

CONFIDENTIAL

By Hand

MEMO

From Secretary for Planning and Lands

Ref. _____ in PLB(CR) 51/57/15

Tel. No. 2848 2568

Fax. No. 2845 3489(open) 2869 0167(CR)

Date 18 October 2001

To Commissioner, ICAC

(Attn: Corruption Prevention Department)

Your ref. _____ in _____

Dated _____ Fax. No. _____

Total Pages _____

West Kowloon Reclamation Concept Plan Competition Declarations of Interest

I am writing to seek your views on the question of declarations of interest by members of the Technical Panel assessing entries to the West Kowloon Reclamation Concept Plan Competition (the competition).

Background

2. The West Kowloon Reclamation Concept Plan Competition is an international competition to find the best conceptual designs for the integrated arts, cultural and entertainment district that the Government intends to see developed on the reclamation. Full information on the competition is contained in the Competition Document attached. This contains, among other things, the General Conditions and the Competition Brief. The document is also available from the competition website at www.plb.gov.hk/competition. The deadline for entries has passed and the competition has attracted 161 entries. The next step is for a Technical Panel to undertake a technical assessment of the entries by mid December 2001 as preparation for consideration of the entries by the Jury in February 2002.

3. The Technical Panel comprises three departmental heads and seven other persons appointed in a personal capacity from relevant professional and advisory fields in the private sector, as shown in Annex 1 to the Competition Document. The Jury is entirely non-official, as shown in paragraph 8 of the General Conditions. The competition also has a Professional Advisor based in the USA.

4. The competition is open to all qualified planners and architects, as defined by the requirements in existence in their respective place of practice, who registered for participation by 8 June 2000. Such a person may enter as an individual or as the representative of a company or project team. Full information on all of the persons participating in the entry has to be provided in a sealed envelope attached to the inner wrapper of the entry.

5. Provisions concerning ineligibility, anonymity and confidentiality have been included in the Competition Document to preserve the integrity and impartiality of the competition. These are as set out in paragraphs 16, 25 and 33 of the General Conditions.

Areas of potential conflict of interest

6. We wish to ensure, as far as possible, that we maintain a fair and level playing field and that we are not faced with question marks over a winning entry because of any perceived conflict of interest which might arise after the winning participants are identified. We are therefore considering whether to supplement the ineligibility, anonymity and confidentiality provisions of the Competition Document with requirements for declarations of interest and, if so, on what basis. The arrangements for declarations of interest by members of government advisory boards and committees, though a useful reference, normally apply to situations where the project proponent's identity is known to the committee. This is not the case with entries to the competition.

7. Paragraph 25 of the General Conditions provides for submission materials not to identify any of the participants or their teams, consultants or associates and paragraph 33 provides for entries to be identified only by serial numbers during the assessment process. It might therefore be argued that there is no need for any declarations of interest because members of the Technical Panel (and the Jury) will not know and cannot come to know the identity of any participant during the assessment process.

8. On the other hand, paragraph 16 of the General Conditions provides among other things that the members of the Technical Panel, their immediate family members, their employees, their close professional associates and any company of which they are a director or major shareholder are ineligible to enter the competition.

9. As regards immediate family members, employees and close professional associates, the onus is on the prospective participant to check whether he has such a relationship with any member of the Technical Panel, so that he does not enter the competition when ineligible. As regards directorships and majority shareholdings, the member of the Technical Panel is assumed to be aware of the activities of his companies, if any, and the onus is therefore on him to ensure that none enters the competition.

10. We are therefore considering whether we should require members of the Technical Panel to declare whether they are aware that any of their immediate family members, employees or close professional associates, or any company of which they are a director or major shareholder, has entered the competition and, if so, the names of those concerned. We would be able to check any declared names against the information in the sealed envelopes submitted with the entries and report the outcome to the Chairman of the Panel for a ruling.

11. We could go further and require Panel members to make such a declaration based on sight of a list of participants named in the sealed envelopes. This would remove doubt over who might have entered the competition and reduce the possibility of a Panel member claiming no prior knowledge that someone had entered. If we proceed on this basis, however, we run the risk of members revealing to third parties who has entered the

competition. We might then come to be accused of failing properly to protect the anonymity of the participants.

12. Either way, there would continue to be a risk of, for example, an employee of a Panel member having entered the competition and this not becoming known until much later. This might happen if the Panel member concerned was genuinely unaware that his employee had entered in his private capacity or could not conclusively identify a person by name only as being his employee. If the entry went on to win a prize and the relationship became known after the winning participants were announced, we could be in the position of having publicly to disqualify it. But this is a risk that we are running without requiring declarations of interest. At least with a declaration there is a greater chance of such an entry surfacing early, enabling the Panel to recommend it to the Jury for disqualification.

13. The above considerations have been put to the Professional Advisor for his advice in the light of his experience of how such matters have been handled in similar international competitions.

14. On balance, and subject to the advice of the Professional Advisor, our feeling at this stage is that we should require declarations of interest by Technical Panel members on the basis of the approach in paragraph 10 above. We have prepared a draft declaration form for this purpose. A copy is attached.

15. The question of declarations of interest by members of the Jury will be considered separately later.

Preliminary views of the Technical Panel

16. At the meeting of the Technical Panel on 9 October 2001, we informed members that we were examining the question of declarations of interest and had sought the advice of the Professional Advisor. One member suggested that a declaration along the lines in paragraph 10 above would be appropriate. No objections were raised.

Advice sought

17. I should be grateful to know whether you have any views on our proposed approach to this matter. The Bureau and the Planning Department are ready to discuss the matter with you as necessary.



(Eric Johnson)

for Secretary for Planning and Lands

DRAFT

West Kowloon Reclamation Concept Plan Competition

DECLARATION BY MEMBERS OF THE TECHNICAL PANEL

I, being a member of the Technical Panel for the West Kowloon Reclamation Concept Plan Competition, declare that I have read paragraph 16 of the General Conditions of the Competition Document, reproduced below:

16. *All those likely to be in conflict of interest are excluded from the Competition including but not necessarily limited to the following:*
- (i) *Persons closely associated with the Competition and their immediate family members;*
 - (ii) *Members of the Jury and the Technical Panel, and the Professional Advisor and their immediate family members;*
 - (iii) *An employee, any person having an employment-type contract or at continuous and close professional association or partnership with a member in category (i) and (ii) above; or*
 - (iv) *A company of which a member in category (i) and (ii) above is a director or major shareholder.*

and that, in relation to paragraph 16 (ii), (iii) and (iv) above –

- *(a) to the best of my knowledge, none of my immediate family members or employees and no-one who has an employment-type contract or close professional association or partnership with me, has entered the competition;
- *(b) I believe that the following, among my immediate family members or employees and those who have an employment-type contract or close professional association or partnership with me, have entered the competition;

Name of entrant	Relationship with entrant

- *(c) no company of which I am a director or major shareholder has entered the competition;
- *(d) a company of which I am a director or major shareholder has entered the competition. The company's name is:

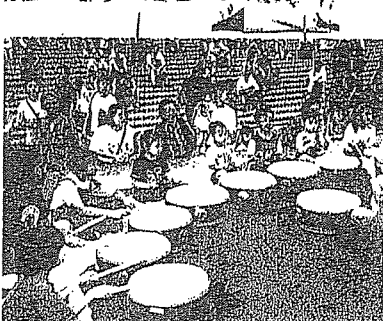
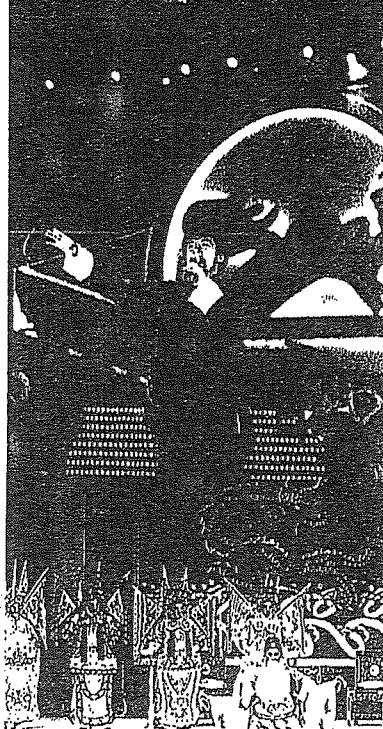
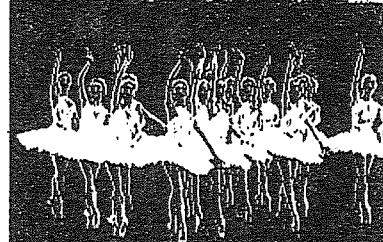
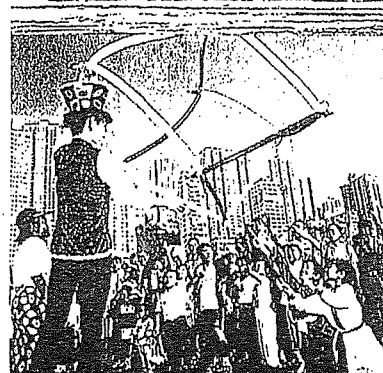
(*delete as appropriate)

Signed : _____

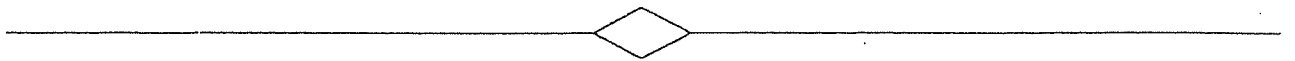
Name : _____

Date : _____

Concept Plan Competition for the Development of an Integrated Arts, Cultural and Entertainment District at the West Kowloon Reclamation, Hong Kong



Competition Document



Copyright Notice

The content of this Competition Document, including but not limited to all text, plans, drawings, photographs and compilation of data or other materials are protected by copyright. The Government of the Hong Kong Special Administrative Region and/or such other party as expressly acknowledged are the owners of copyright works contained in this Competition Document. Subject to other express notice, any reproduction, adaptation, distribution, dissemination, making available to the public or other use of such copyright works is strictly prohibited unless prior written authorization is obtained from Planning and Lands Bureau.

Licence for Reproduction and Use of Materials

The plans, drawings and photographs contained in the Competition Document may be printed and/or reproduced and used by the participants in preparing for and be incorporated as part of the deliverables in this Competition, provided that an acknowledgement in the following form shall appear where any of the plans, drawings and photographs is reproduced or used :

“This material is taken from Planning and Lands Bureau’s Competition Document and is reproduced/used with the permission of the Government of the Hong Kong Special Administrative Region. All rights reserved.”

EXECUTIVE SUMMARY

- The Competition** : To invite conceptual proposals for the development of a prominent waterfront area at the West Kowloon Reclamation in Hong Kong into an integrated arts, cultural and entertainment district.
- Objective** : Through the development, to enhance Hong Kong's position as Asia's premiere centre of arts, culture and entertainment and create a new look for Victoria Harbour.
- Scheme Area** : A newly reclaimed site of 40 hectares at the southern tip of the West Kowloon Reclamation in Kowloon Peninsula, Hong Kong. It is in close proximity to Tsim Sha Tsui which is a vibrant tourist, shopping and entertainment district with a wide range of leisure, entertainment as well as arts and cultural facilities.
- The Proposals** : The concept plan proposals should provide vision and innovative and viable ideas that will shape the future development of this waterfront area as a unique attraction for both local people and visitors. The proposals should be aesthetically attractive, functional, broadly feasible and in compliance with the policy objectives of the Government of the Hong Kong Special Administrative Region (the HKSARG) in promoting arts and culture.
- Development Right** : There is **no** linkage between the Competition and the eventual development right of the Scheme Area.
- Development of Scheme Area** : It is the intention of the HKSARG that following the Competition, a team will be appointed through the normal consultants selection process, to finalize a detailed masterplan for the Scheme Area on the basis of the winning conceptual proposals, if appropriate. Winners of the Competition will be automatically pre-qualified for inclusion in the list of consultants to be invited for bidding for the masterplanning work.
- Based on the detailed masterplan, the HKSARG will then decide on how the Scheme Area will be developed. Packages within the Scheme Area suitable for private sector development will be decided by public tender, which will be open to all. Subsequent architectural design competitions may be conducted for selected individual buildings/facilities. Winners of the Competition will also be invited to take part in bids for development and informed of the subsequent architectural design competitions for individual buildings/facilities in the Scheme Area.
- Eligibility** : The Competition is open to all qualified planners and architects.
- Registration** : Begins : 7 April 2001
Deadline : 8 June 2001 (5:00 p.m. Hong Kong time)
- Submission** : Deadline : 29 September 2001 (12:00 noon Hong Kong time)

Awards

: First Prize	: HK\$3.0 million
Second Prize	: HK\$1.5 million
Honourable Mentions (3)	: HK\$0.8 million each

For Further Information

: **Coordinator for the West Kowloon Reclamation Concept Plan Competition**
Room 723, 7/F, North Point Government Offices,
333 Java Road, North Point,
Hong Kong
Fax : (852) 2117 0772
Email : wkrcpc@pland.gov.hk
Website: <http://www.plb.gov.hk/competition>

**CONCEPT PLAN COMPETITION
FOR THE
DEVELOPMENT OF AN INTEGRATED ARTS, CULTURAL AND
ENTERTAINMENT DISTRICT AT THE WEST KOWLOON RECLAMATION,
HONG KONG**

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SECTION I – GENERAL CONDITIONS

**CONCEPT PLAN COMPETITION
FOR THE
DEVELOPMENT OF AN INTEGRATED ARTS, CULTURAL AND
ENTERTAINMENT DISTRICT AT THE WEST KOWLOON RECLAMATION,
HONG KONG**

SECTION I - GENERAL CONDITIONS

THE COMPETITION

1. This is a land-use planning and urban design competition inviting conceptual proposals for the development of a 40-hectare prominent waterfront site at the southern tip of the West Kowloon Reclamation in Hong Kong (the Scheme Area) into an integrated arts, cultural and entertainment district. The proposals should provide vision and innovative and viable ideas that will shape the future design and development of the Scheme Area. (Details of the Scheme Area are contained in paragraphs 9 and 10 of Section II.)

DEVELOPMENT RIGHT

2. There is no linkage between the Competition and the eventual development right of the Scheme Area.

DEVELOPMENT OF SCHEME AREA

3. It is the intention of the Government of the Hong Kong Special Administrative Region (the HKSARG) that following the Competition, a team will be appointed through the normal consultants selection process, to finalize a detailed masterplan^{Note 1} for the Scheme Area on the basis of the winning conceptual proposals, if appropriate. Save as otherwise specified hereunder (paragraph 38 refers), winners of the Competition will be automatically pre-qualified for inclusion in the list of consultants to be invited for bidding for the masterplanning work.
4. Based on the detailed masterplan, the HKSARG will then decide on how the Scheme

^{Note 1} In preparing the masterplan, the team will be expected to conduct various technical assessments including, inter alia, a traffic impact assessment, an environmental impact assessment, an engineering feasibility study and a financial viability assessment to ascertain the feasibility of implementing the winning conceptual proposals, and to recommend a programme of implementation.

Area will be developed. Packages within the Scheme Area suitable for private sector development will be decided by public tender, which will be open to all. Subsequent architectural design competitions may be conducted for selected individual buildings/facilities. Save as otherwise specified hereunder (paragraph 38 refers), winners of the Competition will also be invited to take part in bids for development and informed of the subsequent architectural design competitions for individual buildings/facilities in the Scheme Area.

THE ORGANIZER

5. The Competition is organized by the Planning and Lands Bureau (the Organizer) of the Hong Kong Special Administrative Region Government. All correspondence related to the Competition shall be sent to the following address:

Coordinator for the West Kowloon Reclamation Concept Plan Competition
Room 723, 7/F, North Point Government Offices,
333 Java Road, North Point,
Hong Kong
Fax : (852) 2117 0772
Email : wkrcpc@pland.gov.hk

SCHEDULE

6. The schedule of the Competition is set out below:

Date	Event
6 April 2001	Announcement of the Competition
7 April 2001	Registration begins
8 June 2001 (5:00 p.m. Hong Kong Time)	Deadline for registration
15 June 2001	Deadline for enquiries
29 September 2001 (12:00 noon Hong Kong Time)	Deadline for submission of conceptual proposals
November/December 2001	Assessment of the proposals
1st quarter 2002	Announcement of result of the Competition ^{Note 2}
2nd quarter 2002	Exhibition of winning proposals ^{Note 2}

^{Note 2} The Organizer will announce the exact date in due course.

7. The Organizer reserves the right to alter the dates of the above schedule. The Organizer shall advise all registered parties of any changes to the above schedule in writing or through the Competition Website (<http://www.plb.gov.hk/competition>).

JURY

8. Conceptual proposals submitted shall be adjudicated by a Jury made up of 10 members :

Chairman : The Lord Rothschild, GBE
Jury Member, The Pritzker Architecture Prize,
Chairman of the Hermitage Development Trust, the Gilbert
Collection Trust and the Heather Foundation for the Arts at
Somerset House in London, England

Members : Mr. C. Nicholas Brooke, BBS, JP
Vice-Chairman, Metro Planning Committee, Town Planning Board,
Hong Kong

Professor CHANG Hsin-kang, JP
Chairman, Culture and Heritage Commission, Hong Kong

The Hon Mrs. Selina CHOW, JP
Chairman, Hong Kong Tourism Board, Hong Kong

Professor Peter F.V. Droege
Professor of Urban Design, Faculty of Architecture, University of
Sydney, Australia

Professor LAU Sau-shing, Patrick, SBS
Professor of Architecture, The University of Hong Kong

The Hon LEUNG Chun-ying, GBS, JP
Convenor, Executive Council, Hong Kong

Mr. Peter W. Rogers
Director, Stanhope Plc., London, England

Professor Peter G. Rowe
Dean, Graduate School of Design, Harvard University, Cambridge,
Massachusetts, USA

Professor WU Liangyong
Professor and Director, Institute for Architectural and Urban Studies,
School of Architecture, Tsinghua University, Beijing, China

TECHNICAL PANEL

9. The Jury will be assisted by a Technical Panel consisting of 10 members chaired by the Director of Planning. The composition of the Panel is at *Annex 1*. The main role of the Technical Panel is to provide advice to the Jury on the technical assessments of individual submissions. The Chairman of the Technical Panel shall attend the meetings of the Jury to present the Panel's assessments, but he shall not take part in the return of the verdict of the Competition.

PROFESSIONAL ADVISOR

10. The Organizer has appointed Mr. Bill Lacy as Professional Advisor to the Competition. His main role is to provide advice on the organization and management of the Competition through the various stages, and on compliance with the Competition rules and submission requirements. He shall attend the meetings of the Technical Panel and the Jury.

HONORARY SPECIAL ADVISOR

11. Mr. I. M. Pei, Architect, will be the Honorary Special Advisor to the Competition.

ENTRY REQUIREMENTS AND REGISTRATION

12. The Competition is open to all qualified planners and architects, as defined by the requirements in existence in their respective place of practice. Both individual and collaborative entries by multi-disciplinary project teams are permitted, and entries can be made on behalf of limited companies, provided that the team or the company is represented by a qualified planner or architect, and that the application for registration is made in the name of that planner or architect. In the case of companies or project teams, information on all participants and such company information as requested in the Registration Form (see paragraph 13) shall be provided to the Organizer. Each individual participant or company or project team shall only make one submission and

each individual shall only participate in one submission either in an individual capacity, on behalf of a company or as a member of a project team.

13. Interested participants shall register their interest in the Competition by submitting to the Organizer a duly completed Registration Form. There shall only be one Registration Form submitted by any individual participant, company or project team. The Registration Form can be obtained from the address as set out in paragraph 5 or downloaded from the Competition Website (paragraph 7 refers). The completed Registration Form should be submitted in duplicate and reach the Organizer on or before 8 June 2001 (5:00 p.m. Hong Kong time). A certified true copy of proof of eligibility shall be submitted together with the Registration Form. **Late registration will not be accepted.**
14. Upon receipt of the duly completed Registration Form, the Organizer will issue to each registrant an acknowledged duplicate of the same to serve as an identification document at the time of making the submission to the Organizer. Failure to produce the acknowledged duplicate of the completed Registration Form on submission of proposal shall result in disqualification of the submission by the Organizer.
15. By participation in this Competition, the participants (which includes, in the case of a project team, all members of the team) accept all the rules, requirements and conditions as set out in this Competition Document (including, in particular, the requirement with regard to the licensing of all intellectual property rights (paragraph 38 refers) to the HKSARG) and shall abide by them.

INELIGIBILITY

16. All those likely to be in conflict of interest are excluded from the Competition including but not necessarily limited to the following:
 - (i) Persons closely associated with the Competition and their immediate family members;
 - (ii) Members of the Jury and the Technical Panel, and the Professional Advisor and their immediate family members;
 - (iii) An employee, any person having an employment-type contract or at continuous and close professional association or partnership with a member in category (i) and (ii) above; or

- (iv) A company of which a member in category (i) and (ii) above is a director or major shareholder.

ENQUIRIES BY PARTICIPANTS

- 17. Registrants of the Competition may seek clarifications or make enquiries on the details of the Competition before the deadline for enquiries as set out in the Schedule in paragraph 6 of this Section. Apart from the specified period, the Organizer shall not respond to any enquiries or requests for clarification from participants relating to the Competition.
- 18. All enquiries shall be addressed to the Organizer by letter, by fax or through e-mail to the address as stated in paragraph 5 above. The Organizer will send relevant responses, either in English or in Chinese, depending on the language used in the enquiry, to the enquirers in writing, as well as upload the enquiry and responses to the Competition Website as soon as they are ready.

DELIVERABLES

- 19. Registered participants shall submit :
 - (i) 35 copies of their Concept Plan Proposal comprising the following :
 - (a) *A Development Statement* to explain the overall proposal for the Scheme Area including the underlying planning principles, design concept, proposals and parameters, broad traffic arrangements as well as a broad order of development cost. The Statement should also provide arguments on how the planning objectives can be achieved through their development ideas;
 - (b) *An Urban Design Concept Plan* to explain the overall urban design concept, including built form, character and identity, landmarks, focal points, view corridors, linkages, and interface between buildings and open space;
 - (c) *A Master Layout Plan* to outline the distribution of the proposed uses, disposition of buildings, open space and landscape framework, and the pedestrian and road network including the proposed traffic circulation pattern;

- (d) A maximum of *three Cross-sections and/or Elevations* to be taken through the Scheme Area to show the height, form, uses and cross-sections/elevations of buildings, including a Cross-section and/or Elevation along the E-W axis (outline of the future MTRC and possible KCRC developments to the immediate north of the Scheme Area should also be shown as the backdrop);
 - (e) A maximum of *four Perspective Drawings* at different prominent vantage points to show the built form and special features of the proposed developments, including one Perspective Drawing showing an aerial view of the Scheme Area; and
 - (f) *A colour printout/photograph of a model* (either in the form of a computer generated model or a physical model) of the proposal.
- (ii) 1 set of 5 boards for presentation and display purposes (paragraph 21 refers).

SUBMISSION REQUIREMENTS

20. The Concept Plan Proposal shall be presented in A3 size format and bound together as a single document. The following specific requirements are applicable:

- (i) the total number of pages for the Development Statement *shall not exceed 20*, including annexes (if any) but excluding plans/drawings as set out in (ii) to (iv) below, for either the English or the Chinese version (paragraph 22 refers);
- (ii) the Urban Design Concept Plan and the Master Layout Plan shall each be prepared in the scale of 1:2,000;
- ~~(iii) the Cross-sections and/or Elevations shall be prepared in the scale of 1:2,000~~ with each drawing to be shown on a separate sheet of paper; and
- (iv) each Perspective Drawing shall be shown on a separate sheet of paper.

In respect of (ii) to (iv) above, the plans/drawings shall be prepared in the specified scale as appropriate, and suitably reduced to A3 size for binding.

21. The set of 5 boards for presentation and display shall respectively comprise the following plans/drawings:

- (i) the Urban Design Concept Plan;
- (ii) the Master Layout Plan;
- (iii) selected Cross-section(s) and/or Elevation(s);
- (iv) selected Perspective(s); and
- (v) the colour printout/photograph of the model (please see paragraph 19(i)(f)).

The plans/drawings shall be at the appropriate scale as set out in paragraph 20. Each plan/drawing shall be mounted on a B1 size board (1000 mm x 707 mm) made of lightweight material with a maximum thickness of 12.5 mm.

- 22. All submissions shall be in English and/or Chinese. For the English version, a font size of 12 with single line spacing and a margin of 2.5cm (all sides) shall be adopted in the written submissions. For the Chinese version, a font size of 12 with a line spacing of point 18 and a margin of 2.5cm (all sides) shall be adopted. The system of unit of measurement to be used shall be the SI (International System of Units).
- 23. To facilitate the preparation of the plans, a Base Plan may be downloaded from the Competition Website (paragraph 7 refers) for participants' use.
- 24. The Organizer is not responsible for return of any submission materials. Participants may, however, request for the return, at their own cost, of the presentation materials (i.e. the plans/drawings as set out in paragraph 21) after the Competition and prior arrangement should be made with the Organizer.

ANONYMITY

- 25. Submission materials shall be kept anonymous. No mark of any sorts, which can identify the participants, their multi-disciplinary teams, consultants or associates, shall be made on all submission materials. Participants shall mark clearly in their submission materials an identification number (to be chosen by themselves) comprising a six-digit number and two letters of the alphabet 10mm high. For the bound document (paragraph 20 refers), only one copy shall be marked with the identification number, which shall only be shown at the lower right hand corner of the cover page. For the presentation materials (paragraph 21 refers), the identification number shall appear in the lower right hand corner at the back of the boards.
- 26. All submission materials shall be wrapped twice. The bound document and the presented materials should be individually wrapped. After receipt and checking, staff of the Organizer shall remove and destroy the outer wrapper. The inside wrapper shall be free of any identifying marks whatsoever. No covering letter of any

sort shall be produced.

27. A sealed and opaque envelope containing :

- (i) a copy of the acknowledged duplicate of the completed official Registration Form (paragraph 13 refers);
- (ii) in the case of project team, updated information on all participants as shown in the Registration Form (paragraph 12 refers), where appropriate; and
- (iii) a summary, at no more than two pages of A4 size, of the curriculum vitae of all the team members

should be affixed to the inner wrapper of the bound document. Only the identification number of 10mm high should be marked in the lower right hand corner of the envelope. The Organizer shall remove the envelope and keep it in a secured place.

SUBMISSION DEADLINE

- 28. All submission materials must reach the Organizer on or before 29 September 2001 (12:00 noon Hong Kong time). **Late submissions will not be accepted.**
- 29. After participants have submitted their proposals, **no new or additional information shall be admitted or considered by the Jury** unless the Organizer requests such information in writing. All communications shall be made in writing.

INSURANCE

- 30. It is the responsibility of participants to insure the submission materials under delivery to the Organizer as well as to assume the cost of delivery. The Organizer shall insure the submission materials from the time they are received to the close of the exhibition (paragraph 6 refers).

ASSESSMENT CRITERIA

- 31. All submissions will be judged in accordance with the broad assessment criteria as set out in *Annex 2*, details of which shall be established by the Jury.
- 32. The decisions of the Jury shall be final and cannot be appealed against.

CONFIDENTIALITY

33. The Organizer shall keep the identification numbers (paragraph 25 refers) confidential and shall replace them by serial numbers for use by the Jury and the Technical Panel to maintain the anonymity of the participants. The assessment process will be carried out in strict confidence. The Organizer shall not disclose the details of the assessments. Before the completion of the Competition, any person, without prior authorization of the Organizer, shall **not** disclose, exhibit or publish the submitted proposals in any form.

PRIZES AND RESULTS

34. Five winning proposals will be awarded with cash prizes as follows:

- (i) First Prize : *HK\$ 3.0 million*
- (ii) Second Prize : *HK\$ 1.5 million*
- (iii) Honourable Mentions (3) : *HK\$ 0.8 million each*

35. The results of the Competition will be announced through the mass media. Registrants of the winning proposals will be notified directly of the results by post and fax. A copy of the Jury report shall be published after the Competition.

INTELLECTUAL PROPERTY RIGHTS

36. All works comprised in the submitted deliverables should be the original works of the participants and should not contain any materials infringing any third party intellectual property rights.
37. The Organizer shall be entitled to make copies of all or any of the deliverables submitted by the participants for the purpose of assessment or to keep such copies for record purpose.
38. Each of the participants of the winning proposals (including, in the case of a project team, all members of the team) shall grant to the HKSARG an exclusive, freely transferable, sub-licensable, royalty-free and irrevocable licence to use, adapt and modify the works contained in the winning proposals and all intellectual property rights subsisting in the winning proposals for all the purposes in respect of or in connection with the Scheme Area. In addition, the HKSARG shall be entitled to:
- (i) display, exhibit and/or make available the winning proposals or any part(s) of

the winning proposals (whether in physical or electronic form) to the public;
and

- (ii) publish the winning proposals or any part(s) of the winning proposals in any medium.

The licence shall be deemed to be granted to the HKSARG forthwith after the results of the Competition are announced and shall be in effect until expiry of the term of protection afforded to the intellectual property rights subsisting in the winning proposals. To assure to the HKSARG the rights herein granted, such participants shall as soon as possible on the request of the Organizer do all things and execute all such further instruments or documents for the purpose of conferring the said rights and interests to the HKSARG^{Note 3}. If any participant of the winning proposal(s) fails to execute such licence, the relevant winning proposal(s) shall be disqualified and such participant, together with other participant(s) (if any) of the relevant winning proposal(s), will not be considered for the subsequent appointment for the masterplanning work, for bids for development and for the subsequent architectural design competitions for individual buildings/facilities in the Scheme Area.

- 39. Any assignment made by the owners of the intellectual property rights subsisting in the winning proposals shall be subject to the licence of the HKSARG set out in paragraph 38. The owners shall also impose obligation(s) on the assignees regarding their subsequent assignment(s) of such intellectual property rights to be made subject to the licence of the HKSARG to the intent that such obligation(s) shall apply to all subsequent assignees.

RESERVATION

- 40. The HKSARG will not be bound to adopt the winning concept plan proposals as the basis for the finalization of the detailed masterplan for the Scheme Area.

LANGUAGE AND TIME

- 41. The languages used in this Competition are English and/or Chinese, which are the official languages of the Hong Kong Special Administrative Region. Submissions may be made in English and/or Chinese.
- 42. In the case of any discrepancy between the English and Chinese languages used, the

^{Note 3} The Organizer shall notify the registrants of the winning proposals of the details nearer the time.

interpretation of the Jury shall be final and conclusive.

43. Throughout the course of the Competition, time mentioned in the Competition Document issued by the Organizer shall be construed as Hong Kong time.

DISQUALIFICATION

44. Any participant who does not abide by the rules, requirements or conditions as set out in this Competition Document may result in disqualification of the relevant submission.

JURISDICTION

45. This Competition Document shall be governed by and construed in all respects according to the laws from time to time in force in the Hong Kong Special Administrative Region. The Organizer and the participants shall submit to the jurisdiction of the Hong Kong courts.

--- END OF SECTION I ---

SECTION II – COMPETITION BRIEF

**CONCEPT PLAN COMPETITION
FOR THE
DEVELOPMENT OF AN INTEGRATED ARTS, CULTURAL AND
ENTERTAINMENT DISTRICT AT THE WEST KOWLOON RECLAMATION,
HONG KONG**

SECTION II – COMPETITION BRIEF

PURPOSE OF THE BRIEF

1. This Competition Brief sets out the planning contexts of the Scheme Area and the overall requirements for the concept plan proposals to be submitted under the Competition.

BACKGROUND

2. The Chief Executive of the Hong Kong Special Administrative Region in his 1999 Policy Address announced the intention to develop Hong Kong into an international centre for cultural exchanges, and to put Hong Kong on the map as the events capital of Asia. To enhance Hong Kong's position as Asia's premiere centre of arts, culture and entertainment, the HKSARG is planning to develop the southern tip of the West Kowloon Reclamation into an arts, cultural and entertainment district by pulling together a diverse range of arts, cultural and entertainment related activities in the area and to form a critical mass of such facilities with distinguished identity.
3. The arts, culture and entertainment opportunities to be provided at the Scheme Area ~~will enrich Hong Kong's quality of arts and cultural life, attract tourists and help~~ create a new look along the waterfront for this central part of Victoria Harbour.
4. The development of an integrated arts, cultural and entertainment district is in line with the Hong Kong Planning Standards and Guidelines ^{Note 4} which stipulate that the planning for major arts, cultural and entertainment facilities should pay attention to the concept of agglomeration and the planning principles should include:

^{Note 4} The Hong Kong Planning Standards and Guidelines is a Government manual of criteria for determining the scale, location and site requirements of various land uses and facilities.

- (i) achieving a critical mass of cultural and entertainment facilities supported by mixed commercial, hotel and residential uses; and
 - (ii) developing landmark cultural buildings and focal points such as piazzas and specially designed waterfront promenade to provide opportunities for open-air performance.
5. At present, there are a number of major cultural venues in Hong Kong. (See *Annex 3*). It is envisaged that through the development of the Scheme Area, the following arts and cultural objectives could be achieved:
- (i) enhancing the pluralistic development of our cultural scene;
 - (ii) encouraging private sector participation in the rendering of cultural and leisure services; and
 - (iii) bringing in more international expertise and professionalism in the management of cultural facilities.
6. The waterfront areas on the opposite side of Victoria Harbour, i.e. Central Reclamation Phase III and Wan Chai Development Phase II, are planned for the development of vibrant waterfronts of international standard for the enjoyment of the public and tourists. A booklet entitled "The New Central Waterfront – Enhancement of Victoria Harbour" covering Central Reclamation Phase III is made available separately in this Folder to participants.
7. The ongoing "Planning Study on the Harbour and its Waterfront Areas – An Assessment of the Potential of the Harbour for Tourism Purposes" ("the Harbour Plan Study"), managed by the Planning Department of the HKSARG, is aimed at exploring the tourism potential of the Harbour and its waterfront areas. The outcome of this Competition will be integrated into the Harbour Plan. The Harbour Plan Study was commenced in December 1999 and is scheduled for completion by late 2001.

OBJECTIVES OF THE COMPETITION

8. The primary objective of the Competition is to invite conceptual proposals for the development of an integrated arts, cultural and entertainment district in the Scheme Area. The submitted proposals should provide vision and innovative and viable ideas that shape the future development of this prime waterfront area and contribute to a high quality urban form as a unique attraction for both local people and visitors. The proposals should be aesthetically attractive, functional, broadly feasible and in

compliance with the policy objectives of the HKSARG in promoting arts and culture.

THE SCHEME AREA

9. The location and boundary of the Scheme Area are shown on the attached *Plans 1* and *2* respectively. The Scheme Area, with an area of about 40 hectares, is situated at a prominent location in the southwestern corner of the Kowloon Peninsula near Tsim Sha Tsui district and serves as a gateway to the central Victoria Harbour. It is bounded by Canton Road in the east, Austin Road West and the Western Harbour Crossing Toll Plaza in the north, and the seawall in the west and south. A large part of the Scheme Area is readily available for development, whilst about 7 hectares (hatched area on *Plan 2*) will be reclaimed by July 2002. Photomontages showing the Scheme Area and its surroundings are in *Figures 1* and *2*.
10. The Scheme Area is covered by a statutory land use plan i.e. the draft South West Kowloon Outline Zoning Plan (OZP) No. S/K20/10. On the OZP, the western part of the Scheme Area is designated as a regional park and the eastern part for commercial, residential, open space and government, institution or community uses. A copy of the OZP together with its Notes and Explanatory Statement is made available separately in this folder for participants' reference. Participants are, however, not bound by the land use proposals as set out in the current OZP. Subject to the outcome of this Competition and more detailed masterplan studies, as well as the HKSARG's decision on the development of the Scheme Area, the current zonings of the Scheme Area on the OZP may have to be amended under the Town Planning Ordinance (Chapter 131 of the Laws of Hong Kong) accordingly.
11. To allow flexibility in the planning and design for this area, participants may submit proposals that extend beyond the boundary of the Scheme Area provided that full justifications are given to substantiate their proposals. However, in making such proposals, full regard should be given to the Protection of the Harbour Ordinance (Chapter 531 of the Laws of Hong Kong), which states that the Harbour is to be protected and preserved as a special public asset and a natural heritage of the people of Hong Kong, and for that purpose there shall be a presumption against reclamation in the Harbour.

SITE ENVIRONS

12. To the immediate north of the Scheme Area are the Mass Transit Railway Corporation's (MTRC's) Airport Railway Kowloon Station and its associated commercial/residential/hotel developments (please refer to *Plan 3*). The site,

consisting of 13.5 hectares, has been divided into 7 packages for development. Package 1 of the scheme has been completed, Packages 2 to 4 are under construction and developments for Packages 5 to 7 are expected to commence shortly. The building height of Packages 1 to 6 varies from about 30 to 70 storeys. Package 7 of the development, with a building height of 102 storeys (approx. 580mPD) planned mainly for office and hotel uses, will become a distinct feature of the area upon completion (see *Figure 3* on Photomontage of the proposed subject development).

13. To the east of the Airport Railway Kowloon Station is a 5.7-hectare site intended for mixed commercial and residential development. The site may be required for the Kowloon Canton Railway Corporation's (KCRC's) West Rail West Kowloon Station development. The southern section of this site (2.5 hectares) is yet to be reclaimed.
14. Further east of the possible West Rail West Kowloon Station's site are two sites reserved for private residential development earmarked for land disposal in 2002/03. Development intensity of these two sites is restricted to a maximum plot ratio of 6.
15. Opposite to the eastern end of the Scheme Area (Junction of Austin Road and Canton Road) is a private residential site currently under construction. With a plot ratio of 9, the project comprises three 63-storey (approx. 214mPD) buildings. The project is scheduled for completion in mid 2002 to provide about 1,000 flats.
16. The Yau Ma Tei Typhoon Shelter (with an associated public cargo working area) and the Toll Plaza of the Western Harbour Crossing are located to the northwest of the Scheme Area.
17. *Plan 3* shows the locations of the above developments vis-à-vis the Scheme Area.

DEVELOPMENT OPPORTUNITIES

18. The prominent waterfront location and comprehensive scale of the Scheme Area offers opportunities to develop a vibrant and attractive waterfront through the provision of arts, cultural, entertainment, recreational, leisure, tourist and spectator events along the Harbour.
19. The nearby Tsim Sha Tsui district is a traditional tourist and shopping area with a wide range of hotels, shopping/entertainment facilities as well as arts/cultural facilities. The development of the Scheme Area into an integrated arts, cultural and entertainment district would achieve agglomeration, and the arts and cultural facilities provided therein would also complement and enhance the existing provision in Hong

Kong.

20. The Scheme Area is in close proximity to the MTRC's Airport Railway Kowloon Station and the KCRC's possible West Rail West Kowloon Station. The opportunity exists for the provision of dedicated pedestrian links with these two stations, thereby providing an efficient and environmental-friendly form of mass transport linking the Scheme Area to other parts of Hong Kong.
21. The existing Kowloon Park and Tsim Sha Tsui East waterfront promenade are well-patronized. There is opportunity to provide integration between the existing open spaces in Tsim Sha Tsui with those proposed in the Scheme Area with a view to forming a comprehensive open space and landscape network. This network, together with the Scheme Area could provide venues for a variety of arts and cultural functions, particularly during the weekends and festive seasons. They could also provide viewing areas for major events in the Victoria Harbour held on important occasions, such as the firework displays celebrating Chinese New Year and National Day.
22. Photographs of selected areas in Tsim Sha Tsui, the Central and Wan Chai waterfronts are also presented in the Competition Website for general reference.

DEVELOPMENT CONSTRAINTS

23. The Scheme Area has a number of development constraints, which are existing, planned or temporary in nature. Most of the technical constraints can be ameliorated by means of redesign or reprovisioning elsewhere and could be addressed at the detailed masterplan stage. There are, however, a number of existing constraints which should be taken as given and must be taken into account at the conceptual proposal stage. The major ones are:
 - (i) The existing MTRC's Airport Railway alignment, its associated underground facilities and ventilation building; and
 - (ii) The existing Western Harbour Crossing alignment, its associated underground facilities and ventilation building.
24. A full list of these fixed constraints is appended at *Annex 4* which should be read in conjunction with *Plan 4*.

PLANNING PARAMETERS AND REQUIREMENTS

Land Uses and Facilities

25. In line with the overall planning intention, the proposals should generate innovative concepts for an integrated arts, cultural and entertainment district in the Scheme Area. Participants are invited to make reference to the Vision of the Culture and Heritage Commission^{Note 5} on West Kowloon Reclamation Development (see *Annex 5*) in preparing their proposals. Participants should include in their proposals a number of arts, cultural and entertainment facilities as well as other facilities (with justifications on why the latter are necessary). Participants should give an indication of the type, scale and/or seating capacity for the proposed individual arts, cultural and entertainment facilities. In addition, participants should justify how such facilities could complement each other and the existing provision to achieve integration. A list of the suggested facilities is set out below for participants' reference:

Arts and Cultural Facilities (suggestions only)

- a world-class performance venue*
- a museum complex*
- an open or semi-covered plaza with supporting facilities for holding a variety of events
- small to medium-size theatres/studios
- other complementary facilities

Entertainment and Other Facilities (suggestions only)

- themed entertainment development*
- a public pier for harbour cruise and pleasure craft*
- hotel/residential/office developments
- other complementary facilities

Development Intensity

26. Due to the special nature of the proposed uses, there is no pre-determined development intensity for the Scheme area. However, the proposals should

^{Note 5} The Culture and Heritage Commission is an advisory body appointed by the Chief Executive of the HKSARG whose main role is to advise the Government on the policies as well as funding priorities on culture and the arts.

* Priority facilities

demonstrate broad feasibility in terms of traffic arrangements. In giving an indication of the appropriate development intensity and scale of individual developments, attention should be given to the nature of the proposed uses, built form and the planning intention for the Scheme Area, which is primarily for the development of an integrated arts, cultural and entertainment district.

Planning and Urban Design Considerations

27. In planning for the Scheme Area, the Town Planning Board's^{Note 6} Vision and Goals for Victoria Harbour should be taken into account (see *Annex 6*). The Vision is to make Victoria Harbour attractive, vibrant, accessible and symbolic of Hong Kong – a harbour for the people and a harbour of life.
28. The proposals should take into consideration the principles of sustainable development to balance social, economic and environmental needs for present and future generations.
29. Participants should come up with innovative development ideas and a plausible vision for the future use of the Scheme Area that would optimize the development opportunities of the area. The proposals should be carefully argued and possess such design and aesthetic qualities as befitting for an arts and cultural district. In drawing up the conceptual proposals, participants should take into account the following planning and urban design considerations :

Uses and Activities

- (i) The proposals should establish a sense of identity. Different uses, particularly the mix of the arts and cultural facilities, should be well integrated and planned in a comprehensive manner. Disposition of the proposed uses ~~should relate to the existing urban fabric and optimize the locational~~ advantages of the site.
- (ii) The proposals should fully exploit the waterfront and harbour presence and translate it into development of distinguished identity. Any development should exploit the drama and the panoramic sea view of the harbour.
- (iii) The proposals should provide for attraction and development of uses that will

^{Note 6} The Town Planning Board is a statutory body established under the Town Planning Ordinance, Cap. 131 of the Laws of Hong Kong, which is mainly responsible for preparing statutory town plans, considering objections to these plans and planning applications, and conducting reviews of applications.

be catalytic in generating a greater internal level of activities and uses. Such uses should be multi-farious, attractive and vibrant.

- (iv) The proposals should maximize opportunities for attractive street-level activities, such as sidewalk cafes, festive events, arts and cultural activities and street performances.
- (v) Innovative design ideas should be explored to stimulate daytime and nighttime activities to engender a sense of festive spirit and create special highlights along the harbour through land-based and marine related functions.
- (vi) The proposals should aim at a balanced development and to achieve optimum utilization of the area. The proposals should also incorporate flexibility for future expansion and upgrading to meet changing needs.

Built Form

- (vii) The proposals should achieve cohesive and harmonious built form with appropriate scale and mass. Different buildings should be visually distinctive and yet integrated in coherent themes and possess aesthetic qualities specific to their uses.
 - (viii) Disposition and height of buildings should facilitate shared sea views and provide for visually attractive and interesting building profile. In this connection, stepped-building heights along the waterfront could be considered where appropriate.
 - (ix) The area should be designed with an aim to create landmarks and focal points. Special design features are encouraged to promote identity and character.
-
- (x) The MTRC's Airport Railway Kowloon Station development (paragraph 12 of Section II refers) should be taken into account, in particular the future 102-storey mega-tower development (Package 7) which will become a distinct feature of the area. (See *Figure 3* on Photomontage of the subject development).
 - (xi) The proposals should encourage the development of environmental-friendly buildings and energy-efficient facilities. Other environmental-friendly proposals including those for promoting energy conservation, optimization of microclimate etc. should be introduced where appropriate.

Open Space

- (xii) Endeavour should be made by the participants to provide the same level of open space as reserved on the existing OZP (i.e. about 22 hectares) as far as possible. The proposed open spaces may take different forms and be provided at various levels and should be functional and aesthetically attractive.
- (xiii) A continuous waterfront promenade should be provided with ingenious design, good-quality landscaping and easy access to facilities in the Scheme Area. This promenade should serve as the prime urban space for intensive human activities. Lookout/vantage points to enjoy the view of Victoria Harbour should be provided.
- (xiv) All public open spaces should be designed to cater for multi-user needs including the handicapped. They should be clearly visible, safe and easily accessible. Where possible, they should be linked with the primary pedestrian circulation to form an integrated open space/pedestrian network.

Landscaping

- (xv) A high quality landscape setting should be provided for the proposed developments. Broad landscaping proposals should be indicated wherever appropriate.

Pedestrian Facilities

- (xvi) A comprehensive network for pedestrian circulation serving as linkages, both vertically and horizontally, within and outside the Scheme Area should be provided.
-
- (xvii) Interface between pedestrians and vehicles should be minimized as far as possible by providing pedestrian priority facilities where appropriate including pedestrian precincts, decks, footbridges and subways. Submerged and semi-submerged roads should also be provided where appropriate.
 - (xviii) Dedicated pedestrian access linking the proposed developments with the Airport Railway Kowloon Station and the KCRC's possible West Rail West Kowloon Station should also be provided.

- (xix) Potential direct or indirect pedestrian linkages of the Scheme Area with other existing arts and cultural facilities in Tsim Sha Tsui should be explored where appropriate.

Traffic Circulation and Parking

- (xx) A satisfactory vehicular circulation layout including emergency access should be provided. The extent and coverage of major at-grade roads should be minimized as appropriate to give priority to safe pedestrian movement and the holding of outdoor events and street-level activities. Adequate provision of car parking and loading/unloading spaces should be provided to serve the proposed developments. The provision of underground transport interchange, coach park, taxi stand should be considered.
- (xxi) Other forms of environmental-friendly and cost-effective mode of transport providing linkages both within and outside the Scheme Area should be explored where appropriate. The traffic proposals may also include different modes of transport to preserve vitality of the scheme.
- (xxii) Water-based transportation facilities such as ferry piers and public landings may be included in the concept plan where appropriate.

Integration/Interface with the Surrounding Area

- (xxiii) The Scheme Area should be well integrated and connected with its surrounding area, in particular Kowloon Park, which is a well-patronized public open space, and the MTRC developments to its immediate north. The possibility of decking over the Western Harbour Crossing Toll Plaza area for open space use should also be explored and investigated.
- (xxiv) Special consideration should be given to addressing the interface with the existing typhoon shelter and the public cargo working area to the northwest of the Scheme Area.

---- END OF SECTION II ----

SECTION III – ATTACHMENTS

COMPOSITION OF THE TECHNICAL PANEL

Chairman : (1) Director of Planning

Members : Officials

- (2) Director of Architectural Services or his representative
- (3) Director of Leisure and Cultural Services or his representative

Non-officials

- (4) Mr. Leslie H.C. CHEN
Member, the Hong Kong Institute of Landscape Architects
- (5) Ir. Professor CHOW Che-king
Member, the Hong Kong Institution of Engineers
- (6) Professor LAM Kin-che
Member, Advisory Council on the Environment
- (7) Mr. David C. LEE
Member, the Hong Kong Institute of Surveyors
- (8) Professor LUI Chun-wan, Alex
Member, the Hong Kong Institute of Architects
- (9) Mr. TSAO Sing-yuen, Willy, BBS
Member, Hong Kong Arts Development Council
- (10) Mr. YIP Cho-tat, Stanley
Member, the Hong Kong Institute of Planners

ASSESSMENT CRITERIA

(I) Planning and Design Merits

- (1) Ability to provide a compelling and plausible vision to shape the future use of the Scheme Area as an integrated arts, cultural and entertainment district
- (2) Ability to translate waterfront and harbour presence into development of distinguished identity
- (3) Ability to optimize site potential and development opportunities
- (4) Ability of adopting innovative and viable ideas and imaginative solutions to planning constraints
- (5) Ability to achieve integration and connectivity with surroundings
- (6) Ability to meet changing needs
- (7) Ability to demonstrate broad feasibility in traffic arrangements

(II) Overall Benefits to Hong Kong

- (1) Meeting the overall objective of enhancing Hong Kong's position as Asia's premiere centre of arts, culture and entertainment
 - (2) Bringing planning and urban design benefits to Hong Kong
 - (3) Meeting public aspirations and generating civic pride
-

EXISTING MAJOR CULTURAL FACILITIES IN HONG KONG**(I) Major Performance Venues**

	<i><u>Name of Facility</u></i>	<i><u>Seating Capacity</u></i>	<i><u>Location</u></i>
1.	Hong Kong Cultural Centre		Kowloon
	• Concert Hall	2019	Kowloon
	• Grand Theatre	1734	Kowloon
	• Studio Theatre	534	Kowloon
2.	City Hall		Hong Kong
	• Concert Hall	1448	
	• Theatre	463	
3.	The Hong Kong Academy for Performing Arts		Hong Kong
	• Lyric Theatre	1181	
	• Drama Theatre	415	
	• Concert Hall	380	
4.	Hong Kong Arts Centre		Hong Kong
	• Shouson Theatre	439	
	• Lim Por Yen Film Theatre	193	
5.	Kwai Tsing Theatre	905	New Territories

(II) Multi-purpose Venues

	<i><u>Name of Facility</u></i>	<i><u>Seating Capacity</u></i>	<i><u>Location</u></i>
1.	Hong Kong Stadium	40000	Hong Kong
2.	Hong Kong Coliseum	12000	Kowloon
3.	Queen Elizabeth Stadium	3500	Hong Kong
4.	Hong Kong Convention & Exhibition Centre		Hong Kong
	• Grand Hall	4000	
	• Hall 2 (standing capacity)	7000	
	• Theatre I (film show)	637	

(III) Town Halls / Community Arts Centres

<u>Name of Facility</u>	<u>Seating Capacity</u>	<u>Location</u>
1. Shatin Town Hall	1406	New Territories
2. Tsuen Wan Town Hall	1403	New Territories
3. Tuen Mun Town Hall	1400	New Territories
4. Yuen Long Theatre	920	New Territories
5. Tai Po Civic Centre	500	New Territories
6. North District Town Hall	500	New Territories
7. Ko Shan Theatre	1100	Kowloon
8. Ngau Chi Wan Civic Centre	443	Kowloon
9. Sheung Wan Civic Centre	511	Hong Kong
10. Sai Wan Ho Civic Centre	471	Hong Kong

(IV) Other Venues

<u>Name of Facility</u>	<u>Seating Capacity</u>	<u>Location</u>
1. Sunbeam Theatre (private)	1033	Hong Kong
2. Hong Kong Fringe Club	100	Hong Kong
3. Academic Community Hall (in Baptist University)	1346	Kowloon
4. Jockey Club Auditorium (in Hong Kong Polytechnic University)	1025	Kowloon
5. Sir Run Run Shaw Hall (in Chinese University of Hong Kong)	1438	New Territories

(V) Museums

<u>Name of Facility</u>	<u>Location</u>
1. Hong Kong Museum of Art	Kowloon
2. Hong Kong Museum of History	Kowloon
3. Hong Kong Space Museum	Kowloon
4. Hong Kong Science Museum	Kowloon
5. Hong Kong Heritage Museum	New Territories
6. Flagstaff House Museum of Tea Ware	Hong Kong

Name of Facility

Location

- | | | |
|----|---|-----------|
| 7. | Hong Kong Museum of Coastal Defence | Hong Kong |
| 8. | Hong Kong Film Archive | Hong Kong |
| 9. | University Museum & Art Gallery
(in University of Hong Kong) | Hong Kong |

LIST OF DEVELOPMENT CONSTRAINTS

(To be read in conjunction with Plan 4)

1. A proposed 600mm diameter submarine gas pipeline (to be laid from the northwestern corner of the Scheme Area across Victoria Harbour to Hong Kong Island), which will pass through a utilities reserve (constraint No. 2) and be connected via a proposed gas pipeline to a proposed gas pigging station (to the north of the Scheme Area).
2. A 27.6m wide utility reserve for waterworks and gas main work. Underneath the reserve is an existing sea-water intake culvert connected to the Kowloon South Salt Water Pumping Station (constraint No.3). In addition, a proposed 600mm diameter gas pipeline will be laid therein which serves to connect the proposed gas pipelines set out in constraint No. 1.
3. The existing Water Supplies Department's Kowloon South Salt Water Pumping Station with a dimension of 70m (l) x 40m (w) x 6.5 m (h).
4. The existing Western Harbour Crossing alignment and associated underground facilities and ventilation building with a dimension of 36m (l) x 31m (w) x 27.5m (h).
5. The existing Mass Transit Railway Corporation's (MTRC's) Airport Railway alignment, its associated underground facilities and ventilation building with a dimension of 89m (l) x 26m (w) x 20.5m (h).
6. Cooling mains proposed by MTRC to serve the Airport Railway Kowloon Station and its associated developments. The utility reserve, with a width ranging from 8m to 13m, will contain four pipes of 0.8m wide each and a cable of 2m wide interconnecting the MTRC's proposed electricity transformer room (constraint No. 7) and underground plant room (constraint No. 8). The northern part of the cooling mains has been completed.
7. An electricity transformer room proposed by MTRC with a dimension of 12m (l) x 9m (w) x 4m (h) (with planning approval by Town Planning Board).
8. An underground plant room proposed by MTRC with a dimension of 22.5m (l) x 15m (w) x 5m (h) (with planning approval by Town Planning Board).
9. A fireboat berth with a minimum berthing face of 50m and landing requirements, which was previously annexed to Tsim Sha Tsui Fire Station, needs to be reprovisioned in the vicinity for operational reason.
10. Tentative railway alignment including the administrative route protection zones for the Kowloon Southern Loop connecting the Kowloon Canton Railway Tsim Sha Tsui Extension and West Rail.

CULTURE AND HERITAGE COMMISSION'S VISION ON WEST KOWLOON RECLAMATION DEVELOPMENT

Just as the essence of architecture is not its walls but the space its walls define, a successful design for West Kowloon Reclamation (WKR) ought to distinguish itself not only by the buildings themselves but the cultural, and intellectual ideas they house and inspire. Hong Kong has drawn its name and first livelihood from its location, acting as a harbour to the trading ethos which has sustained the city; so too can WKR be a port of cultural and intellectual exchange as well as a haven for the city's traditions, memories, inspirations and aspirations. What WKR ought to reclaim is not only land but our history, identity and creative spirit.

As the heart of Hong Kong's 21st century urban culture, WKR should aim to enliven the city's cultural life and animate the people's participation. It should reflect the ideals of equality and public participation in its physical, emotional and intellectual accessibility for both locals and visitors to the city. It should also embrace the richness of both the Chinese civilization and its historical past. It should be a place that grows with time, is able to meet the challenges and needs as a cosmopolitan city in the new century, encourages exchange and cultural development in the long run, and places emphasis on values beyond the purely commercial and utilitarian.

As a landmark group of buildings and the foundation of what will hopefully become a region of vibrant cultural activity, the architecture and facilities should reflect global influences accelerated by technology in a thoughtful way. WKR should not simply be a superficial design of sheer visual sensation, but it should be able to evoke a greater emotional depth in people's hearts and minds. It should be a place that not only highlights Hong Kong's role as a world class city in this region but also evokes memories: a new exciting place that people can still relate to and find comforting familiarity with.

THE VISION AND GOALS FOR VICTORIA HARBOUR

- | | | |
|---|---|---|
| <i>Vision</i> | - | To make Victoria Harbour 'attractive, vibrant, accessible and symbolic of Hong Kong – a harbour for the people and a harbour of life. |
| <i>Goal 1</i> | - | To bring the people to the Harbour and the Harbour to the people. |
| <i>Goal 2</i> | - | To enhance the scenic views of the Harbour and maintain visual access to the harbour-front. |
| <i>Goal 3</i> | - | To enhance the Harbour as a unique attraction for our people and tourists. |
| <i>Goal 4</i> | - | To create a quality harbour-front through encouraging innovative building design and a variety of tourist, retail, leisure and recreational activities, and providing an integrated network of open space and pedestrian links. |
| <i>Goal 5</i> | - | To facilitate the improvement of the water quality of the Harbour. |
| <i>Goal 6</i> | - | To maintain a safe and efficient harbour for the transport of people and goods and for the operation of an international hub port. |
| <i>Statement of Intent on Reclamation</i> | - | The Harbour is to be protected and preserved as a special public asset and a natural heritage of the people of Hong Kong. Reclamation in the Harbour should only be carried out to meet essential community needs and public aspirations. It has to be environmentally acceptable and compatible with the principle of sustainable development and the principle of presumption against reclamation in the Harbour. |



青衣
TSING YI

葵涌
KWAI CHUNG

荔枝角
LAI CHI KOK

九龍塘
KOWLOON TONG

牛頭角
NGAU TAU KOK

觀塘
KWUN TONG

旺角
MONG KOK

九龍
KOWLOON

油麻地
YAU MA TEI

紅磡
HUNG HOM

九龍灣
KOWLOON BAY

規劃區
SCHEME AREA

尖沙咀
TSIM SHA TSUI

油塘
YAU TONG

青洲
GREEN ISLAND

維多利亞港
VICTORIA HARBOUR

鯉魚涌
QUARRY BAY

鯉魚門
LEI YUE MUN

中環
CENTRAL DISTRICT

西環
SAI WAN

銅鑼灣
CAUSEWAY BAY

灣仔
WAN CHAI

山頂
THE PEAK

薄扶林
POK FU LAM

香港島
HONG KONG ISLAND

柴灣
CHAI WAN



規劃區
SCHEME AREA



中環填海第三期以及灣仔發展第二期部份計劃
CENTRAL RECLAMATION PHASE III AND
WAN CHAI DEVELOPMENT PHASE II (PART)

位置圖
LOCATION PLAN

香港西九龍填海區綜合文娛藝術區發展計劃概念規劃比賽
CONCEPT PLAN COMPETITION FOR THE DEVELOPMENT OF AN INTEGRATED ARTS, CULTURAL
AND ENTERTAINMENT DISTRICT AT THE WEST KOWLOON RECLAMATION, HONG KONG

規劃署
PLANNING DEPARTMENT



圖則 —
PLAN 1



新油麻地避風塘
NEW YAU MA TEI
TYPHOON SHELTER

公用事業設施
城郊員工宿舍
包括電力室
PUBLIC UTILITY DEPOT
(INCLUDING ELECTRICITY
SUBSTATION)

西區海底電纜
維修保養場
WESTERN
SUBSEA CABLE
MAINTENANCE PLAZA

通風大樓
VENTILATION
BUILDING

維多利亞港
VICTORIA HARBOUR

圖例 LEGEND

- C 商業
Commercial
- CDA 綜合發展區
Comprehensive
Development Area
- G/IC 政府、機構或社區
Government,
Institution or Community
- O 休憩用地
Open Space
- OU 其他指定用途
Other Specified Uses
- R(A)1 住宅(甲類)1
Residential (Group A) 1
- R(A)2 住宅(甲類)2
Residential (Group A) 2



規劃區面積: 大約39.80公頃
SCHEME AREA: 39.80ha (ABOUT)



擬填海面: 大約7.29公頃
AREA TO BE RECLAIMED: 7.29ha (ABOUT)

底圖取材自西南九龍分區計劃大綱圖(編號S/K20/10)
BASE PLAN EXTRACTED FROM SOUTH WEST
KOWLOON OUTLINE ZONING PLAN No. S/K20/10

規劃區的分界線

BOUNDARY OF THE SCHEME AREA

香港西九龍填海區綜合文娛藝術區發展計劃概念規劃比賽

CONCEPT PLAN COMPETITION FOR THE DEVELOPMENT OF AN INTEGRATED ARTS, CULTURAL
AND ENTERTAINMENT DISTRICT AT THE WEST KOWLOON RECLAMATION, HONG KONG

SCALE 1:7 500 比例尺

規劃署

PLANNING DEPARTMENT



圖則 二
PLAN 2

新油蔴地避風塘
New Yau Ma Tei
Typhoon Shelter

公眾停車場
Public Carpark

機場鐵路九龍站
Airport Railway
Kowloon Station

可能建設的
西鐵西九龍站
Possible
KCR's West Rail
West Kowloon Station

連綿道
Lin Cheung Road

奧士街西
Austin Road West

消防局
Fire Station

中國客運碼頭
China Ferry Terminal

海運大廈
Ocean Terminal

天星渡輪碼頭
Star Ferry Pier

建築中的住宅發展(63層)
主水平基準上約214米
Residential Development
Under Construction
(63 Storeys, About 214m PD)

尖沙咀
TSIM SHA TSUI

地下鐵路公司機場鐵路九龍站綜合發展
MTRC's Airport Railway Kowloon Station
Comprehensive Development

A 住宅大廈(連巴士站和政府、機構或社區設施)
(34-37層)(主水平基準上約145米)(第一期)
Residential Towers
(with Bus Terminus & G/C Facilities)
34-37 Storeys, 145mPD (About) (Package 1)

B 建築中的住宅大廈(51-58層)
(主水平基準上約210-265米)(第二期)
Residential Towers (under construction)
51-55 Storeys, 210-265mPD (About) (Package 2)

C 建築中的住宅大廈(連巴士站)(52層)
(主水平基準上約230米)(第三期)
Residential Towers (with Bus Station) (under construction)
52 Storeys, 230mPD (About) (Package 3)

D 建築中的住宅大廈(69層)(主水平基準上約275米)(第四期)
Residential Towers (under construction)
69 Storeys, 275mPD (About) (Package 4)

E 擬建的商業中心、酒店及住宅大廈(30層)
(主水平基準上約145米)(第五期)
Proposed Commercial Complex, Hotel & Residential Towers
30 Storeys, 145mPD (About) (Package 5)

F 擬建的寫字樓及酒店式住宅(45層)
(主水平基準上約215米)(第六期)
Proposed Office & Service Apartment Towers
45 Storeys, 215mPD (About) (Package 6)

G 擬建的商業、寫字樓及酒店發展
(102層)(主水平基準上約580米)(第七期)
Proposed Commercial, Office & Hotel Development
102 Storeys, 580m PD (About) (Package 7)

圖例 LEGEND



規劃區
Scheme Area



主要文化藝術設施
Major Arts & Cultural Facilities



大型購物/娛樂中心、酒店及旅遊景點
Major Shopping / Entertainment Complexes, Hotels and Tourist Attractions



現有休憩用地網絡
Existing Open Space Network



現有的海濱長廊
Existing Waterfront Promenade



現有行人捷徑
Existing Pedestrian Links



地下鐵路(地下)
Mass Transit Railway (Underground)



九廣鐵路
Kowloon Canton Railway



法定古蹟/經評定等級的歷史建築物
Declared Monuments / Graded Historic Buildings & Structures

維多利亞港
VICTORIA HARBOUR



九龍九龍站
(地面)
KCR
Kowloon Station
(At Grade)

香港體育館
Hong Kong Coliseum

香港科學館
Science Museum

香港歷史博物館
Museum of History

香港天文台
Hong Kong Observatory

聖安德烈堂
St. Andrew's Church

前九龍英皇學校
Former Kowloon British School

聖瑪利利醫院
St. Mary's Conventual College

加士蘭道
Gascoigne Road

九龍九龍站
(地下)
KCR
Kowloon Station
(Underground)

尖沙咀站
Tsim Sha Tsui Station

尖沙咀站
Tsim Sha Tsui Station

尖沙咀站
Tsim Sha Tsui Station

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Tsim Sha Tsui Station

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Tsim Sha Tsui Station

尖沙咀站
Tsim Sha Tsui Station

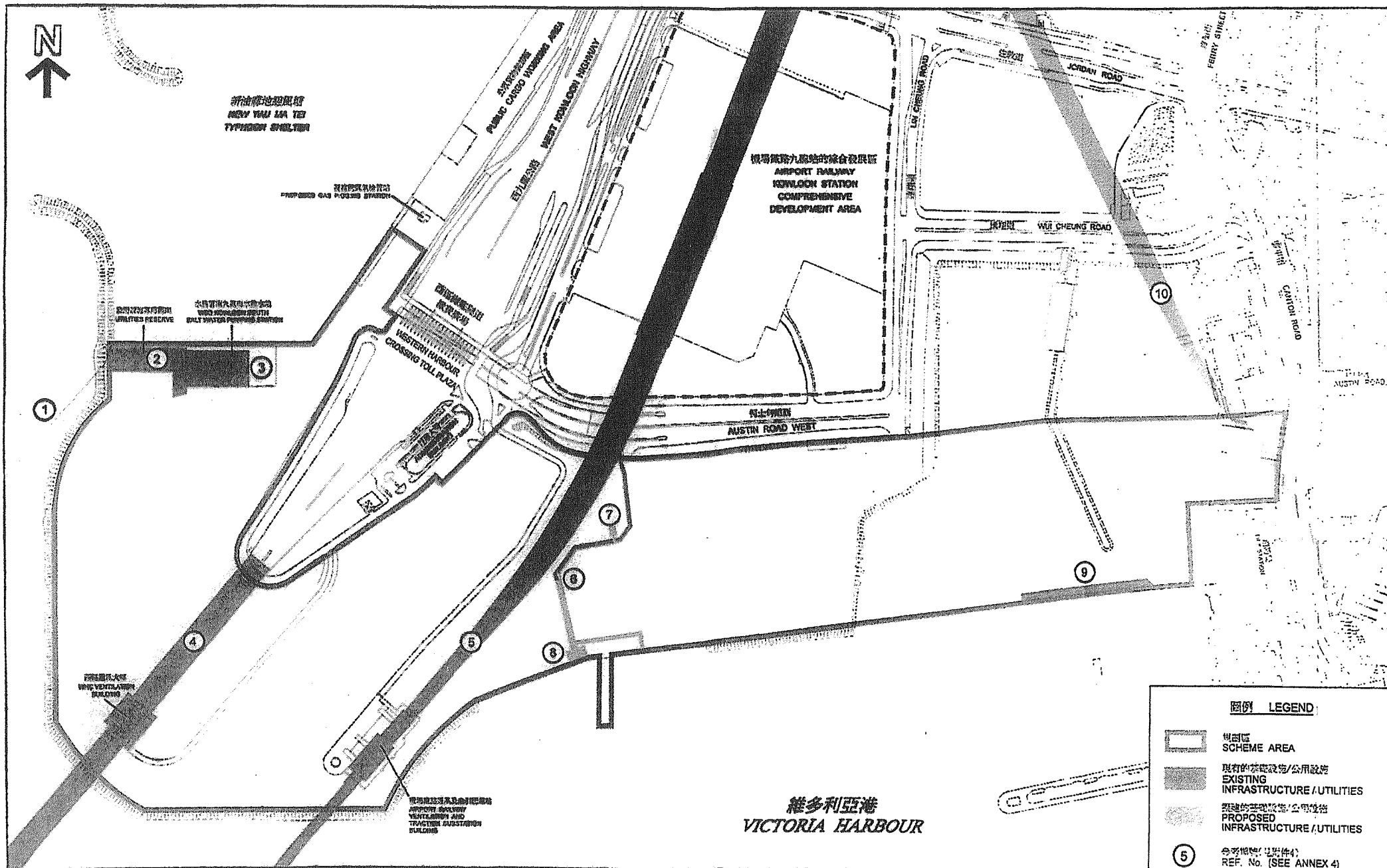
尖沙咀站
Tsim Sha Tsui Station

尖沙咀區的主要發展 MAJOR DEVELOPMENTS IN TSIM SHA TSUI DISTRICT

香港西九龍填海區綜合文化藝術區發展計劃概念規劃比賽
CONCEPT PLAN COMPETITION FOR THE DEVELOPMENT OF AN INTEGRATED ARTS, CULTURAL
AND ENTERTAINMENT DISTRICT AT THE WEST KOWLOON RECLAMATION, HONG KONG

規劃署
PLANNING DEPARTMENT

圖則 三
PLAN 3







發展限制

DEVELOPMENT CONSTRAINTS

香港西九龍填海區綜合文娛藝術區發展計劃概念規劃比賽
CONCEPT PLAN COMPETITION FOR THE DEVELOPMENT OF AN INTEGRATED ARTS, CULTURAL
AND ENTERTAINMENT DISTRICT AT THE WEST KOWLOON RECLAMATION, HONG KONG

SCALE 1:4000 比例尺

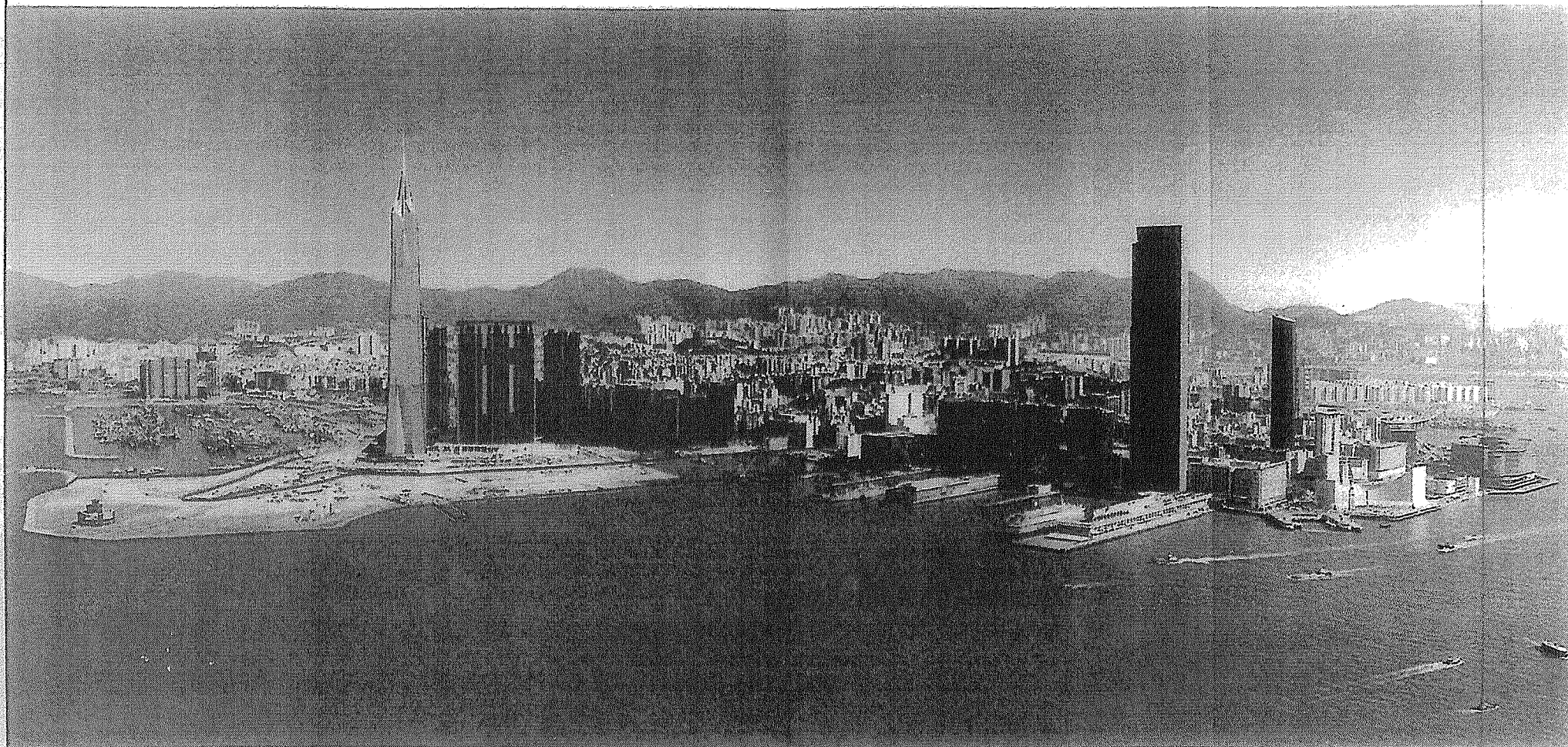
LEGEND

- | | |
|---|--|
|  | 規劃區
SCHEME AREA |
|  | 現有的基礎設施/公用設施
EXISTING
INFRASTRUCTURE / UTILITIES |
|  | 建議的基礎設施/公用設施
PROPOSED
INFRASTRUCTURE / UTILITIES |
|  | 參考編號/地點代號
REF. No. (SEE ANNEX 4) |

規劃署
TMENT

PLANNING DEPARTMENT

圖則 四
PLAN 4



規劃區
SCHEME AREA

圖片於一九九九年十二月拍攝
PHOTO TAKEN IN DECEMBER 1999

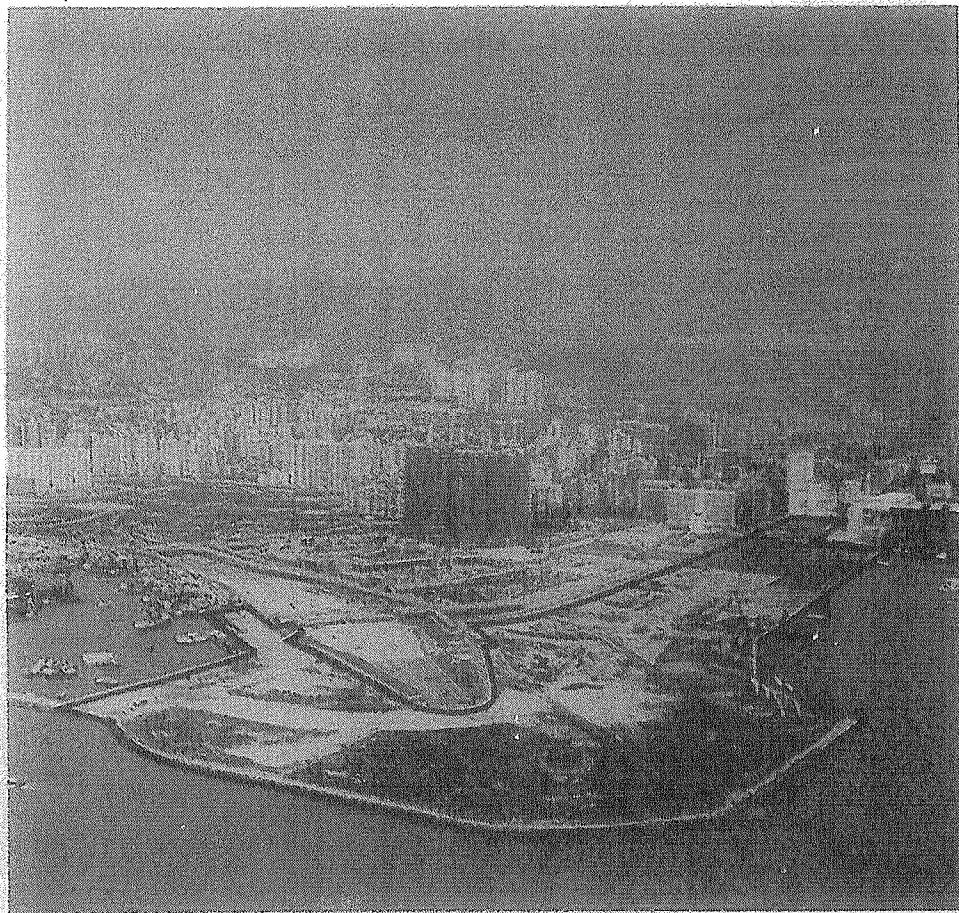
規劃區・地下鐵路公司機場鐵路九龍站及九廣鐵路公司西鐵西九龍站綜合發展和尖沙咀區內其他擬建的主要高樓大廈的集成照片
SCHEME AREA WITH PHOTOMONTAGE OF THE MTRC'S AIRPORT RAILWAY KOWLOON STATION
AND KCR'S WEST RAIL WEST KOWLOON STATION COMPREHENSIVE DEVELOPMENTS
AND OTHER MAJOR PROPOSED HIGH-RISE BUILDINGS IN TSIM SHEA TSUI

香港西九龍填海區綜合文娛藝術區發展計劃概念規劃比賽
CONCEPT PLAN COMPETITION FOR THE DEVELOPMENT OF AN INTEGRATED ARTS, CULTURAL
AND ENTERTAINMENT DISTRICT AT THE WEST KOWLOON RECLAMATION, HONG KONG

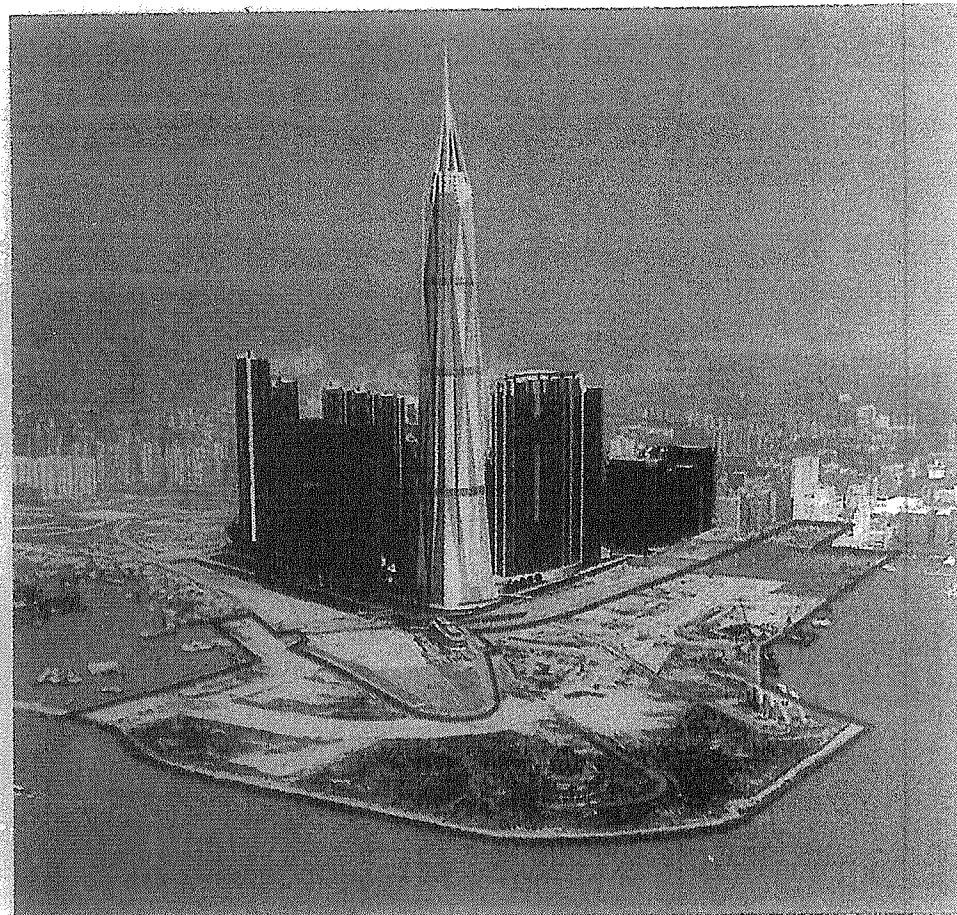
規劃署
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圖一
Figure 1



規劃區
SCHEME AREA



規劃區、地下鐵路公司機場鐵路九龍站及九廣鐵路公司西鐵西九龍站綜合發展的集成照片
SCHEME AREA WITH PHOTOMONTAGE OF
THE MTRC's AIRPORT RAILWAY KOWLOON STATION
AND KCRC's WEST RAIL WEST KOWLOON STATION COMPREHENSIVE DEVELOPMENTS



規劃區
SCHEME AREA

圖片於二零零零年三月七日拍攝
PHOTO TAKEN ON 7.3.2000

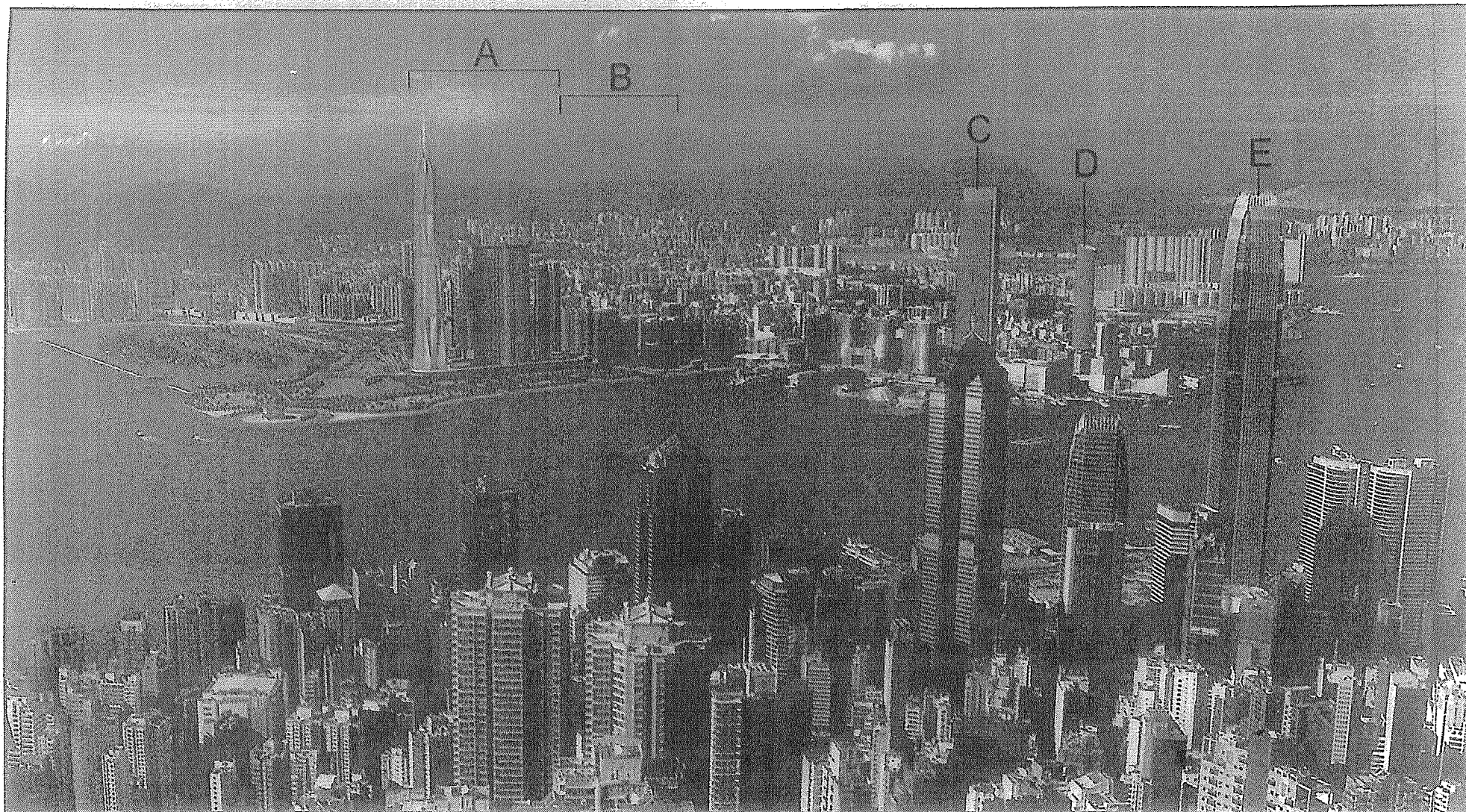
香港西九龍填海區綜合文娛藝術區發展計劃概念規劃比賽
CONCEPT PLAN COMPETITION FOR THE DEVELOPMENT OF AN INTEGRATED ARTS, CULTURAL
AND ENTERTAINMENT DISTRICT AT THE WEST KOWLOON RECLAMATION, HONG KONG

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圖二
Figure 2



- A 機場鐵路九龍站綜合發展
Airport Railway Kowloon Station
Comprehensive Development
- B 九龍鐵路公司的西九龍站綜合發展(可能的發展)
KCRC's West Rail West Kowloon Station
Comprehensive Development
(Possible Development)
- C 港威大廈第三期(可能的發展)
Gateway III (Possible Development)
- D 土地發展公司在河內道進行的發展
Proposed LDC Development at Hanoi Road
- E 機場鐵路香港站的地點高塔
Airport Railway Hong Kong Station
Landmark Tower

地下鐵路公司的機場鐵路九龍站綜合發展
及維港兩岸其他主要擬建的高樓大廈的集成照片
PHOTOMONTAGE OF THE MTRC's AIRPORT RAILWAY
KOWLOON STATION COMPREHENSIVE DEVELOPMENT AND
OTHER MAJOR PROPOSED HIGH-RISE BUILDINGS ON BOTH SIDES OF THE HARBOUR

香港西九龍填海區綜合文娛藝術區發展計劃概念規劃比賽
CONCEPT PLAN COMPETITION FOR THE DEVELOPMENT OF AN INTEGRATED ARTS, CULTURAL
AND ENTERTAINMENT DISTRICT AT THE WEST KOWLOON RECLAMATION, HONG KONG

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圖 三
Figure 3