

**For information**

**LEGISLATIVE COUNCIL PANEL  
ON PLANNING, LANDS AND WORKS**

**West Kowloon Reclamation  
Concept Plan Competition**

**Purpose**

This paper reports on the outcome of the West Kowloon Reclamation Concept Plan Competition.

**Background**

2. We plan to develop a strip of land of 40 hectares at the southern tip of the West Kowloon Reclamation into an integrated arts, cultural and entertainment district. The project will enhance Hong Kong's position as a centre of arts, culture and entertainment and create a new look for Victoria Harbour. A concept plan competition was launched in April 2001, attracting 161 entries from local and overseas participants. The winners were announced by Lord Rothschild, Chairman of the Jury, on 28 February 2002. [An extract of the South West Kowloon Outline Zoning Plan (No. S/K20/11) showing boundary of the scheme area of the Competition is at ***Plan 1.***]

**Winning Entries**

3. A brief description of the five winning entries is set out at paragraphs 4 to 18 below.

**(I) First Prize Winner: Entry submitted by a team led by Foster and Partners** (A model view of the entry is at *Annex A.*)

*Special Features*

4. Special features of the entry include -
- (a) a wavy horizontal layered structure covered by a large canopy;
  - (b) an elongated area of commercial, retail and entertainment uses starting from the east and extending towards a “cultural hub” in the west;
  - (c) a major performance venue, a concert hall, theatres and museums in the “cultural hub” as the main arts and cultural facilities of the scheme; and
  - (d) a large lagoon and a continuous promenade along the southern waterfront.

*Commentary by the Jury*

5. The Jury felt that this submission, more than any other, fulfilled the purpose of the competition to define a conceptual architectural plan to establish Hong Kong as a city of world-class arts and cultural activities. The signature feature of the design, a great canopy, “flows over the various spaces contained within the development” to create a unique landmark. The sinuously flowing form of the site contours and the canopy produce a memorable effect.

6. The master layout plan, even at this conceptual level, organises the site to take full advantage of its prime waterfront location and its proximity to Kowloon Park and the Canton Road retail district. The primary components of the design include a cultural hub of auditoria, museums, galleries and performance venues along with a dense collection

of shops, bars and retail spaces. The combination of uses proposed lends a great vitality to the scheme, and a continuous promenade along the smooth curvature of the waterfront further enhances the development for cultural and commercial purposes.

7. In particular, the winning scheme has eight distinguishing aspects -

- (a) the singularity of image, offering coherent visual authority and something that will become immediately recognisable with Hong Kong and an icon around the world. The image is also progressive, well suited for Hong Kong in the 21st Century;
- (b) the horizontality of the scheme across the site that does not attempt to compete with but rather counterpoints the tall buildings behind;
- (c) the presence of a multiplicity of public-space opportunities at various scales;
- (d) the introduction of substantial green space into the heart of Hong Kong, both symbolically and as a real amenity for citizens;
- (e) the logical and imaginative deployment of programmatic elements and the inherent idea of drawing people through the commercial and entertainment portion of the complex to the arts and cultural centre beyond. The scheme also allows for a good balance between public and private interests and, in particular, the mix of arts facilities offered. One aspect of the project which gave rise to concern was the lagoon which struck the Jury as perhaps impractical. However, this concern would not negate the construction of a similar public space, including a water body disconnected from the harbour;

- (f) the skilful way in which integration can be achieved with surrounding neighbourhoods and complexes. The links to Kowloon Station and to Kowloon Park, in the east, are particularly good examples, as is the people mover supporting this linkage;
- (g) the viability of the scheme, which is technically straightforward, consisting of a large mall, two taller structures at either end of the site - one associated with the arts and cultural complex - and a large roof that is well within the ambit of known technology and experience; and
- (h) the well-argued case in support of the scheme.

8. In conclusion, the Jury felt that this bold scheme is a clear and deserving winner of the competition. The great canopy would create an unmistakable landmark for Hong Kong. It would be a major tourist attraction. It would symbolise the community's vision of their city as a future centre of arts and culture, and realise that vision with great style.

**(II) Second Prize Winner: Entry submitted by a team led by Mr Philip Y K Liao (A model view of the entry is at *Annex B*.)**

*Special Features*

9. Special features of the entry include -
- (a) an innovative design concept with the northern part proposed for medium-rise office, hotel and residential uses and the southern part comprising a series of 'floating islands' for various shopping and entertainment uses;
  - (b) a modern geometrical built-form and an internal waterway to produce an interesting layout; and

- (c) an arts and cultural crescent which houses an opera house and a major theatre.

*Commentary by the Jury*

10. The Jury felt that this submission had immense energy and dynamism in its bold horizontal architectural forms and was well suited to the vibrant nature of Hong Kong. It has many interesting ideas. Imaginative contouring of the site produces a waterfront park and green oases within the landscape. The extensive use of water-pools, waterfalls and mists – as a landscape element - is prevalent throughout the master plan and culminates in a spinal waterway running the length of the scheme area, effectively bringing a part of Victoria Harbour onto the site.

11. In several aspects, the second prize-winning scheme has similar features to the winning submission, including a general feeling of horizontality, a multiplicity of environments and a coherent programmatic response. Although the expressive architectural language is different, the second place scheme does also offer a distinctive image with a progressive spirit. The well-articulated arts and cultural complex is notable, although, on balance, the scheme lacks the expressive authority of the winner and is less straightforward in accommodating some programmatic components.

**(III) Three Honourable Mentions of equal standing**

12. Three schemes were selected by the Jury for Honourable Mentions because they offered interesting alternative ways in which the site could be tackled.

**(A) The Jewel Scheme - Entry submitted by a team led by Professor Minoru Takeyama (A model view of the entry is at Annex C.)**

Special Features

13. Special features of the entry include -
- (a) a design theme of “a Jewel in the Fragrant Harbour” with a low-rise linear structure spanning across the entire site, interpolated with several elliptical buildings; and
  - (b) an art mall to accommodate key facilities including art galleries, exhibition halls, theatres, a library and an art village.

Commentary by the Jury

14. The Jury awarded an honourable mention to this entry for its elegant and well-balanced simplicity and the appropriate distinctions it draws between cultural and commercial uses.

**(B) The West End Scheme - Entry submitted by a team led by Mr Alan MacDonald, Urbis – LPT (Architects) Association (A model view of the entry is at Annex D.)**

Special Features

15. Special features of the entry include -
- (a) several sub-districts for mixed arts, cultural and residential, office and retail uses, including the “Gateway”, the “Festival”, the “Forum” and the “Peninsula”;
  - (b) predominantly low-rise building developments resembling London’s “West End” area;

- (c) an opera house, a grand theatre, a maritime museum and an arts academy as the main arts and cultural facilities; and
- (d) a supplementary scheme proposing redevelopment of the Yau Ma Tei Typhoon Shelter.

*Commentary by the Jury*

16. The Jury awarded an honourable mention to this entry for the manner in which it provided a “fieldscape” of a fine grain of individual buildings, landscapes and public spaces. This feature is intended to create a vibrant congenial area of individual galleries and theatres on a par with the lively West End area of London.

**(C) The New Leaf Scheme - Entry submitted by a team led by Mr Rocco Sen Kee Yim** (A model view of the entry is at *Annex E.*)

*Special Features*

17. Special features of the entry include -
- (a) a “leaf-shaped” land-use pattern for the area sub-divided into four main districts comprising the North Bank, the South Bank, a Central Spine and the West End;
  - (b) a rhythmic built-form and a simple layout for land-use distribution;
  - (c) an environmental-friendly electric trolley system along the central spine; and
  - (d) an opera house, a concert hall, a theatre complex and a museum plaza as the key arts and cultural facilities.

### Commentary by the Jury

18. The Jury awarded an honourable mention to this entry for its innovative design and the unifying feature of a circulation spine connecting and providing access to all the many activities on the site. This design also takes great advantage of a multi-level urban promenade along the waterfront. It also proposes an upbeat, media-oriented image and takes explicit advantage of the site's location and public outlook back towards central Hong Kong. All in all, it is a very lively and compelling solution.

### **Way Forward**

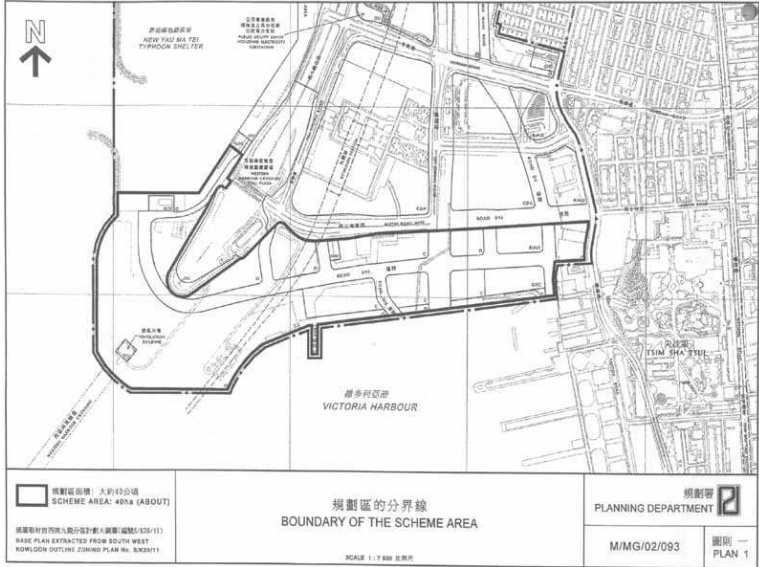
19. The proposed arts and cultural district will be a valuable asset for Hong Kong and should be constructed as quickly as possible. We are giving careful consideration to the most suitable way of taking forward implementation of the project and the timetable for doing so. Members will be kept informed of developments.

### **Advice Sought**

20. Members are invited to note and comment on the outcome of the Competition as outlined at paragraphs 4-18 and the way forward as set out at paragraph 19.

Planning and Lands Bureau  
19 April 2002



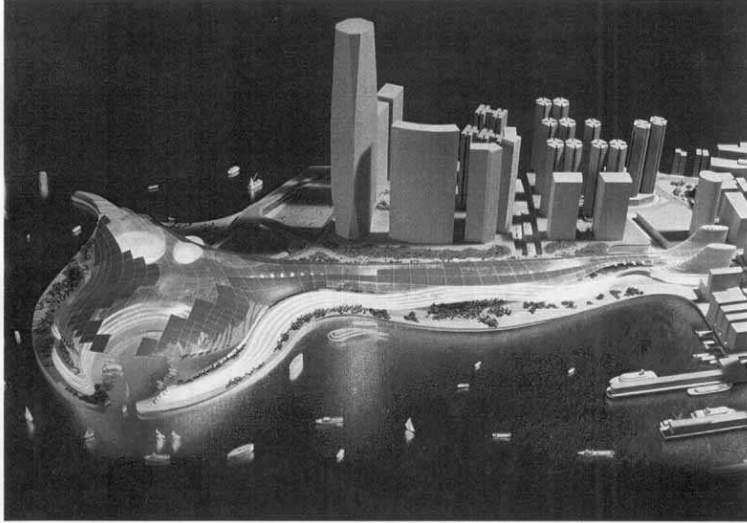


規劃區面積：約40公頃  
 SCHEME AREA: 40ha (ABOUT)  
 根據香港特区政府规划署规划图则(S25/11)  
 BASE PLAN EXTRACTED FROM SOUTH WEST  
 KOWLOON DISTRICT ZONING PLAN No. S25/11

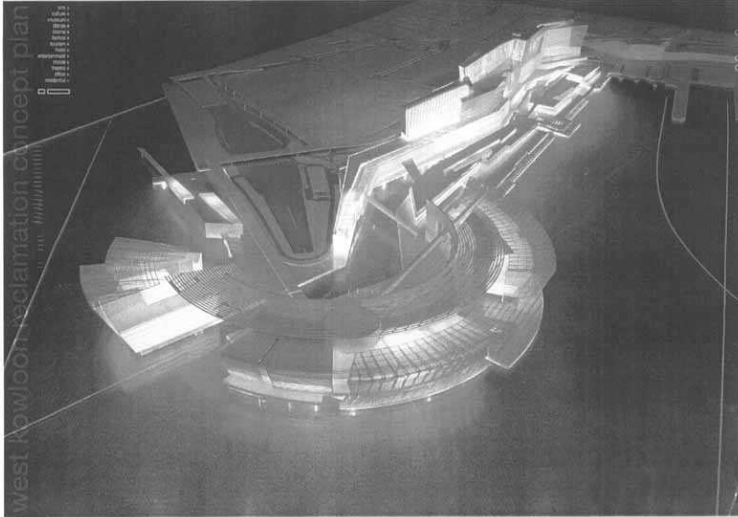
規劃區的分界線  
 BOUNDARY OF THE SCHEME AREA

SCALE: 1:2500 比例尺

規劃署  
 PLANNING DEPARTMENT  
 M/MG/02/093  
 圖則一  
 PLAN 1



設計模型照片 Model View



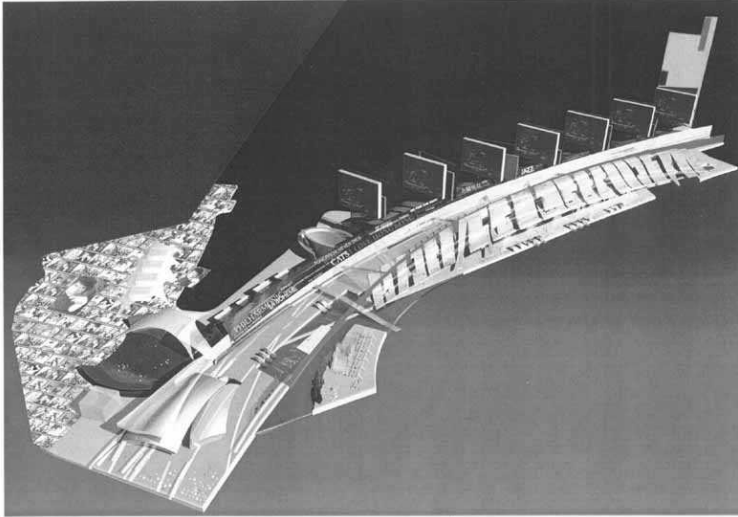
設計模型照片 Model View



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設計模型照片 Model View