

ANNEX 1

Key PE3 Views and WKCDA's Response

Overall Layout/Development Plan

Key PE3 Views	WKCDA's Response
1. Lack of distinctive architectural features	Design competitions for various arts and cultural facilities will be launched in due course.
2. Concerns on building height and density in the District	<p>Apart from the large open space for public enjoyment at the Great Park, three public squares have also been provided within the district in between the building blocks.</p> <p>The building heights and scale have been assessed. Air ventilation assessment has been undertaken to ensure effective air flow for pedestrian comfort. Subsequent to the Stage 3 Public Engagement exercise (PE3), non-building areas have been increased to improve air ventilation.</p>

Phasing

Key PE3 Views	WKCDA's Response
1. Early implementation of the Project, and further delay would be highly undesirable	<p>WKCDA is pushing ahead with the target to complete the park and Phase 1 facilities in stages starting from 2014-2015.</p> <p>Pace of Phase 2 developments is subject to organic growth after completion of Phase 1 facilities.</p>

Public Open Space

Key PE3 Views	WKCDAs Response
1. Diverse suggestions received regarding the Promenade such as its width, facilities along the path, and themes	WKCDAs will take note of the different suggestions and consider them in the detailed design process of the Promenade
2. Some find a straight Avenue mundane	The inclusion of squares at intervals of the Avenue helps break the monotony. Furthermore, the increase of non-building areas after PE3 will provide additional open spaces between buildings as well as more variety of activities intersecting the Avenue

Commercial and Residential Facilities

Key PE3 Views	WKCDAs Response
1. Greater preference for smaller operations rather than mega stores carrying the usual brand names that can be found in most shopping malls	A good mix of retail and dining facilities in terms of scale and nature will be proposed to offer diverse visitor experience .
2. Views have been expressed that having residential blocks in the District might turn it into a property development project	The development mix has been proposed to offer optimum integration and to enhance vibrancy.

Transportation, Connectivity and Accessibility

Key PE3 Views	WKCDAs Response
1 In view of heavy traffic flows in the surrounding area, the current plan has to come up with a comprehensive transportation solution.	A traffic impact assessment is undertaken, with the aim to ensure an adequate transportation solution and to minimise adverse traffic impact.

Key PE3 Views	WKCD's Response
2 Future connectivity within WKCD and its vicinity	In addition to the pedestrian links to the surrounding areas and close pedestrian routes to 3 railway stations, it is proposed that WKCD will be served by dedicated e-bus service to the surrounding areas. Within the district, travellers and e-buses will provide east to west connection.
3 Building cycling tracks within the district	It is proposed that there will be a bicycle path along the promenade.
4 Piers at WKCD, the design of which needs to be differentiated from other conventional piers	Two piers are proposed subject to the provisions of Protection of the Harbour Ordinance, and subject to aesthetic design to be compatible with the character of WKCD.
5 Better north-south connectivity and connection to the Mega Performance Venue	Within the district, the north-south pedestrian connections are to be provided between buildings and the distance from the south to north boundary is relatively short - about 200m. After PE3, there are further enhancements to north-south connectivity and accessibility via increase in non-building areas.

Sustainability

Key PE3 Views	WKCD's Response
1. Environmentally friendly design of WKCD, in particular, the provision of greenery in the district	The proposed tree planting and utilities designs are being co-ordinated as part of the design process.

Key PE3 Views	WKCDA's Response
2. Ventilation of underground traffic; air movement at pedestrian level	Air ventilation assessment has been undertaken to ensure effective air flow for pedestrian comfort. The basement ventilation will be designed such that there are no adverse impacts to sensitive receivers.
3. Noise from outdoor performances, and the importance of noise impact assessment	The outdoor performance venue has been relocated and the stage orientated such that noise is directed away from the flats. A detailed noise impact assessment is being undertaken as part of the environmental impact assessment.