

**Annex A****Fire Safety of the Canopy**

Maximum flexibility has been built in the Invitation for Proposals (IFP) process so as to encourage innovation by the private sector and allow the Government to shape the West Kowloon Cultural District (WKCD) in light of assessment findings and public views. Accordingly, Proponents are given flexibility to submit Proposals for the Canopy. Since safety risks posed by the Canopy under fire vary and are dependent on the design and the material to be used in individual Proposal, it will not be meaningful to carry out any independent study on the safety risks before receipt of the Proposals. To ensure that the safety risks are fully addressed, we have required the Proponents to provide preliminary studies to support their Proposals.

2. There are three major safety concerns in relation to the Canopy in case of fire –

- (1) whether the Canopy will hinder the speedy dissipation of heat and smoke in case of fire on the buildings underneath;
- (2) whether the structure of the Canopy itself is adequately protected or can maintain its integrity against damage by fire, so that there would be sufficient time for people under the Canopy to evacuate, and for the Fire Services Department (FSD) to put out the fire; and
- (3) whether there are adequate means of escape for the people underneath the Canopy to evacuate under fire.

3. The requirements for measures to address the above safety concerns are set out in Annex 4.5 of the IFP. The relevant assessment criteria for the Canopy are set out under Item 8 of Annex 3.1 of the IFP.

4. Specifically, Section 8 of Annex 4.5 of the IFP requires that the Canopy should be designed in such a way that it must not hinder the speedy dissipation of heat and smoke in case of fire. Proponents are

required to submit a report on computerised modelling of heat and smoke dissipation. Under Item 8(a)(iii) of Annex 3.1 of the IFP, the Technical Proposals would be assessed in respect of the efficiency in speedy dissipation of smoke and heat under the Canopy.

5. Regarding the protection of the structure of the Canopy against damage by fire, Section 7 of Annex 4.5 of the IFP stipulates that, the Canopy must comply with all relevant statutory requirements, including the Buildings Ordinance (Cap. 123). The Successful Proponent will be required to submit its Proposal to the Buildings Department for approval before implementation, as in all other private developments in Hong Kong.

6. Other than compliance with the relevant provisions of the Buildings Ordinance in relation to means of escape in case of fire, the Proponents are also required to submit under Section 6.7.1 of the IFP their emergency evacuation plans in their Proposals.

7. Just like any other buildings and structures, it is necessary to repair the works damaged and clean up the soiled surfaces of the Canopy after a fire. The Government has paid due regard to the operation, maintenance, management, cleaning and other possible problems with the Canopy in the IFP. Proponents are required under Section 6.4 of the IFP to submit a Preliminary Operation, Management and Maintenance Plan for the Canopy, including the strategy and provisions for cleaning, inspection, maintenance and repair.

8. In accordance with the provisions in the IFP, the Proponents have provided some preliminary studies on the Canopy in their Proposals. It should be noted that the Canopy Proposals received differ in terms of the design approach and materials selected. Relevant information is provided in the Proponent's exhibits on display at the exhibition in the Hong Kong Heritage Museum in Sha Tin and is also available in the WKCD project website.

9. FSD participates in the assessment of the screened-in Proposals. Its major role is to provide professional advice on the feasibility of the Proposals relating to all fire safety issues, including that for the proposed

Canopy. According to Section 3.1.1 of the IFP, the Assessment Process will be carried out in strict confidence. The Government cannot reveal details of the ongoing assessment at this stage.

**Housing, Planning and Lands Bureau**  
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