

Proposal on the Development of the West Kowloon Cultural District  
Hong Kong Institute of Architects

The Hong Kong Institute of Architects (HKIA) believes that the selection of a single consortium operating under the B.O.T. scheme should not be the only solution for the development of the West Kowloon Cultural District. HKIA proposes alternatives as follows:

1. Establish a “West Kowloon Cultural District Development Board” (WKCDDDB), whose members will include representatives from the cultural and art sectors, Legislative Council, professional groups, regional districts, real estate industry and Government. International experts and scholars will also join the Board as independent advisors.
2. WKCDDDB will coordinate the development by phases according to an Overall Master Layout Plan; assess and approve the proposals of each phase and monitor the operations in each phase. The Board will also engage full public involvement in the consultation process regarding the design and operations of the Cultural District.
3. Technically it is entirely feasible and appropriate to implement Foster’s Sky-Canopy and conceptual design phase by phase. WKCDDDB should handle technical coordination with reference to a set of established Control Drawings.
4. Since the public has been particularly concerned about the seascape of the Victoria Harbour, the Government should display all design proposals to the public using 3-dimensional models and easily understandable perspective illustrations. This will enable the public to evaluate the ultimate visual effect of each proposal on the Harbour and on the traffic impacts. We propose to hold design exhibitions and public meetings before making the final decision, as they would normally be carried out for important projects in other countries and in the Mainland.
5. The plot ratio and time frame for each phase of the project should be capped appropriately according to #4 above. The public should be consulted on all layout plans, design details and their effects on urban design and view aspects. They should afterwards be reviewed and approved by the Town Planning Board. All financial and operational arrangements should be reviewed and approved by the Legislative Council.