

# WKCD

A Dialogue of Planning and Design



Bird View of the Site





## Time Line (From 1992 to 2008)



**17 June 1992** Town Planning Ordinance directed the Board to prepare a plan for West Kowloon Reclamation in the south-western part of Kowloon Peninsula.

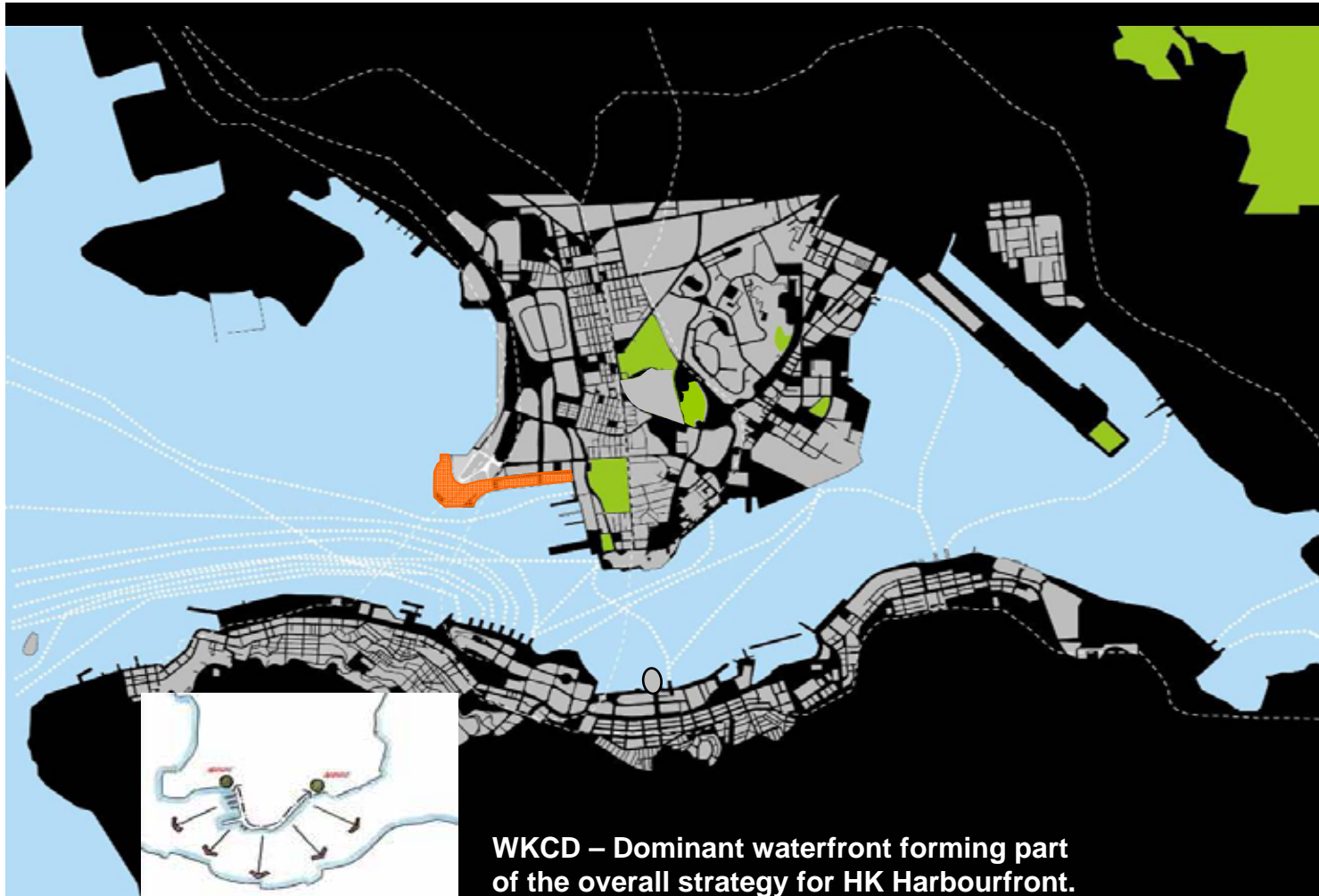
**1999** The chief executive of Hong Kong Special Administrative Region announced the intention to develop centre for cultural exchanges. HKSARG is planning to develop the Southern tip of the west Kowloon reclamation into arts, culture and entertainment district.

**February 2006** The government decided to discontinue the IFP process in response to public views.

**April 2006** the chief executive appointed the consultative committee on the core Arts and Cultural faculties of WKCD

**October 2008** the chief secretary announces a bidding process for masterplan of WKCD

## Hong Kong's best public realm



**WKCD – Dominant waterfront forming part of the overall strategy for HK Harbourfront.**

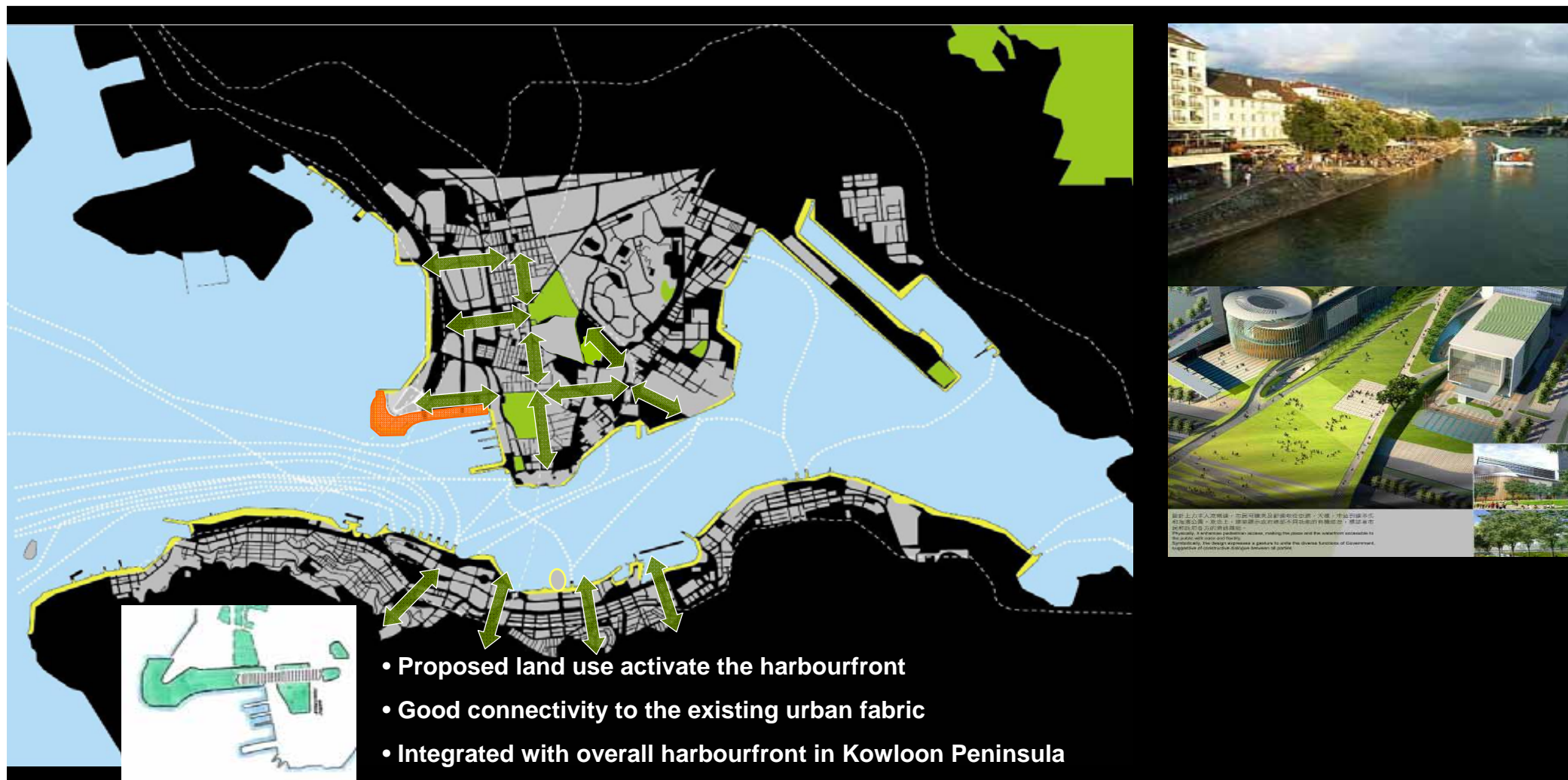




## A Continuous Waterfront - Mixture of Culture and Leisure



## Linking back to the heart of the city



12 November 2008



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## Hong Kong has an engineered waterfront ...



12 NOVEMBER 2000



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... wich has lost its connection with nature.



Highways, by-pass  
and main roads



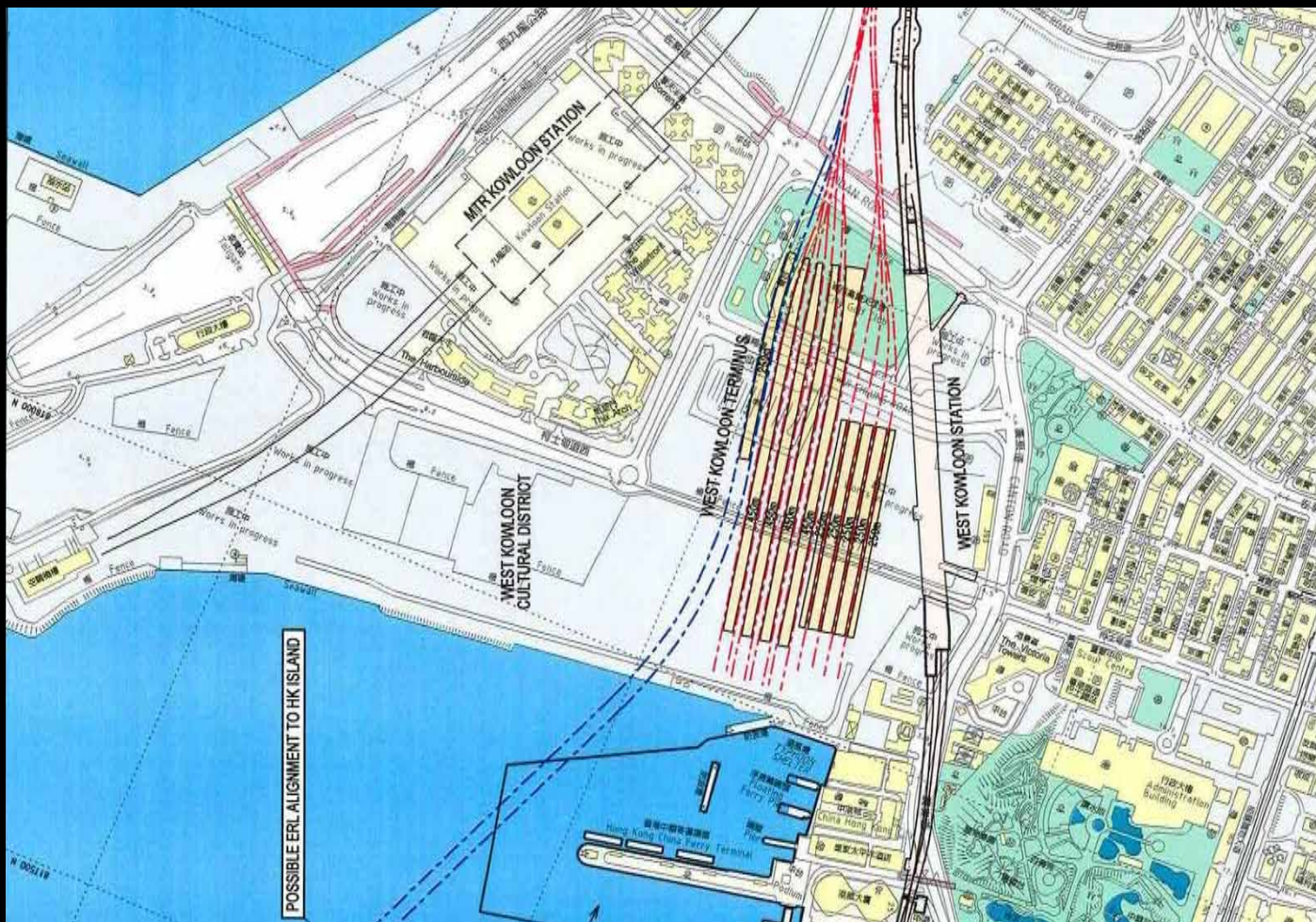
MTR Network  
Ferry Network



FARRELLS

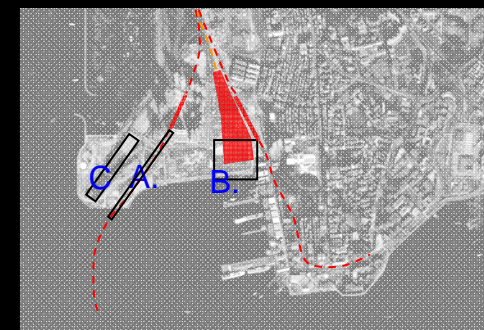


## Civil Engineering Constraints



- Close proximity to railway terminus - subject to noise and vibration
- 20m set back from waterfront
- Proposed high rise development next to West Harbour Crossing tunnel

□ Vibration





## Statutory Parameters

## Land Use – OU – Arts, Cultural & Entertainment District



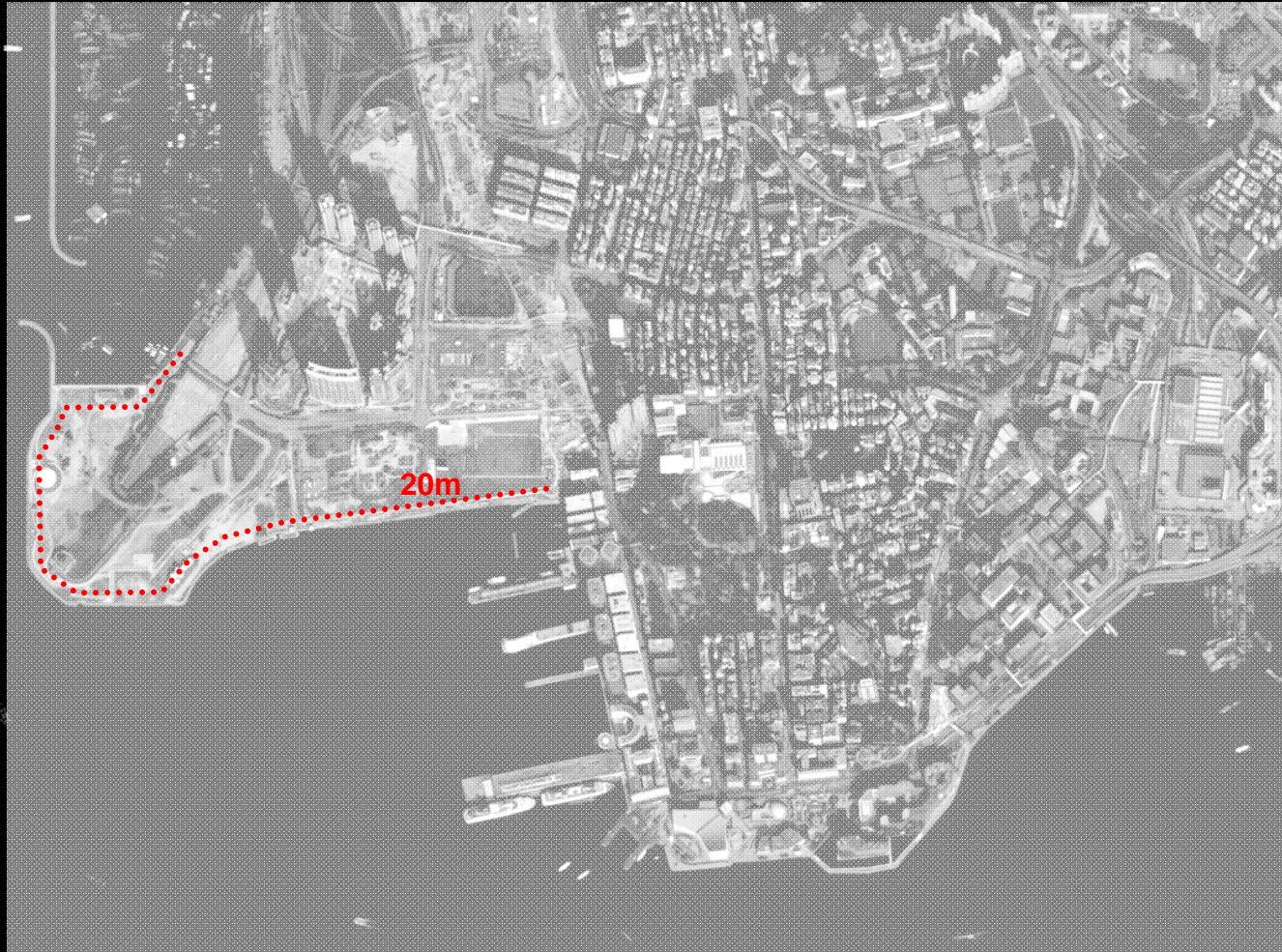
WKCD is currently formed land with no development except for ventilation buildings serving the Western Harbor Crossing and the Airport Railway and a WSD salt water pump house. The site has great development potential for cultural and community development with a magnificent view of the harbour. WKCD is aimed to devise a Concept Plan for the Arts, Cultural and Entertainment District.





## Statutory Parameters

## Additional Criteria - 20m Waterfront Set Back

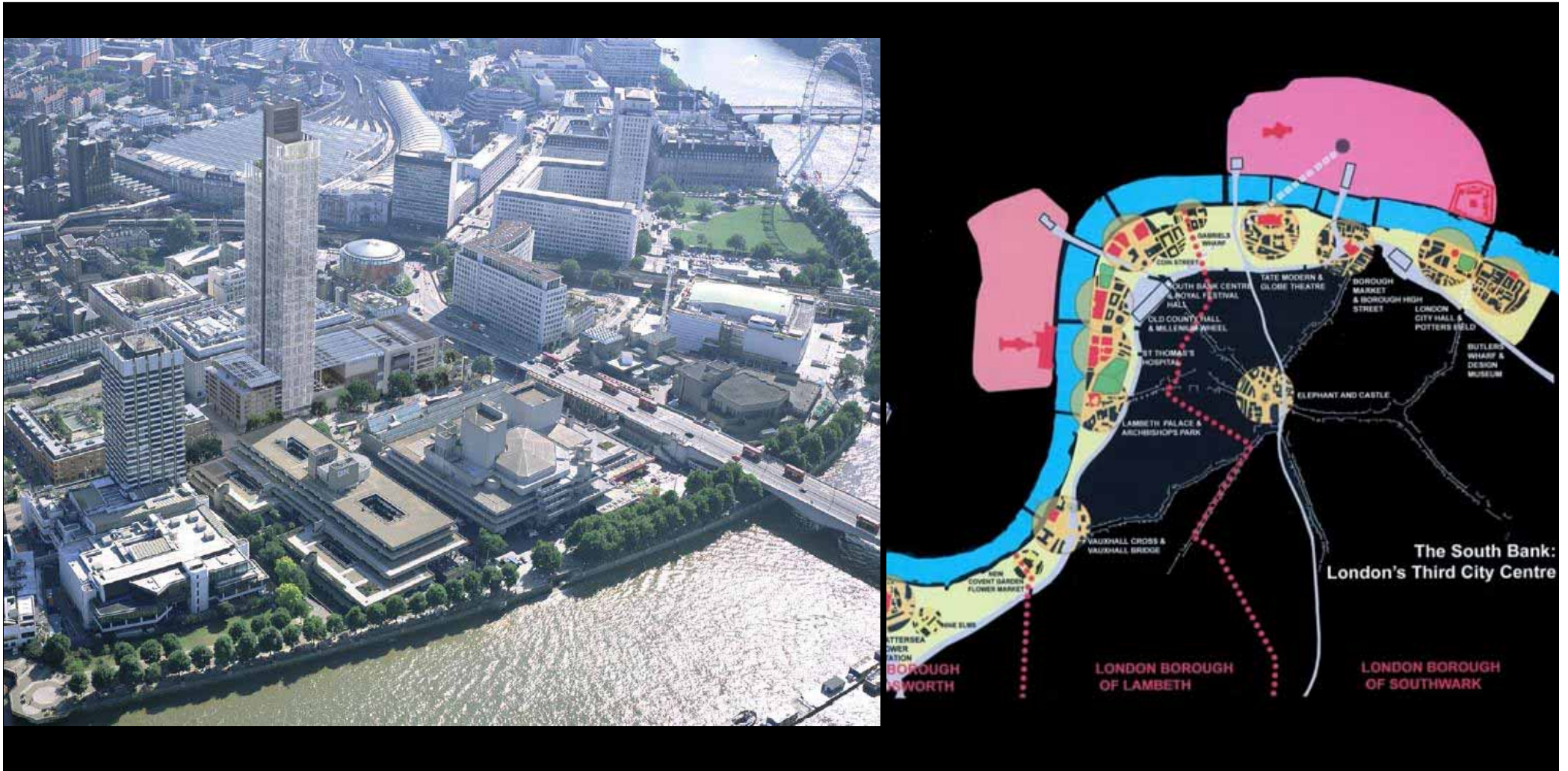


- Promenade
- An interactive waterfront
- Flexible approach to width of promenade





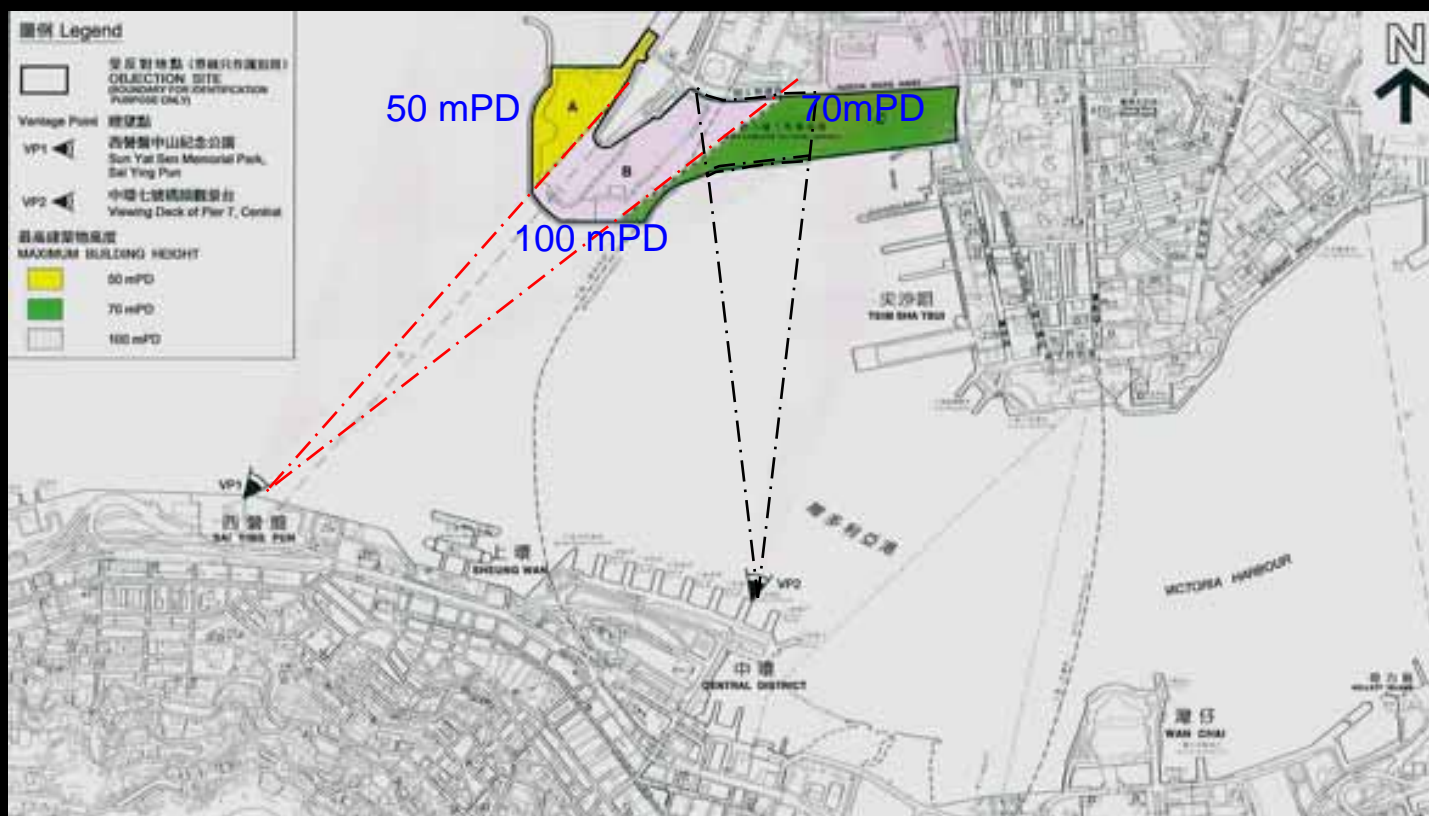
## South Bank, London





## Statutory Parameters

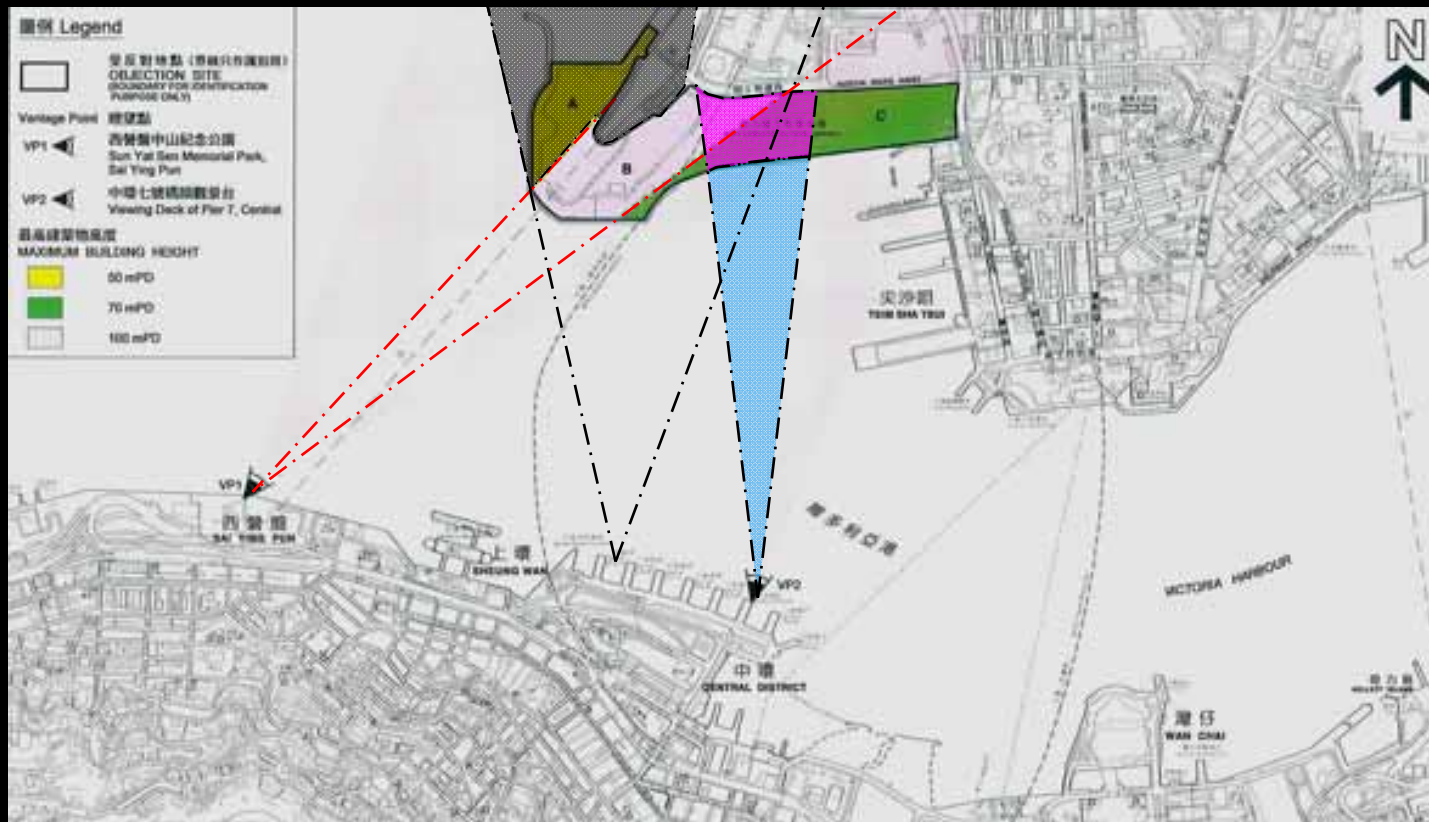
## Proposed Building Height Profile



Under the draft OZP, three different Building Height Controls have been imposed on WKCD:

1. Building Height Control at 70mpd will cover the majorities of WKCD (from the eastern boundary to Kowloon Station)
2. Building Height Control at 100mpd will cover the WKCD area immediate to the eastern side of west harbour crossing
3. Building Height Control at 50mpd will be imposed the WKCD area located at the western side of west harbour crossing.

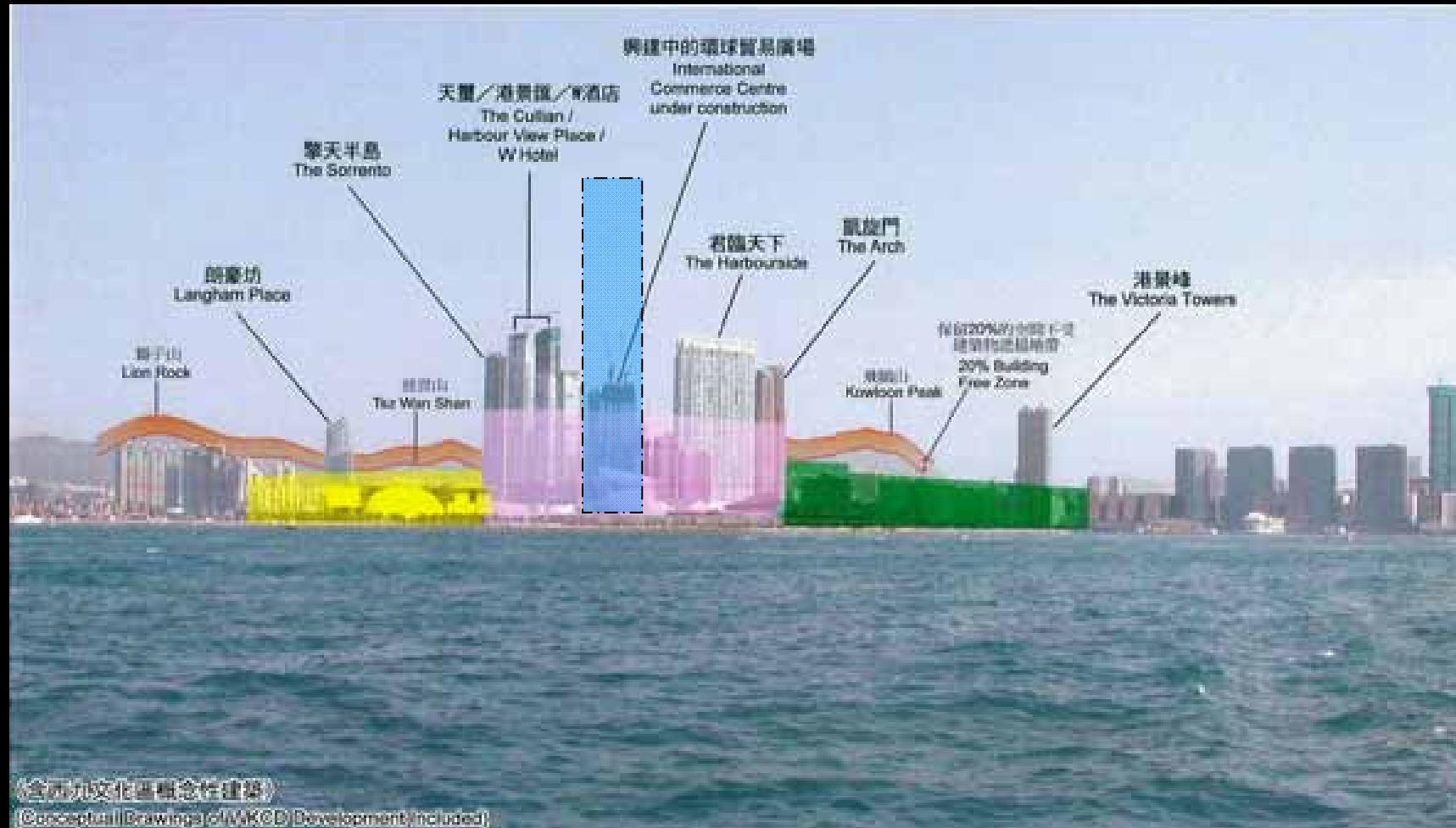
## Vantage Points



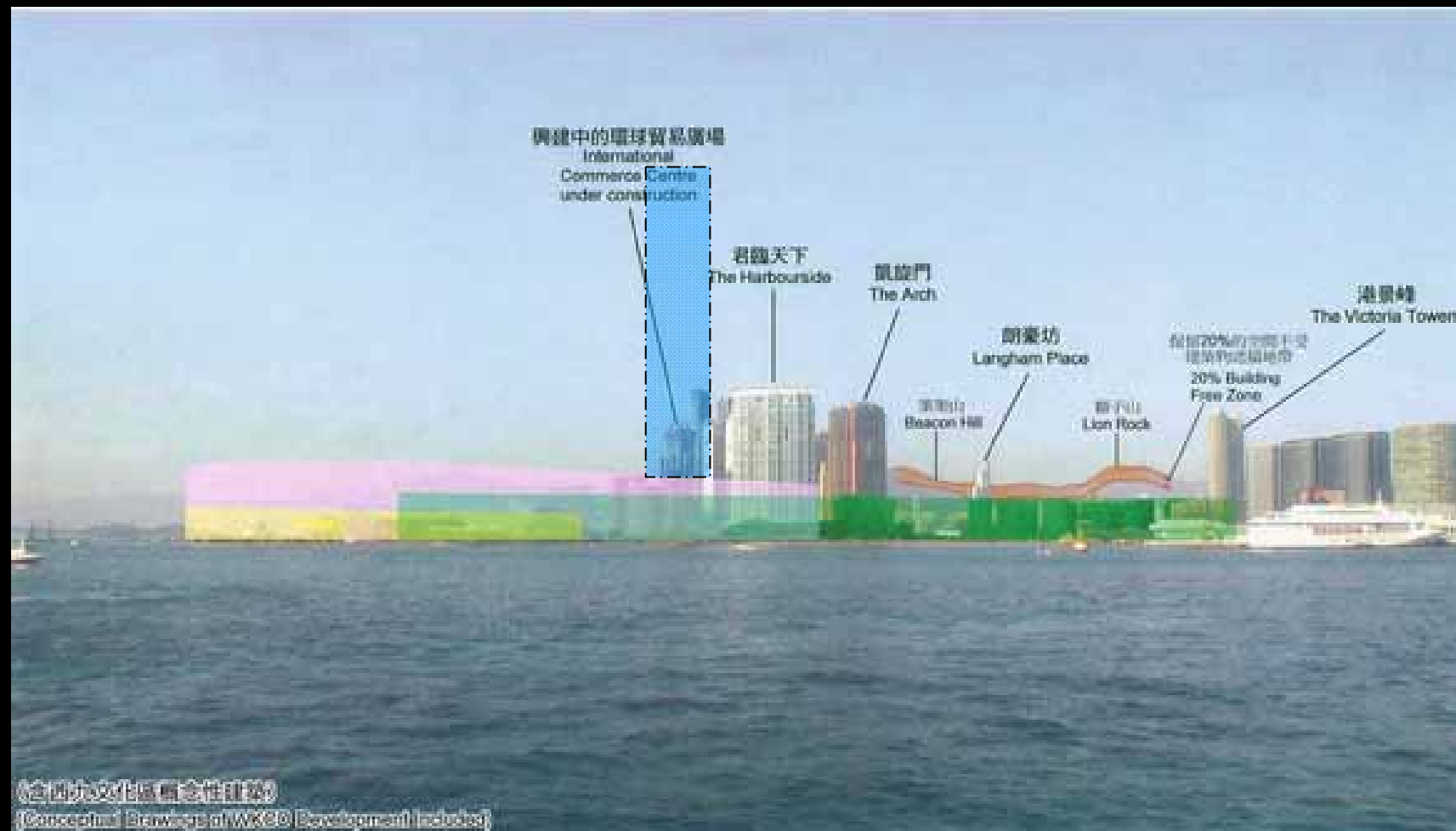
100mpd building height control creates an engineering challenge to future high rise developments on the area located immediately above the West Harbour crossing and The WKCD area at the eastern side of WHC . Transportation will also become a challenge to the proposed building height control strategy as the bulk of developments will be located away from all public transportation system.



## View from Sai Ying Pun



## View from Star Ferry (New)





## Cultural Facilities - Valencia Opera House





## East Darling Harbour (Barrangaroo), Sydney



Aerial view from the north



Aerial view from the west

|                      |                                |
|----------------------|--------------------------------|
| Sydney's Population: | 4,280,000                      |
| The Domain           | 90 acres 0.36 km <sup>2</sup>  |
| Hyde Park            | 40 acres 0.16 km <sup>2</sup>  |
| Total                | 130 acres 0.52 km <sup>2</sup> |



## Parco Della Musica Auditorium, Spain



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## Internal Views



- Convenience For Visitors, Artists and Sponsors
- Singular land use for cultural use not desirable
- Retain Integration of urban live with culture
- Flexible performance venues preferable



## Saadiyat Masterplan, Abu Dhabi



- Decentralized concept
- Individual cultural facilities to integrate with neighboring districts
- Iconic cultural facilities to form landmarks
- Different models for integration of cultural facilities

## What is the vision for WKCD?



Federation Square, Melbourne

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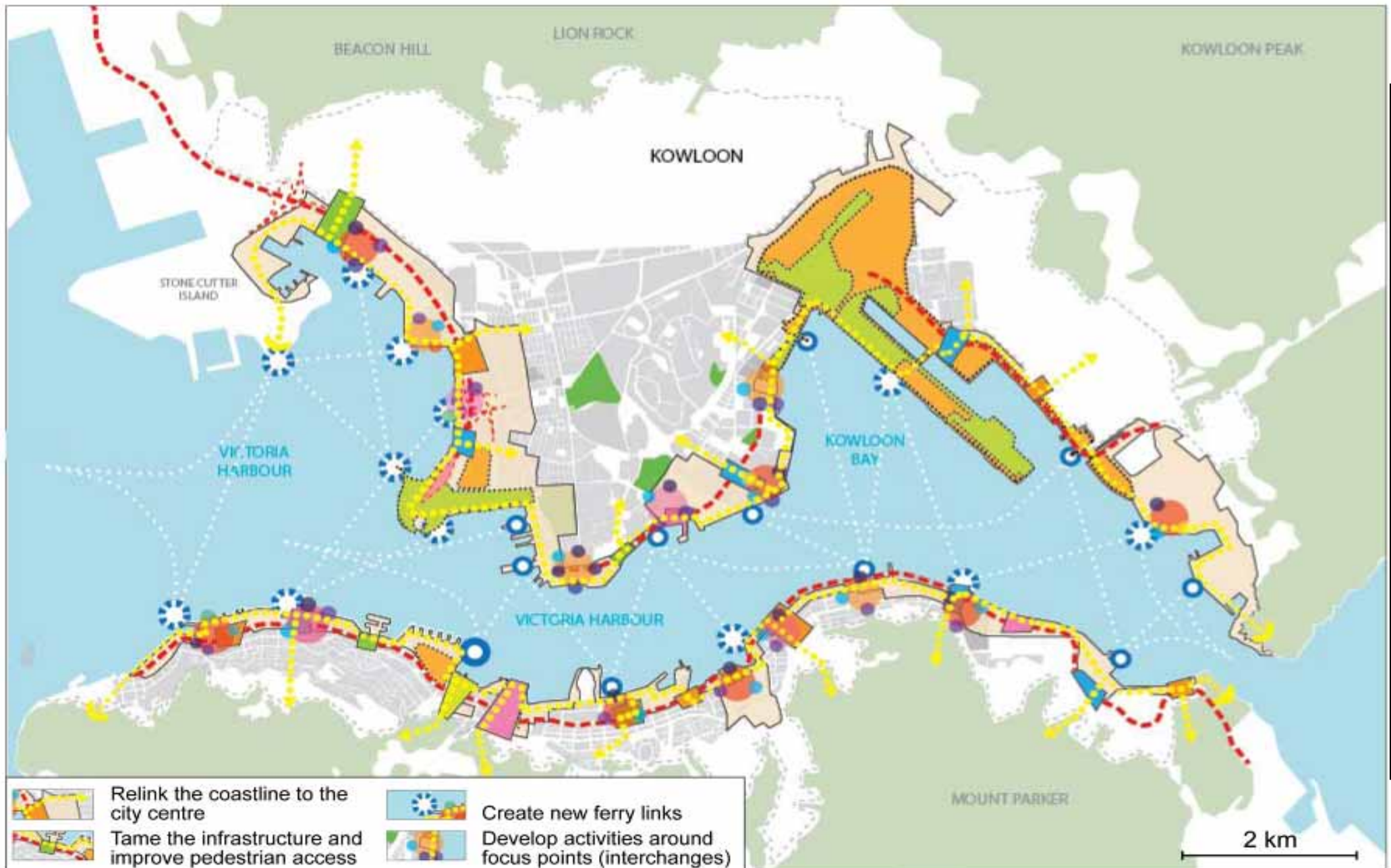


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Hong Kong needs a coherent plan for the whole harbour.



## Discussion issues

- |   |  |
|---|--|
| 1 | Vision Statement                           |
| 2 | Site Engineering Conditions                |
| 3 | Design Brief for Arts/ Cultural facilities |
| 4 | Urban Design Masterplan                    |
| 5 | Final Masterplan                           |
| 6 | Arts/Cultural Facilities Design            |
| 7 | Res/com development procurement mechanism  |
| 8 | Overall Development Packages               |
| 9 | Scheduling Considerations                  |





## Discussion issues

1

### Vision Statement

- WKCDA vision
- Community aspirations
- Government mandate



## Discussion issues

### **2 Site Engineering Conditions**

- **Define site conditions**
- **On grade and subterranean infrastructures, e.g. roads, tunnels, utilities**
- **Neighboring and encroaching developments**
- **Perimeter conditions and treatments on land and along harbor front**





## Discussion issues

### 3 Design Brief for Arts/Cultural facilities

- Consult local arts/cultural community
- Consult international advisors in arts/cultural facilities
- Consult professional arts/cultural facility managers, operators, promoters and experts in tourism, entertainment businesses
- Appoint professional brief writer to prepare arts/cultural facilities design brief



## Discussion issues

### 4 Urban Design Masterplan

- **Appoint consultant to develop brief document**
  - building height and promenade requirements to be regarded as guidelines
  - flexibility for location of cultural facilities
  - clear in terms of development areas and phasing strategy
- **Procurement of 3 multi-disciplinary master plan consultant to prepare options**
- **Selection of preferred scheme by jury (include Expert members)**
- **1<sup>st</sup> round public consultation**
- **Master planner to develop winning scheme**
- **2<sup>nd</sup> round public consultation**



## Discussion issues

### **5 Final Masterplan**

- **Integrated arts/cultural and supporting facilities to bring arts and culture to community and make WKCD a vibrant place**
- **Masterplan to define integrated transport strategy and connectivity with neighbouring sites**
- **Master plan to define all urban design attributes including building massing and heights**
- **Allocate sites for all developments and phasing**
- **Final master plan for TPB endorsement**

## Discussion issues

**6**

### **Arts/Cultural Facilities Design**

- **Integrated mixed uses demands diverse architectural character open to local and international architects**
- **Design services of major facilities, plaza and landscaping procurement through competition**
- **Expert members in jury**
- **Procedure to follow HKIA competition guidelines**





## Discussion issues

### 7 Res/com development procurement mechanism

- Residential/commercial developments to support arts/cultural activities
- Development mix, scheme design and management plans to form part of tender selection criteria to be judged against WKCDA vision
- Developments to be compatible with the character of the district
- Encourage the developer to offer planning gains

## Discussion issues

### 8 Overall Development Packages

- 3 major packages, viz. site formation/infrastructural packages; arts and cultural facilities packages; and residential/commercial packages.
- Development packages will involve complicated project design, construction, administration and scheduling
- Reject Design/Build model to best ensure quality and value for money



## Discussion issues

### 9 Scheduling Considerations

- 4 months – Develop masterplan brief
- 18 months – Master planning and public consultation
- 24 months – Design competition and completion of project design (Ph.1)
- 36 months – Construction of Phase 1 facilities
  
- 82 months – total (~ 7 years)



An aerial photograph of Lower Manhattan, New York City, showing the dense urban landscape and the Hudson River. The image is used as a background for the text.

The Place is the client. What does WKCD want to be?

Discussion

- Proposed development mix
- Connectivity
- Operation model
- Business plan for cultural facilities