance venues, etc.

14. In preparing the DP, the WKCD Authority shall observe the development parameters as stipulated in the OZP, consult the public and the Secretary for Home Affairs (SHA), have regard to views received in

⁽¹⁾ The amendments to draft South West Kowloon Outline Zoning Plan to rezone the WKCD sites to "OU(Arts, Cultural, Commercial and Entertainment Uses)" were gazetted on 11.7.2003 under the pre-amended TPO. Objection hearing procedures were completed in 12.12.2003. Since then, the OZP has been amended 6 times. Since the plan-making process has yet to complete and the plan has not yet been submitted to the CE in C for approval, the provision of the Town Planning (Amendment) Ordinance 2004 are not applicable. The plan-making process is still subject to the provisions of the pre-amended TPO.

the public consultation and ensure that any conditions or requirements imposed by SHA are satisfied. The WKCD Authority shall submit the development plan to the TPB for consideration. The TPB may deem the DP as being suitable for publication under the TPO, and the DP will accordingly be deemed to be a draft plan prepared by the TPB for the purposes of the TPO and the provisions of the TPO concerning any draft plan shall apply accordingly. If the DP is approved under the TPO, the approved DP is to be regarded as an approved plan for the purposes of the TPO.

Planning Department
April 2008

**Relevant extracts of the Report on
Public Engagement Exercise relating to planning aspects**

Extract of Figure 3.2 of the Report on Public Engagement Exercise

Figure 3.2: WKCD: Analytical Framework

<p>Themes, Categories, Sub-Categories</p> <p>1. WKCD PROJECT AS A WHOLE</p> <p>1.1 Overall vision</p> <ul style="list-style-type: none">1.1.1 Positive views1.1.2 Negative views1.1.3 Other views/concerns/suggestions <p>1.2 Faster Pace for developing WKCD Project</p> <ul style="list-style-type: none">1.2.1 Positive views1.2.2 Negative views1.2.3 Other views/concerns/suggestions <p>1.3 Concentration of investment in WKCD</p> <ul style="list-style-type: none">1.3.1 Positive views1.3.2 Negative views1.3.3 Other views/concerns/suggestions <p>1.4 Benefits (tangible and intangible) of WKCD Project</p> <ul style="list-style-type: none">1.4.1 Positive views1.4.2 Negative views1.4.3 Other views/concerns/suggestions <p>1.5 Need to reserve land for future development</p> <ul style="list-style-type: none">1.5.1 Positive views1.5.2 Negative views1.5.3 Other views/concerns/suggestions <p>2. CULTURAL HARDWARE</p> <p>2.1 Individual performance venues (xiqu centre, concert hall, theatres, mega piazza etc.)</p> <ul style="list-style-type: none">2.1.1 Positive views2.1.2 Negative views

2.1.3 Other views/concerns/suggestions

2.2 Exhibition centre

2.2.1 Positive views

2.2.2 Negative views

2.2.3 Other views/concerns/suggestion

2.3 Theatreland concept

2.3.1 Positive views

2.3.2 Negative views

2.3.3 Other views/concerns/suggestions

2.4 M+

2.4.1 Positive views

2.4.2 Negative views

2.4.3 Other views/concerns/suggestions

2.5 Iconic buildings

2.5.1 Positive views

2.5.2 Negative views

2.5.3 Other views/concerns/suggestions

2.6 International competitions (iconic buildings) by invitation

2.6.1 Positive views

2.6.2 Negative views

2.6.3 Other views/concerns/suggestions

2.7 Establishing a Leslie Cheung memorial hall

2.7.1 Positive views

2.7.2 Negative views

2.7.3 Other views/concerns/suggestions

2.8 Other views/concerns/suggestions on cultural hardware

3. CLUSTERING WITH NON-CACF BUILDINGS

3.1 Positive views

3.2 Negative views

3.3 Other views/concerns/suggestions

4. URBAN PLANNING ISSUES

4.1 Low density of development

- 4.1.1 Positive views
- 4.1.2 Negative views
- 4.1.3 Other views/concerns/suggestions

4.2 Master Layout Plan and Outline Zoning Plan

- 4.2.1 Positive views
- 4.2.2 Negative views
- 4.2.3 Other views/concerns/suggestions

4.3 Environmental planning

- 4.3.1 Positive views
- 4.3.2 Negative views
- 4.3.3 Other views/concerns/suggestions

4.4 Harbour-front and open space planning

- 4.4.1 Positive views
- 4.4.2 Negative views
- 4.4.3 Other views/concerns/suggestions

4.5 Other urban planning issues/concerns/suggestions

4.6 Connectivity with Neighbouring Communities

4.6.1 Physical connectivity (transportation) planning

- 4.6.1.1 Positive views
- 4.6.1.2 Negative views
- 4.6.1.3 Other views/concerns/suggestions

4.6.2 Social connectivity (social distance) planning

- 4.6.2.1 Positive views
- 4.6.2.2 Negative views
- 4.6.2.3 Other views/concerns/suggestions

5. GOVERNMENT'S PROPOSED FINANCING ARRANGEMENTS

5.1 Positive views

5.2 Negative views

5.3 Other views/concerns/suggestions

6. WKCD AUTHORITY: GOVERNANCE ISSUES

6.1 Public accountability and checks-and-balances measures

- 6.1.1 Positive views
- 6.1.2 Negative views
- 6.1.3 Other views/concerns/suggestions

6.2 Representativeness of WKCD Authority Members: Appointment System

- 6.2.1 Positive views
- 6.2.2 Negative views
- 6.2.3 Other views/concerns/suggestions

6.3 Establishing a WKCD Authority (permanent or provisional)

- 6.3.1 Positive views
- 6.3.2 Negative views
- 6.3.3 Other views/concerns/suggestions

6.4 Other views/concerns/suggestions

7. CULTURAL SOFTWARE AND COMPLEMENTARY MEASURES

7.1 Overall provision of cultural software

- 7.1.1 Positive views
- 7.1.2 Negative views
- 7.1.3 Other views/concerns/suggestions

7.2 Specific software provisions and complementary measures

- 7.2.1 Funding and support
- 7.2.2 Education and audience building
- 7.2.3 Training of arts and cultural management personnel
- 7.2.4 Review of existing LCSD performing venues and museums
- 7.2.5 Ticketing policy
- 7.2.6 Attraction to non-ticket-holding patrons or visitors

7.3 Lessons to be learnt from outside Hong Kong

8. CULTURAL POLICY FOR HONG KONG

8.1 Positive views

8.2 Negative views

8.3 Other views/concerns/suggestions

9. PUBLIC ENGAGEMENT EXERCISE

9.1 Positive views

9.2 Negative views

9.3 Other views/concerns/suggestions

10. OTHER WISHES AND CONCERNS

10.1 The unique character of WKCD

10.2 Advanced technology elements in WKCD

10.3 The canopy should be built

10.4 No plagiarism in WKCD

10.5 Newspapers and magazines to advertise arts and culture in Hong Kong

10.6 Building of sports facilities in WKCD

Extract of Section 3.3.4 of the Report on Public Engagement Exercise

3.3.4 Urban Planning Issues (1,931 text units)

Responses from all sources focused on, in descending order, six categories: “Harbour-front and open space planning”, “Environmental planning”, “Connectivity with Neighbouring Communities”, “Low density of development”, “Other urban planning issues/concerns/suggestions” and “Master Layout Plan and Outline Zoning Plan”. Respondents tended to give more positive views and other views than negative views for all the categories.

The category of “Connectivity with Neighbouring Communities” is subdivided into two sub-categories: “Physical connectivity (transportation) planning” and “Social connectivity (social distance) planning”. Respondents also tended to give more positive views and other views than negative views in these two sub-categories.

	Total text units	Positive views (%)	Negative views (%)	Other views (%)
4. Urban Planning Issues	1,931	47.5 %	4.2 %	48.3 %
4.4 Harbour-front and open space planning	651	49.6 %	2.6 %	47.8 %
4.3 Environmental planning	377	55.2 %	0.8 %	44.0 %
4.6 Connectivity with Neighbouring Communities	337	29.7 %	5.3 %	65.0 %
4.6.1 Physical connectivity (transportation) planning	242	25.6 %	3.7 %	70.7 %
4.6.2 Social connectivity (social distance) planning	95	40.0 %	9.5 %	50.5 %
4.1 Low density development	253	71.9 %	9.5 %	18.6 %
4.5 Other urban planning issues/concerns/suggestions	196	NA	NA	NA
4.2 Master Layout Plan and Outline Zoning Plan	117	9.4 %	9.4 %	81.2 %

Salient points for the category “Harbour-front and open space planning” are presented below:

Positive Views	Negative Views	Other Views/Concerns
<ul style="list-style-type: none"> • Its harbour-front presence is expected to add charm and vitality to the harbour and urban scenes. [O] • A free and accessible open space that is made available to the citizens and visitors of Hong Kong to witness the beautiful harbour views. [O] 	<ul style="list-style-type: none"> • A harbour-front promenade does not mean the citizens will use the cultural district. [O] • Again, another promenade: no new ideas, no innovation. [O] • With the polluted air, 	<ul style="list-style-type: none"> • The basic design should ensure the integration of public facilities with the harbour-front promenade. [O] • Should legislate against further reclamation along the promenade. [O] • Try to reduce artificial decoration and try to use

<ul style="list-style-type: none"> • A promenade with ample space for people to enjoy the firework shows. [O] • A seaside with clean and fresh air which is good for people's health and relaxation. [O] • A waterfront promenade and a magnificent city as the landmark of Hong Kong. [O] • Agree, the West Kowloon promenade should be open to the citizens. [O] • My wish is that Hong Kong is now too crowded and so we need to have space along the harbour-front. [O] • Yes, my wish is to have fresh, clean, dog-free grassy areas for children to run, to sit on for picnics and play balls like Central Park in New York. [O] • Offer spacious open space for the public. [S] • This is a good idea, because it can make waterfront famous, and provide one more place of interests. [S] • Enjoy fresh air. [S] • Waterfront promenade can attract more visitors. [S] • That it can provide a good sea view to the Hong Kong people, it can also let people to relax, this area provide a good development to all of people. [S] 	<p>how can we enjoy the scenery of the harbour? [O]</p> <ul style="list-style-type: none"> • West Kowloon reclamation has already broken the promise of not doing it. [O] • Not everyone can use it. [S] 	<p>more the natural environment and space. [O]</p> <ul style="list-style-type: none"> • Can have street performances along and around the promenade. • The space there should be a park. [O] • More public toilets should be built along the waterfront. [O] • What if the space is occupied by the domestic helpers from the Philippines, Indonesia and Southeast Asia? [O] • Put some sculptures on the waterfront promenade. [S] • Agree to have the waterfront promenade, but not agree to occupy too much space. [S] • The government should promise not to carry out constructions to block the original view. [S]
--	--	---

Salient points for the category “Environmental planning” are presented below:

Positive Views	Negative Views	Other Views/Concerns
<ul style="list-style-type: none"> • Positive, the basic structural design should conform to the principle of sustainability. [O] • More space for relaxation 	<ul style="list-style-type: none"> • I think the emphasis in WKCD should be about cultural programs and performance venues. If 	<ul style="list-style-type: none"> • Consideration should be given to conservation and greenery. [O] • Should reduce the production of pollutants

<p>and more trees to be planted. [O]</p> <ul style="list-style-type: none"> • Should take more care of the environment when we are developing it. [O] • Wish to see more trees and brightness in the area, without the glass canopy. [O] • My wish is to have more greenery, maybe some lawns for picnics and pets. [O] • Property development must be adapted to the environment, architecture and cultural atmosphere of the district. [O] • My wish is for Hong Kong to have invaluable, intangible value of open, green, green space. [O] • Please keep Hong Kong's beautiful environment. [S] • Make the district green. [S] • The open space should be kept tidy, no smoking and transportation is convenient for citizen. [S] • Keep the magnificent city view across the Victoria Harbour. [S] • The air quality should be improved. [S] 	<p>green areas are bigger than the cultural facilities then the significance of the cultural district will be reduced and therefore the green areas should not be too big. [O]</p> <ul style="list-style-type: none"> • Wish: please do not reclaim any more land from the harbour for development. [O] 	<p>and minimize the impact on the environment. [O]</p> <ul style="list-style-type: none"> • Our greatest need is to have open space for the public. [O] • My wish is a green belt with gardens for creative production of flowers, shade and comfort. [O] • Traffic flow should be carefully monitored to stop the amount of pollution in the district. [O] • Try to preserve the scenery of both sides of the harbour. [O] • Beware of noise pollution during construction. [S] • WKCD should not block the view of the harbour. [S] • The importance of environmental protection during construction should be stressed. [S]
--	--	---

Salient points for the sub-category “Physical connectivity (transportation) planning” are presented below:

Positive Views	Negative Views	Other Views/Concerns
<ul style="list-style-type: none"> • Yes, thoroughfares in the WKCD area would need to be reviewed, both for current local residents and future visitors. [O] • Good connections between WKCD and its neighbouring districts will encourage cultural diversity and enhance the usage of facilities through a better audience flow. [O] 	<ul style="list-style-type: none"> • There will be more traffic to and fro the district and traffic jams will be created. [O] • The proposed transportation improvement work to be carried out around Public Square in Yau Ma Tei district might endanger the cultural ambience in the region, 	<ul style="list-style-type: none"> • The district would draw huge crowds and the transportation / pedestrian network would have to be carefully worked out under a master plan. [O] • Should keep the bicycle lane and extend it. [O] • A light rail system with five stations and one depot serving as the

<ul style="list-style-type: none"> • WKCD is an integral part of our city and should be treated as such. [O] • The traffic is convenient and everybody feels comfortable. [O] • Hope to have good and affordable transportation. [O] • It is good to have user friendly elevated people mover linking to Star Ferry and Kai Tak. [O] • Should be able to provide a good and integrated transportation package. [O] • Hope to have MTR extended to West Kowloon. [O] • To ensure that all Hong Kong people especially the low-income groups could access WKCD within an hour. [O] • Establishing a good connection between the internal transportation networks within WKCD and the external transportation networks connecting to wider Hong Kong as well as Pearl River Delta Region is crucial. [O] • I am pleased to have Government's promise that the public will be provided with easy access to the facilities. [O] • Enhance transportation facilities to WKCD, which are more convenient for people. [S] 	<p>which might be contrary to the objective of developing local arts and culture. [O]</p>	<p>backbone of transportation inside WKCD has been put forward. [O]</p> <ul style="list-style-type: none"> • I don't believe the proposed mono-rail system is viable for such a small area, whereas connections can be made by a proper railway as already been explored by the HKSARG. [O] • Make use of the harbour resources where boats and vessel can park there to enjoy the spectacular Victoria Harbour in a narrow sense, but great view. [O] • We urge the Government to expedite the construction of the planned rail network in between to cater for the expected large amount of visitors traveling per day. [O] • Have shuttle bus for free. [S] • Restrict vehicles going into WKCD. People can only go the WKCD by shuttle bus. [S]
---	---	--

Salient points for the sub-category “Social connectivity (social distance) planning” are presented below:

Positive Views	Negative Views	Other Views/Concerns
<ul style="list-style-type: none"> • Positive, there is a need to shorten the social distance between the existing communities and WKCD. 	<ul style="list-style-type: none"> • Don't really believe that the project can really connect with the neighbouring districts. 	<ul style="list-style-type: none"> • The design should be “people-focused” in building up a cultural spirit and democratic principle.

<p>[O]</p> <ul style="list-style-type: none"> • The shortening of social distance is good for social harmony. [O] • Connectivity and interactions with urban areas near and far would bring enhancements and synergies benefiting the entire city. [O] • Expedite the project so as to extend the benefits to all social classes. [O] • A place for all classes to share, like the Central Park of New York. [O] • Prices should be reasonable and affordable for the common citizens and should be reduced to a plaything only for the rich. [O] • Hope to have WKCD to be shared by all citizens, creating social harmony. [O] • Social connectivity is as important as physical connectivity. [O] • Only by socially connecting the communities can WKCD benefit everybody. [O] • The vital success of WKCD rests on its vibrant and dynamic links and association with the rest of Kowloon as well as Hong Kong as a whole. [O] • The WKCD is an inseparable part of the city and the community and therefore needs all kinds of connectivity, action and reactions amongst the urban neighbourhood and their arts community with future WKCD activities. [O] • I wish that the WKCD would integrate with the culture of the areas and 	<p>[O]</p> <ul style="list-style-type: none"> • The project is likely to produce a rich men's backyard. [O] • The old and the new districts are almost completely segregated. [O] 	<p>[O]</p> <ul style="list-style-type: none"> • WKCD development should not cause social separation with the neighbouring communities. [O] • There should be other alternatives in linking with the poorer neighbouring districts. [O] • I suggest the creation of "cultural walkways". [O] • WKCD is situated in a newly reclaimed area and it would easily be isolated if handled improperly. [O] • I would like to know how the under-privileged class could enjoy the facilities of WKCD and whether the Government had any policy to facilitate public enjoyment of WKCD. [O] • WKCD should be regarded as an extension to neighbouring area so that more public space should be reserved in WKCD. [O] • People from all walks of life can have a fair opportunity to enjoy WKCD. [S]
---	---	---

<p>could revitalize the communities. [O]</p> <ul style="list-style-type: none"> • Try to communicate with neighbouring people. [S] 		
---	--	--

Salient points for the category “Low density development” are presented below:

Positive Views	Negative Views	Other Views/Concerns
<ul style="list-style-type: none"> • The proposed plot ratio of 1.81 was a reasonable parameter to control high-rise development around Victoria Harbour. [O] • It is reasonable to use the principle of low density development for WKCD. [O] • Too many tall buildings will block the harbour view and suffocate people. [O] • Low density development is good for the environment. [O] • Absolutely need to be low density so that people can have a breathing space. [O] • It is most important to have an urban oasis with lots of empty and open space. [O] • Don't wish to have high rises in the district as it would affect air flow and the scenery. [O] • Low density development: meaning to have buildings less than 30 metres high. [O] • It should be a low-density development with spacious open space for the public. [S] • WKCD should be a low-density development. [S] • The height of the buildings should be restricted. [S] • The low density development can provide a magnificent city view across the Victoria Harbour. [S] 	<ul style="list-style-type: none"> • All the land should be put to auction with no height limit. [O] • We should consider mid to high density development. [O] • A simplistic and rigid building height control can only hinder creative design. [O] • Should suitably increase the plot ratio. [O] • Please consider a mid to high density development. [O] • The plot ratio should not be too low and it is great loss of precious land in the urban district. [O] • The plot ratio should be increased to 7. [O] • I don't think this plot of land is suitable for low density development. [O] • I would be most against if this district is used for low density development residential purposes. [O] • A spacious open space will not be provided if WKCD will be a low density development. [S] 	<ul style="list-style-type: none"> • Conditions for hardware development have restricted the development of WKCD. [O] • There should be flexibility with regard to the density of development in this area. [O] • There should be flexibility with regard to the height of the buildings. [O] • The density issue is not a problem and it is more about the coordination of the various items in the project. [O] • The density should be appropriate so that all Hong Kong citizens can be benefited. [O] • The purpose-built buildings for the performing venues in WKCD could apply for exemption in plot ratio calculation. [O] • Avoid developing it into a concrete jungle, it should have a design to make citizen feel relax. [S] • It should depend on the situation after the buildings are built. [S]

<ul style="list-style-type: none"> • It is a good idea for the WKCD to have a waterfront promenade with a low density development. [S] • The low density development can provide better ventilation. [S] 		
--	--	--

Salient points for the category “Other urban planning issues/concerns/suggestions” are presented below:

<ul style="list-style-type: none"> • Respondents opined that in light of social harmony, it was unacceptable to privatize WKCD for the use of a few. [O] • Appropriate policies and requirements should be included in the design, planning and development briefs. [O] • Should take into account the needs of the elderly and disabled. [O] • There should be as little residential or office buildings as possible. [O] • Set up a breast-feeding area and baby rooms with basic nursing facilities. [O] • Don’t let the planning be converted to residential purposes. [O] • It is necessary to develop open spaces but the question is about the distribution of the different uses. [O] • Hope to have a facility to rent out bicycles for people to ride. [O] • Develop only the cultural district and scrap the residential part. [O] • WKCD should be a car-free zone. [O] • Internal circulation and pedestrian linkage both within the district and the hinterland should be considered. [O] • It is proposed that WKCD Authority should examine landlord’s proposals to evaluate whether they would achieve the desired integrated development effect. [O] • No reclamation for further development. [S] • Should not have residential development in this cultural district; otherwise the district will be privatized. [S]
--

Salient points for the category “Master Layout Plan and Outline Zoning Plan” are presented below:

Positive Views	Negative Views	Other Views/Concerns
<ul style="list-style-type: none"> • Innovative and environmentally friendly facilities are incorporated in the Master Layout Plan. [O] • My wish is to have a fully integrated Master Layout Plan including all individual landmark buildings. [O] • Master Layout Plan is extremely important to the success of the WKCD project. [O] 	<ul style="list-style-type: none"> • There are too many large scale venues focused in one and not very accessible, locality. [O] • A more dispersed model would be preferable. [O] • Land is scarce in Hong Kong and it is not right to concentrate in one area only. [O] 	<ul style="list-style-type: none"> • Access in the form of free people movers and shuttle service by emission-free vehicles should be in the MLP. [O] • Barrier-free pedestrian facilities with landscaping should be in the MLP. [O] • We need at the same time an innovative and environment friendly design blueprint. [O] • Don’t reclaim the Victoria Harbour any more. [O]

<ul style="list-style-type: none"> • A balanced MLP must be attained so that an optimal mix of arts, cultural, public open space, residential and commercial facilities with suitable phasing and land reserved for organic growth could be achieved. [O] • I welcome the government to involve architects at early stages of planning before the gazettal of OZP and the drafting of WKCD MLP. [O] 		<p>Harbour any more. [O]</p> <ul style="list-style-type: none"> • Don't make the plan a mess and a waste of money and resources, thank you. [O] • It will be awful if the design of the neighbouring commercial development is not in harmony with that of the CACF. [O] • The scope of WKCD master plan should be extended beyond the physical boundary of the cultural district. [O] • The MLP should be detailed enough and with more stringent requirements to govern the development of the commercial portion. [O] • The relevant planning parameters including plot ratio, building height, green open space ratio, etc. would be included in the preparation of the MLP. [O] • Planning considerations must be given when drafting of MLP to safeguard public access to the harbour-front of WKCD. [O] • WKCD should be divided into different zones for different countries (e.g. USA, UK, France, Italy....) [S] • WKCD should reserve one-fourth of the land for development of arts and culture. [S]
---	--	--

Extract of Chapter 4 of the Report on Public Engagement Exercise

CHAPTER 4: ANALYSIS OF RESULTS

This Chapter integrates the findings from both the Quantitative and Qualitative Data. It seeks to triangulate using different sources of evidence:

- responses to close-ended questions on 3,170 Wish Cards;
- 10,303 text units from comments made on Wish Cards, from on-line discussion boards on the WKCD website and the Public Affairs Forum website, from sector-specific focus group meetings, public forums, meetings of Legislative Council, relevant statutory bodies, advisory bodies, and District Councils, and written submissions from concern groups and individuals;
- 1,519 responses to the First Telephone poll; and
- 1,152 responses to the Second Telephone Poll.

In general, there is good convergence. The results from the close-ended questions on the Wish Cards and Telephone Polls corroborate each other on almost all counts with one possible exception. Views collected from younger persons are, in general, not at variance with those of the general public. No significant difference is found in the responses to all of the questions in the First and Second Telephone Polls. Positive written comments on the various themes (in terms of the number of text units) also outnumber negative comments.

4.1 OVERALL VISION

There is overwhelming support for the overall vision from all sets of data:

- 87% of Wish Card respondents (close-ended question) agree or agree fully, with 55% agreeing fully;
- 74% of the two Telephone Poll respondents agree or agree fully; and
- 61% of the written comments from all sources are positive.

The Qualitative Data also indicate that there is strong support for early implementation. The respondents thought that the project would be beneficial to Hong Kong as a whole economically and socially and should start as soon as possible, without further delay.

4.2 OPTIMAL MIX OF ARTS AND CULTURAL FACILITIES, SUITABLE PHASING, AND LAND RESERVED FOR ORGANIC GROWTH

The data sets indicate strong support for the concept of the facility mix, the phasing, and organic growth:

- 85% of Wish Card respondents (close-ended question) agree or agree fully ;

- 71% of the two Telephone Poll respondents agree or agree fully; and
- 63% of the written comments from various sources are positive (negative comments constitute only 4%, the rest being suggestions).

The Qualitative Data provide concrete suggestions on individual performance venues, the exhibition centre, the theatreland concept and the M+. A large number of electronic Wish Cards call for the establishment of a Leslie Cheung memorial hall. This appears to be a unique and single lobby whose views were not reflected in other data sources.

4.3 SYNERGETIC CLUSTERING AND INTEGRATION WITH RETAIL, DINING AND ENTERTAINMENT (RDE) FACILITIES

There is considerable support for clustering arts and cultural facilities with retail, dining and entertainment facilities:

- 79% of Wish Card respondents (close-ended question) agree or agree fully;
- 75% of the two Telephone Poll respondents agree or agree fully; and
- 32% of the written comments from various sources are positive (negative comments constitute only 14%, the rest being suggestions).

Many expressed the wish of having arts and culture integrated into Hong Kong citizens' everyday lifestyle, including dining, retail etc., which could also add vibrancy to the district.

4.4 LOW DENSITY DEVELOPMENT, SPACIOUS, OPEN HARBOUR-FRONT FOR ALL, AND CONNECTIVITY WITH NEIGHBOURHOOD COMMUNITIES

There is overwhelming support from all three data sets for low-density development, open space, and connectivity with neighbourhood communities:

- 86% of Wish Card respondents (close-ended question) agree or agree fully, with 60% agreeing fully;
- 84% of the two Telephone Poll respondents agree or agree fully; and
- 47% of the written comments from various sources are positive (negative comments constitute only 4%, the rest being suggestions).

Many written comments stressed the importance of integrating the facilities with the harbour-front promenade, as well as physical connectivity and ease of access to the district.

4.5 PRUDENT AND TRANSPARENT FINANCING APPROACH

On the face of it, evidence does not appear to fully converge regarding the proposed financing approach:

- 75% of Wish Card respondents (close-ended question) agree or agree fully with the proposed overall financing approach;

- Only 45% of the two Telephone Poll respondents agree or agree fully with the proposed capital financing arrangement – an upfront government endowment roughly equivalent to the estimated land value of the residential, office and hotel sites of WKCD being granted;
- 76% of Telephone Poll respondents agree or fully agree with the proposed recurrent financing arrangement – rental proceeds of the commercial sites being used to subsidize WKCD’s operation costs; and
- 21% of the written comments from various sources were positive (negative comments constitute only 14%, the rest being suggestions).

On closer examination, there is considerable convergence of evidence. As pointed out earlier, one possible explanation for the difference is that, unlike the question on the Wish Card which describes both the proposed capital and recurrent financing arrangements, Telephone Poll respondents might have been unaware of the proposed recurrent financing arrangement (because it is asked in a separate question), when the proposed capital financing arrangement question was put to them and might have thought that the upfront endowment would be the only form of government subsidy.

From the written comments, some of those expressed concerns about the capital financing approach were of the view that the endowment might not be adequate, while some worried that it would make the WKCD Authority become too independent. Some recommended funding by stages. Some pointed out that the proposed financing arrangement did not promote the development of cultural software.

4.6 GOVERNANCE: AN INDEPENDENT STATUTORY BODY WITH WIDE REPRESENTATION

There is strong support for the proposed Governance structure:

- 79% of the Wish Card respondents (close-ended question) agree or agree fully;
- 76% of the two Telephone Poll respondents agree or agree fully; and
- 26% of the written comments from various sources are positive (negative comments constitute only 13%, the rest being suggestions).

Many written comments are on the composition, roles and function of the WKCD Authority, and on its autonomy in particular.

4.7 STRENGTHENING CULTURAL SOFTWARE

There is overwhelming support, from all three data sets, for the Government to put in place appropriate measures to strengthen cultural software and audience-building.

- 86% of Wish Card respondents (close-ended question) agree or agree fully, with 54% agreeing fully;
- 83% of the two Telephone Poll respondents agree or agree fully; and

- 26% of the written comments from various sources are positive (negative comments constitute only 1%, the rest being suggestions).

From the Qualitative Data set, the importance of education in sustaining WKCD is stressed by many.

4.8 OTHER ISSUES FROM THE QUALITATIVE DATA SET

Other issues derived from analysis of the Qualitative Data include the public engagement exercise and cultural policy for Hong Kong. These two received 155 and 89 comments from all sources respectively.

For the public engagement exercise, respondents expressed more positive views than negative ones (65% positive and 10% negative) and in general appreciated the work.

For the cultural policy for Hong Kong, there is a slightly higher percentage of positive views than negative ones (21% positive and 18% negative). Noteworthy is the high percentage (61%) of suggestions made by respondents. Respondents felt that Hong Kong lacked a clear vision in this area. This suggests that the Government should formulate a holistic cultural policy, with strong Chinese cultural elements built in.



西九文化區
 從中山紀念公園遠眺的全景
 WEST KOWLOON CULTURAL DISTRICT
 VIEW FROM SUN YAT SEN MEMORIAL PARK

規劃署
 PLANNING
 DEPARTMENT



M/K20/08/162

圖 PLAN
 2



西九文化區
 從中環天星碼頭遠眺的全景
 WEST KOWLOON CULTURAL DISTRICT
 VIEW FROM CENTRAL STAR FERRY PIER

規劃署
 PLANNING
 DEPARTMENT



M/K20/08/162

圖 PLAN
 3



西九文化區
 從中山紀念公園遠眺的全景
 WEST KOWLOON CULTURAL DISTRICT
 VIEW FROM SUN YAT SEN MEMORIAL PARK

規劃署
 PLANNING
 DEPARTMENT



M/K20/08/162

圖 PLAN
 2



西九文化區
從中環天星碼頭遠眺的全景
WEST KOWLOON CULTURAL DISTRICT
VIEW FROM CENTRAL STAR FERRY PIER

規劃署
PLANNING
DEPARTMENT



M/K20/08/162

圖 PLAN
3