

For information on  
29 March 2011

**LegCo Panel on Home Affairs and Panel on Development  
Joint Subcommittee to Monitor the Implementation of  
the West Kowloon Cultural District Project**

**Selection of Conceptual Plan Options**

**INTRODUCTION**

The Board of the West Kowloon Cultural District Authority (the Authority) has endorsed the Selection Panel's recommendation to select the Conceptual Plan Option prepared by Foster + Partners as the preferred option for the development of the West Kowloon Cultural District (WKCD).

2. Members are invited to note the paper at **Annex** prepared by the Authority on the selection of Conceptual Plan Options.

**BACKGROUND**

3. A Selection Panel was formed in November 2010 to scrutinize the three Conceptual Plan Options and make recommendation on the preferred option to the Board of the Authority based on six selection criteria, viz meeting planning design principles, meeting community and stakeholders aspirations, design and phasing flexibility, technical strengths and weaknesses, financial implications, and fulfilling the key planning and development requirements.

4. The Selection Panel held six meetings to consider and assess various aspects of the three Conceptual Plan Options against the six selection criteria. After a vigorous and

stringent assessment process, the Selection Panel arrived at the recommendation on 4 March 2011 for consideration by the Board. The Board endorsed the recommendation on the same day.

5. Based on the preferred option, the Authority and its Project Consultant will prepare a Development Plan for WKCD which will be unveiled to the public in summer 2011 before its submission to the Town Planning Board for consideration. In preparing the Development Plan, the Authority will take note of public preferences on desirable features of the other two Conceptual Plan Options and incorporate them if they are assessed to be technically feasible and financially viable with due regard to the integrity of the preferred option.

**Home Affairs Bureau**  
**March 2011**

**Paper from the West Kowloon Cultural District Authority  
Selection of Conceptual Plan Options**

**PURPOSE**

This paper aims to inform Members of the selection of Conceptual Plan Option for the development of the West Kowloon Cultural District (WKCD).

**THE THREE CONCEPTUAL PLAN OPTIONS AND STAGE 2  
PUBLIC ENGAGEMENT EXERCISE**

2. Taking into account views received in the Stage 1 Public Engagement (PE) exercise concluded in January 2010, the three Conceptual Plan Consultants (CPCs) engaged by the West Kowloon Cultural District Authority (the Authority), namely Foster + Partners (“Foster”), Rocco Design Architects Limited and Office for Metropolitan Architecture, each prepared a Conceptual Plan Option for WKCD.

3. The Conceptual Plan Options, being visions for creating the best possible layout for WKCD, showed the distribution of the arts and cultural facilities as well as various other land uses, including retail, dining, entertainment, hotel, office, residential and public open space. Internal infrastructure and communal facilities, major access arrangements for vehicles and pedestrians as well as external connections were also shown.

4. The Authority conducted the Stage 2 PE exercise (PE2) between 20 August and 20 November 2010 to gauge public and stakeholders’ views on the three Conceptual Plan Options. The result of PE2 was summarized in the Report on the Analysis of Views for PE2 which was published and delivered to Members on 25 February 2011.

## **SELECTION CRITERIA AND WEIGHTING**

5. A Selection Panel was formed in November 2010 to study various aspects of the three Conceptual Plan Options, conduct detailed dialogues with the three CPCs and make recommendation on the selection of a preferred option. The Selection Panel comprised members of the Board and Committees of the Authority with arts, cultural and professional background and with connection to the local community. The Chairman of the Consultation Panel participated as an Advisor of the Selection Panel.

6. Six Selection Panel meetings were held from November 2010 to March 2011. Discussions were held with the three CPCs, members of the Technical Advisory Panel<sup>1</sup>, the independent Analysis and Reporting Consultant - Public Policy Research Institute of the Hong Kong Polytechnic University, and other related consultants during different stages of the intensive selection process.

7. The following set of selection criteria, endorsed by the Board of the Authority and the Selection Panel, was used in the selection process. The weighting for each selection criterion was determined by the Selection Panel before scoring, as recommended by the Independent Commission Against Corruption.

- ◆ Meeting Planning Design Principles (30%)
- ◆ Meeting Community and Stakeholders Aspirations (20%)
- ◆ Design and Phasing Flexibility (20%)
- ◆ Technical Strengths and Weaknesses (15%)
- ◆ Financial Implications (10%), and

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<sup>1</sup> The Authority set up an independent Technical Advisory Panel, consisting of representatives from five professional institutions, viz Hong Kong Institute of Architects, Hong Kong Institute of Engineers, Hong Kong Institute of Planners, Hong Kong Institute of Landscape Architects, and Hong Kong Institute of Surveyors, in August 2010 to assess the technical robustness of the three Conceptual Plan Options.

- ◆ Fulfilling the Key Planning and Development Requirements (5%)

8. A scoring exercise was carried out by the Selection Panel. The process was witnessed by an independent auditor and the results were audited.

### **KEY CONSIDERATIONS IN SELECTING FOSTER'S PLAN**

9. The Selection Panel recommended the Board to select Foster's Conceptual Plan as the preferred option, based on the selection criteria and weighting as stated above. The Board endorsed the recommendation to select Foster's Conceptual Plan (the Plan) based on the following key considerations:

- The Plan integrates arts and cultural facilities with a good mix of land uses to improve visitor experience and promote vibrancy of the district. The proposed clustering concept of placing the Mega Performance Venue on top of the Exhibition Centre serves to minimize footprint and create greater synergy between the two venues. The proposal to incorporate a black box theatre within M+ strengthens crossovers among performing arts and visual arts venues.
- As the WKCD project will span a number of years over different phases by way of organic growth, the high degree of flexibility demonstrated in the plan allows swapping of sites to facilitate earlier development of Core Arts and Cultural Facilities. It also allows public enjoyment of arts and cultural facilities amidst ongoing construction programmes. The park and open space proposed allow for temporary arts and cultural activities in certain areas of the site prior to the commissioning of the Phase 1 facilities.

- The Plan provides a good range of transportation options that enhance the accessibility of WKCD. The city park concept, relaxing atmosphere and various green features earned the most public support in PE2. The green initiatives proposed reduce carbon footprint and contribute to the development of a green and sustainable WKCD.

## **DEVELOPMENT PLAN PREPARATION**

10. The Authority and its Project Consultant are formulating the Development Plan based on the preferred option. The Authority will take note of public preferences on desirable features of the other two Conceptual Plan Options as expressed in PE2 and conduct further studies and assessments on the technical feasibility, phasing implications and financial viability of incorporating the desirable features in the Development Plan, with due regard to the integrity of the selected preferred option.

11. Once the Development Plan has been formulated, it will be unveiled in the Stage 3 PE exercise in summer 2011, with a view to gathering feedback from the public and stakeholders to enable the Authority to finalize the plan for submission to the Town Planning Board around end 2011.

**West Kowloon Cultural District Authority**

**March 2011**