



*Planet Time* is pleased to present an outline of our master plan of the West Kowloon Cultural District. It is our sincere hope for the People of Hong Kong that the various elements of this outline will be considered by LegCo and the Government as they finally look to move forward with the development of the WKCD. We believe that this model can provide an overall framework for the future development of the site if it to realise its full potential for the establishment of Hong Kong as **world-class** city and to promote the future of Hong Kong as a creative industries hub of global stature.

## Master Plan Goals

- An **iconic architectural structure** worthy of being deemed the eighth world wonder and thus creating a powerful magnet for tourism, both local and international;
- the establishment of a world-class cluster of **educational facilities** and campuses within the WKCD;
- the establishment of truly world-class **entertainment, leisure, arts and cultural facilities** within the WKCD;
- the macro-economic integration of the WKCD site with the **adjacent severely neglected neighborhoods** to increase **accessibility and economic development** through the creation of as many as 20,000 new jobs and the generation of billions of dollars to be plowed back into the neighborhood;
- the establishment of a global product design/trading powerhouse based in the WKCD encompassing all **creative industries** under a single umbrella organization, “Design, Inc.”
- creation of a pollution-free **environment** through innovative design and technology solutions especially with respect to the expected increases in ozone-generating pollution due to the Western Harbour Tunnel and the adjacent hydrofoil ferry services to China;

- **year-round public access** – allowing for a capacity of 100,000 people on the site at any given time with over 80% of the site covered by a canopy and a critical mass of arts, culture, entertainment, and leisure;
- **Connection to the Tsim Sha Tsui waterfront promenade** with the WKCD to create a “fisherman’s wharf” and world-class “floating entertainment” attractions via the underutilised waterfront structures along the back of Canton Road.

### Costs

In accordance with our master plan for the development of the WKCD as a truly world-class development the costs identified are:

- A series of spectacular integrated geodesic architectural structures;
- The provision of totally accessible public recreational and open spaces including parks, lakes, and a beach/wading pool etc.;
- Arts and cultural edifices, venues and arenas and their respective contents and programming;
- Marketing and financing costs of the long-term development;
- Educational campuses and facilities;
- Subsidized housing units whether for students, artists, or other creatives;
- Provision of free workshop/studio/performance space for the creative community.

### Revenues

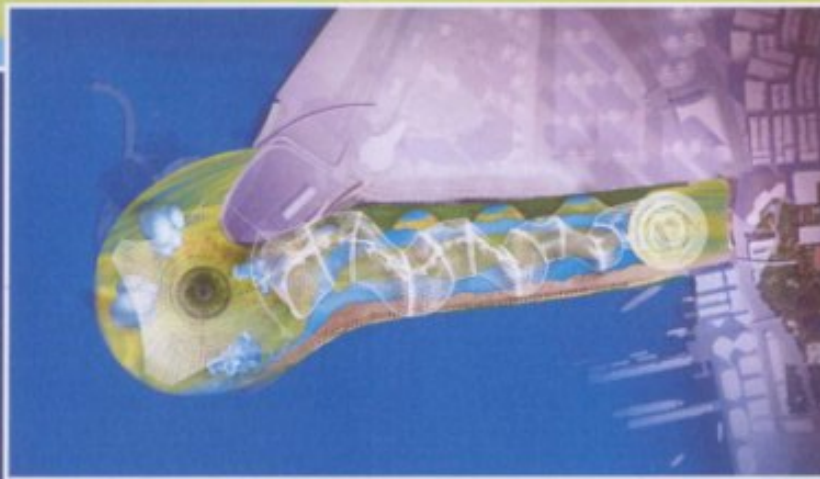
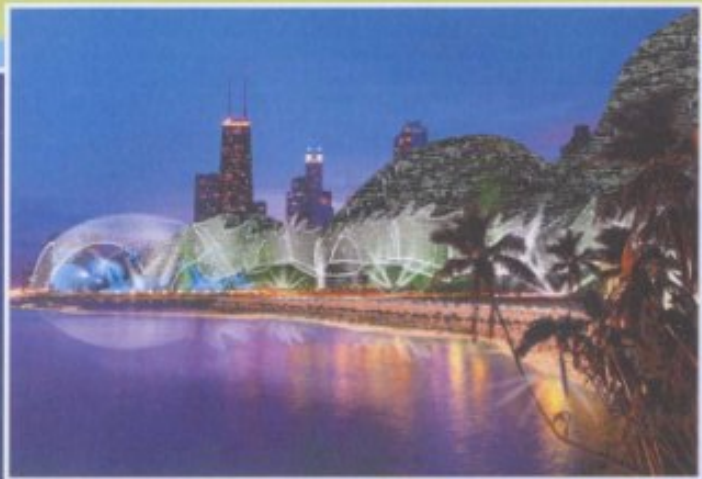
In order to offset the costs of a world-class development, the WKCD development authority should consider as many revenue sources as possible in order to realise the full potential of the site. Revenue would be generated from:

- Property sales;
- Profits from the product design/trading umbrella organization, “Design, Inc”;
- Bond issuances;
- Casino (heavily restricted access catering only to bona fide tourists);
- Corporate sponsorship;
- Private benefactors;
- Income from government-owned structures and tourism facilities;
- Proceeds from special events.

# PLANET TIME

presents its vision for

> **THE West Kowloon**  
CULTURAL DISTRICT



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