

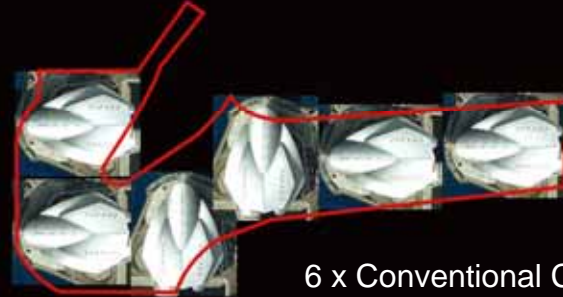
West Kowloon Cultural District:

Vincent Ng

The Hong Kong Institute of Architects



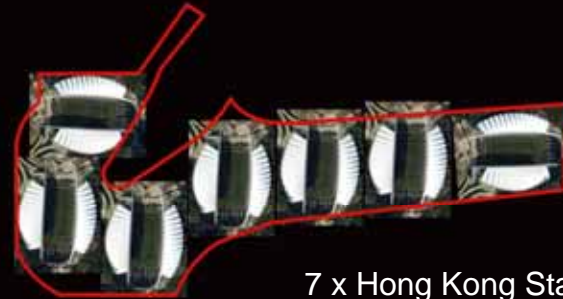
2 x Victoria Park 維多利亞公園



6 x Conventional Centre New Wing
會議及展覽中心新翼



2 x Taikoo Shing 太古城



7 x Hong Kong Stadium 香港大球場



1 x Hong Kong International Airport 香港國際機場



2 x Cyber port 數碼港

文化,
藝術
Cultural, Arts

規劃,
建築
Planning,
Architecture

西九龍
文娛藝術區
WKCD

地產,
營商
Property,
Business

政策,
施政
Policy,
Governance

捨本逐末?
Cart before the
horse

地標文化?
Landmark
Culture

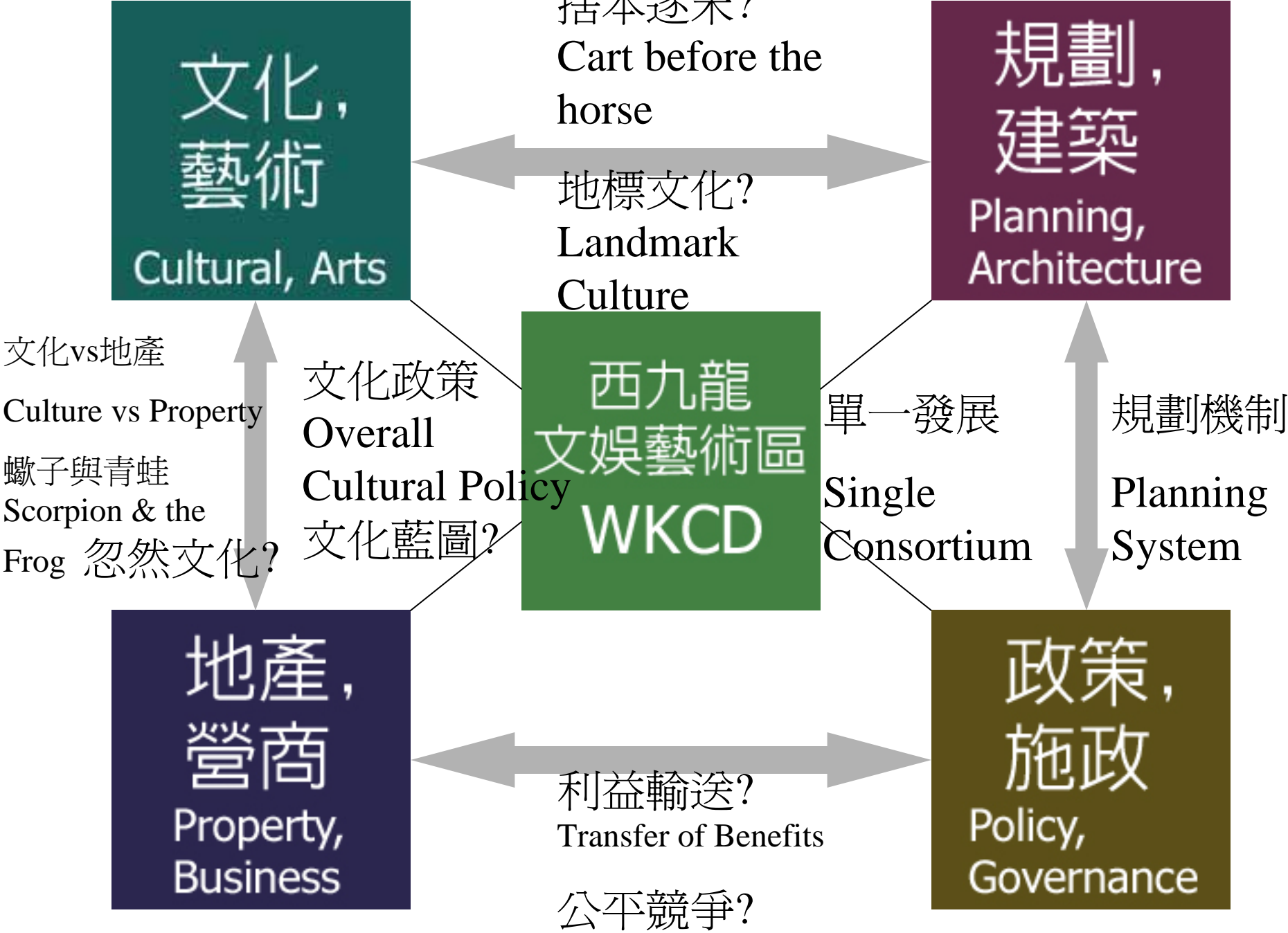
文化vs地產
Culture vs Property
蠍子與青蛙
Scorpion & the
Frog 忽然文化?

文化政策
Overall
Cultural Policy
文化藍圖?

單一發展
Single
Consortium

規劃機制
Planning
System

利益輸送?
Transfer of Benefits
公平競爭?



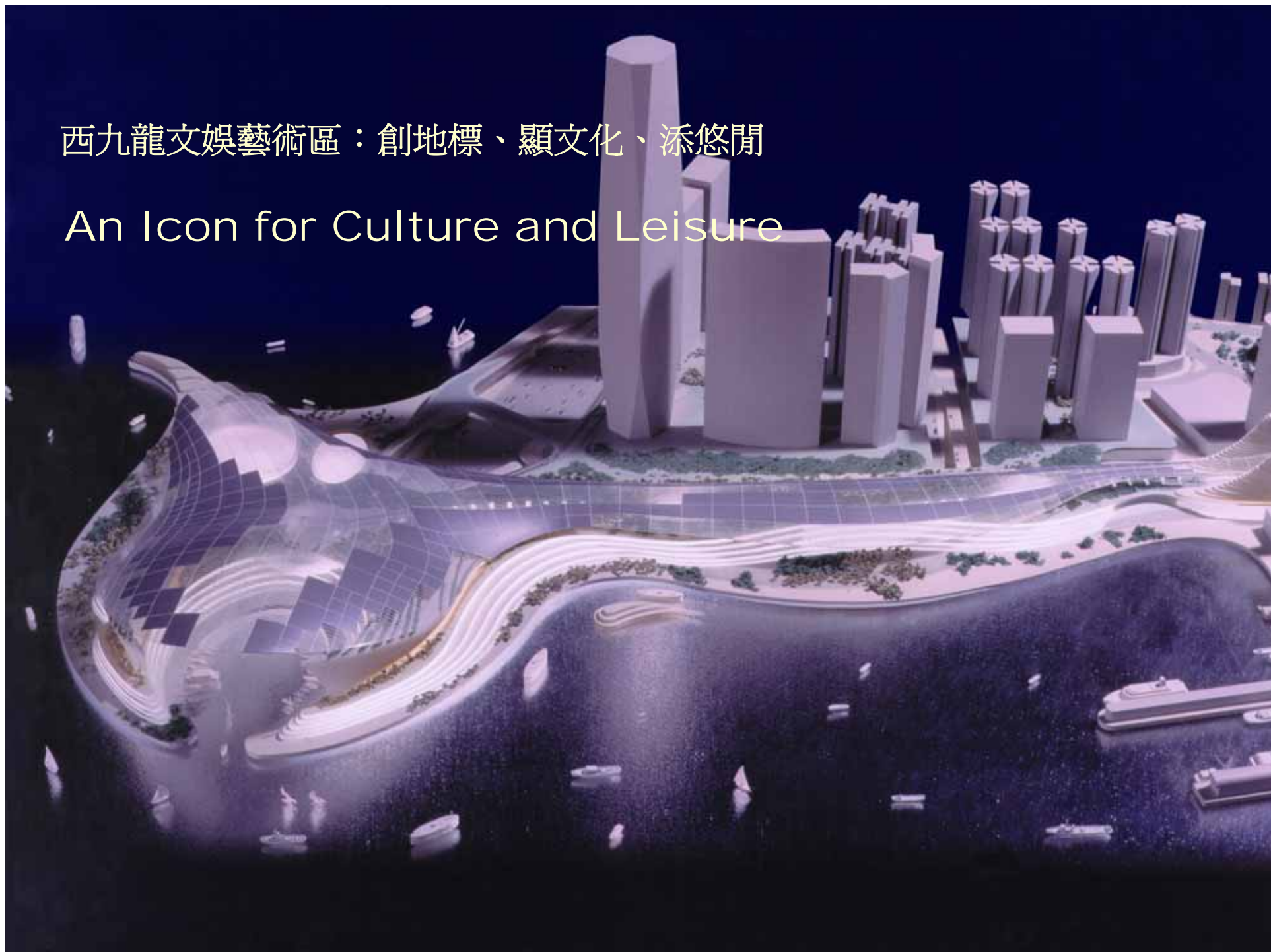
Historical Background of WKCD Development Project	1996	The idea of developing a world-class cultural facility first arose.
	1998	The Government began working on ideas for the WKCD project.
	4/2001-2/2002	The Government launched a concept plan competition and the team led by Foster and Partners won the competition.
	9/2002	The Government set up a high-level Steering Committee, chaired by the Chief Secretary for Administration, to co-ordinate the WKCD project.
	10/2002	The Government adopted the Foster winning entry as the basis for the Master Plan.
	3/2003	The Steering Committee endorsed proposals that the core arts and cultural facilities should comprise a 3-theatre complex, a cluster of 4 museums, a major venue for indoor performances and a number of diverse venues for open-air cultural and artistic entertainment events.
	9/2003	<ul style="list-style-type: none"> • The Government announced an Invitation for Proposals for the Development of WKCD; • The invitation is open internationally to proponents experienced in developing, marketing and managing major mixed-use proper developments.
	10/11/2004	<p>The Government announced the screen-in proposals as</p> <ul style="list-style-type: none"> • World City Culture Park Limited (Henderson Land) • Sunny Development Limited (Sino Land, Wharf, and Chinese Estates) • Dynamic Star International Limited (Cheung Kong, Sun Hung Kai)
16/12/2004-31/3/2005	<p>The Government will stage a 15-week consultation exercise with exhibition at</p> <ul style="list-style-type: none"> • 16/12/2004 - 31/1/2005 : Hong Kong Science Museum; • 5/2/2005 - 28/3/2005 : Hong Kong City Hall 	

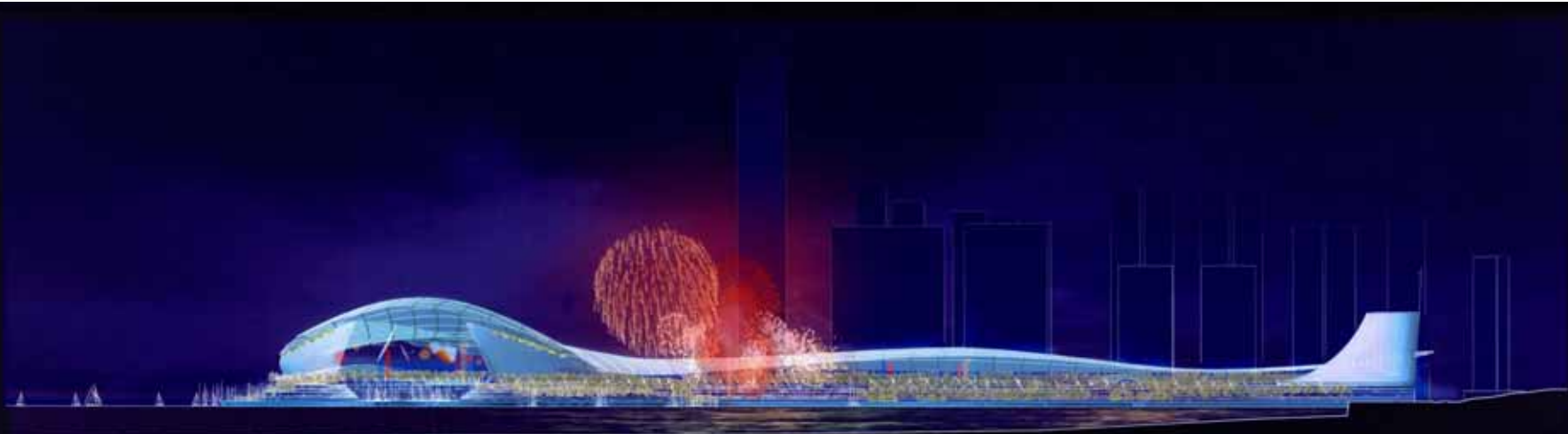
CORE FACILITIES (IFP Mandatory Requirements)

- 3 Theatres (2000p, 800p, 400p)
- 1 Performance Venue for 10,000p
- 4 Museums (75,000sm)
- 1 Art Exhibition Centre (10,000sm)
- 1 Water Amphitheatre
- 4 Piazzas
- 1 Canopy covering at least 55% of the development area
- Baseline Plot Ratio at 1.81

西九龍文娛藝術區：創地標、顯文化、添悠閒

An Icon for Culture and Leisure





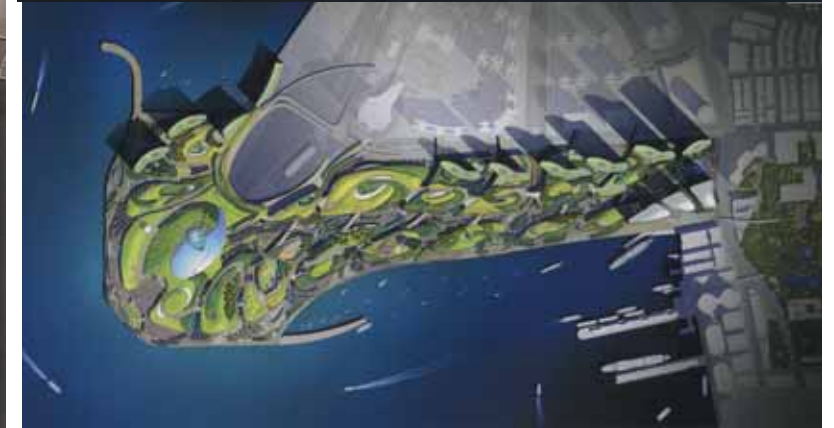
Elevation from Harbour





出局

Disqualified



推倒重來?

~~Starting all over again?~~

諮詢

Consultation

需求

Needs

規劃

Planning

招標

Tender