

立法會
Legislative Council

LC Paper No. CB(2)2369/11-12(04)

Ref : CB2/PS/2/08

**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 27 June 2012**

**Design Competitions for the Core Arts and Cultural Facilities
in the West Kowloon Cultural District**

Purpose

This paper provides background information on the design competitions for the Core Arts and Cultural Facilities ("CACFs") in the West Kowloon Cultural District ("WKCD") and highlights the major views of members of the Joint Subcommittee to Monitor the Implementation of the West Kowloon Cultural District Project ("the Joint Subcommittee").

Background

2. On 4 March 2011, the Board of the West Kowloon Cultural District Authority ("the WKCDA Board") announced the selection of City Park designed by Foster+Partners ("F+P") as the preferred Conceptual Plan Option ("CPO") on which the Development Plan ("DP") for WKCD was to be based. By virtue of section 21(1) of the West Kowloon Cultural District Authority Ordinance (Cap. 601) ("WKCDAO"), WKCDA is responsible for preparing DP, the main purpose of which is to lay out the WKCD area and set apart the land for various arts and cultural facilities; for other land uses such as commercial, hotel, retail and public open spaces; and for internal infrastructural projects.

3. Under sections 21(3) and (4) of WKCDAO, in preparing DP, WKCDA has to consult the public and the Secretary for Home Affairs who may impose such requirements or conditions as he thinks necessary or expedient for the development of WKCD. WKCDA unveiled the proposed DP for Stage 3 Public Engagement ("PE") exercise conducted from 30 September to

30 October 2011. According to WKCD, while the proposed DP had been developed on the basis of the preferred CPO, WKCD had taken note of public preferences on individual features of the other two CPOs (i.e. Key to Sustained Vitality designed by Rocco Design Architects Limited and Project for a New Dimension designed by the Office for Metropolitan Architecture) as reflected in Stage 2 PE exercise conducted from August to November 2010, and had incorporated those technically feasible and financially viable features into the proposed DP with due regard to the integrity of the preferred CPO.

4. The proposed DP strictly complies with the statutory requirements as stipulated in the South West Kowloon Outline Zoning Plan No. S/K20/26. The key planning parameters include a maximum plot ratio of 1.81, provision of not less than 23 hectares of public open space (including three hectares of piazza areas and a waterfront promenade of not less than 20 metres in width), residential development of not more than 20% of total plot ratio, as well as building height restrictions of 50, 70 and 100 metres above Principal Datum under three sub-zones.

Proposed DP

5. According to WKCD, the proposed DP comprises the following key features -

- (a) 17 CACFs (as set out in **Appendix I**);
- (b) a Great Park providing 23 hectares of public open space for arts pavilions, outdoor performances and artwork displays, as well as for cycling, running and viewing the Victoria Harbour;
- (c) the Avenue connecting the entrances to the core arts and cultural venues in WKCD; and
- (d) three civic squares serving as hives of activity and central meeting points.

6. Taking into consideration public reference for organic growth, aspirations of arts and cultural stakeholders, site availability, clustering effect to create vibrancy, financial implications and accessibility to and from surrounding areas, the WKCD project will be developed in phases. Part of the Great Park is expected to be completed in 2014-2015, followed by the phased completion of CACF starting from 2015. The proposed phasing plan for WKCD is in **Appendix II**.

7. WKCDA submitted DP to the Town Planning Board for consideration on 30 December 2011. According to its work plan, WKCDA will commence construction work in 2013, with the aim of completing the Arts Pavilion and part of the Great Park around 2014-2015, followed by the Xiqu Centre in 2015-2017.

Members' views

8. Members had expressed views on the subject of design competitions for CACF in WKCD at various meetings in the context of discussing the hardware development of and the proposed DP for WKCD. Their views are summarized in the ensuing paragraphs.

9. Members expressed concern about whether WKCDA would fulfill its undertaking to hold architectural design competitions for individual landmark facilities in WKCD. They hoped that the design competitions for M+ and other landmark facilities in WKCD would be launched as soon as possible, and the design guidelines would be set out in DP to be submitted to TPB. As advised by WKCDA, such competitions would be held in tandem with the statutory planning process. The first architectural design competition would be undertaken in early 2012 for the Xiqu Centre, which was expected to be completed by late 2015. The design competition for M+ was expected to be launched in mid 2012 and that for other key facilities would follow.

10. Concern was also raised about the progress of M+. WKCDA was called on to provide sufficient time for local and overseas designers to prepare their submissions for the design competitions. According to WKCDA, it would conduct the competitions in accordance with international practice and appoint a jury to select the winning designs, and it was envisaged that first-rate submissions would be received from local and international designers.

11. In response to members' enquiry about the reason for holding the design competition for M+ before that for some other facilities which were scheduled for completion earlier, WKCDA advised that as M+ was a bigger project and more fundamental part of the entire WKCD project, more time was required to undertake the design competition and other relevant preparatory work to facilitate its development. WKCDA would roll out the design competitions for other landmark facilities according to the proposed implementation programme of WKCD.

12. Enquiries were raised about whether the designs of the Park in WKCD and waterfront of WKCD would be conducted by F+P or design competitions would be held for such facilities. According to WKCDA, the Park would be one of the first projects delivered in WKCD. The WKCDA Board would decide how to move forward in the process of the design of the Park at its meeting scheduled for 20 December 2011.

Latest development

13. On 9 March 2012, WKCDA announced the launching of WKCD's first design competition for the Xiqu Centre, which is scheduled for completion around the end of 2015. The Xiqu Centre will be the first of 17 core arts and cultural venues to be opened in WKCD and one of 15 proposed performing arts venues. The Xiqu Centre is located at the eastern edge of WKCD on the corner of Canton Road and Austin Road West. The design competition covers the design of a 1 100-seat main theatre, a 400-seat small theatre, a Tea House for performances for audiences up to 200 and ancillary training and education facilities.

14. WKCDA has set up a Steering Committee, comprising representatives of professional institutes and arts and culture disciplines, to oversee the competition. The submission deadline of the Expression of Interest for pre-qualification for the design competition was on 10 April 2012. Short-listed design teams will be invited to submit schematic designs of their concepts. Entries from the short-listed teams will be examined by a Jury Panel together with assessment through interviews. The selected team will be recommended to the Development Committee of WKCDA and the WKCDA Board for appointment. The press release issued by WKCDA on 9 March 2012 containing information on the selection process of the design/design consultant for the Xiqu Centre is in **Appendix III**.

Relevant papers

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

Core arts and cultural facilities in the proposed Development Plan

	Facility	Description
1	Mega Performance Venue	Hong Kong's biggest indoor seated facility, with over 15 000 seats designed for local and overseas concert and large-scale entertainment events.
2	Exhibition Centre Complex	A medium-sized convention facility sitting under the Mega Performance Venue and integrated with a hotel.
3-4	Freespace (with a music box)	It can accommodate 300 to 500 people and places no restriction on the performances it hosts. It also contains a 150-seat (or 300 standing) Music Box providing venue for alternative and independent music scenes.
5	M+	An international-calibre museum for visual culture, covering contemporary arts, design, architecture, moving image and popular culture. A floor area of 43 000 square metres will be developed in Phase 1.
6	Lyric Theatre	A 1 200-seat facility with an orchestra pit for dance, ballet, opera, musicals and theatrical performances.
7	Great Theatre	A grand theatre with 1 600 seats for opera, dance and other large-scale performances.
8	Musical Theatre	A 2 000-seat receiving house for touring musicals, popular commercial productions and large-scale performances.

	Facility	Description
9-10	Music Centre (comprising a concert hall and a recital hall with arts education facility)	It comprises a 1 800-seat concert hall and a 300-seat recital hall for chamber music and recitals.
11-13	Centre for Contemporary Performance (comprising 3 blackboxes with arts education facility)	It comprises three flexible performing spaces with 400, 250 and 150 seats respectively for different scales of dance, theatrical and multimedia performances.
14	Medium Theatre I	A well-equipped 600-seat, proscenium-arch style theatre for medium-scale theatrical and dance performances.
15	Medium Theatre II	A 600-seat facility dedicated to medium-scale spoken-word drama and dance ensembles.
16-17	Xiqu Centre (comprising a main theatre and a teahouse with arts education facility)	It comprises a 1 100-seat main theatre, a commercially operated teahouse, and a 400-seat small theatre for traditional Chinese performances.

Source: Website of West Kowloon Cultural District Authority (www.wkcda.hk/pe3)

**Relevant papers on
Design Competitions for the Core Arts and Cultural Facilities**

Committee	Date of meeting	Paper
Joint Subcommittee to Monitor the Implementation of the West Kowloon Cultural District Project	29.3.2011 (Item II)	Agenda Minutes
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	26.8.2011 (Item I)	Agenda Minutes
Joint Subcommittee to Monitor the Implementation of the West Kowloon Cultural District Project	29.11.2011 (Item IV)	Agenda Minutes

Council Business Division 2
Legislative Council Secretariat
 14 June 2012