

HONG KONG ALTERNATIVES

An advocacy group of concerned Hong Kong residents, unaffiliated with any political group or commercial property developers and are deeply concerned with the current development of the West Kowloon Cultural District. (www.hkalternatives.com)

SUBMISSION OF VIEWS ON THE WAY FORWARD

FOR THE WEST KOWLOON CULTURAL DISTRICT PROJECT

Presented by

HONG KONG ALTERNATIVES

WKCD PROJECT – A PROPERTY DEVELOPMENT IN DISGUISE

On October 7, 2005, Chief Secretary, Rafael Hui presented the modification of the WKCD Project to Legco, which in the opinion of the Hong Kong Alternatives, is both confusing and misleading. It is a property development in disguise, and even the culture-oriented development seemed to have shifted towards a mixed cluster of commercial, tourism and cultural facilities.

BIASED CONCLUSIONS ON THE WKCD PUBLIC CONSULTATION

The survey's conclusion that the government presented is contradictory. Flawed interpretation on the public perception of the Canopy has been largely covered by all the newspapers and many professional organizations.

We, the Hong Kong Alternatives are deeply dismayed by constantly hearing from the Chief Executive that the Government is listening to the people of Hong Kong. But the made-to-measure survey conducted on WKCD is biased and obviously manipulative, this will only lead to mistrust in the community, which will eventually have no confidence in custom-tailored surveys or polls conducted through Government agencies.

THE CANOPY – A HEALTH HAZARD

The Canopy is a costly vanity and a health hazard. We definitely don't need to have a monstrous canopy which is only visible from the Peak or Space. It is a public health hazard and is against all principles of environmental sustainability (based on the Hannover Principles). The canopy blocks the sun's ultraviolet light which is the most powerful natural disinfectant, common sick-building syndrome might prevail under the coverage of the proposed canopy, such as :

- (i) Hay Fever (hypersensitivity, allergy, etc.), due to excessive growth of fungi in a hot and humid environment;
- (ii) Legionnaires Disease, due to the absence of natural UV light which permits spreading of the microbial Legionella Pneumophila without inhibition.
- (iii) Insects and foul odors due to migration and settlement of insects, birds and rodents in the area and decay and fermentation of their bodies.

The Government and the developer(s) need to be held accountable and liable for the consequence of Legionnaire endemics ever developed because of the Canopy.

LET US RE-START FROM SCRATCH

We support the proposal made by the Hon. Alan LEONG Kah-kit, Chairman of the Subcommittee on WKCD Development, in his article in Ming Pao of October 13th that the government should take the bold step to scrap the existing WKCD plan, and re-start from scratch, with the people's genuine interests in mind.

We feel that with so many issues un-resolved : the BIG developer approach, the canopy, the trust fund, the cultural facilities, the statutory body, the property bid, the funding, etc. etc. etc., it would make great sense for the Government to seek public opinion on what is best for the Hong Kong people, and come up with a brand new approach to the development for West Kowloon site – the most precious harbourfront land of Hong Kong.

A CULTURAL GREEN PARK – REVERT BACK TO ORIGINAL WK PLAN

Hong Kong Alternatives still believe that the original plan designated for the WK site as public open space – a Green Park, conceived as part of the new Hong Kong Airport – Western Tunnel Reclamation Project in the late '80s, is the BEST plan.

In 1996, the Government modified the plan to include Cultural Facilities.

Integrating the Cultural and Green facilities will further enhance the WK site, and it makes the greatest sense for the people of Hong Kong to have this place as their **Cultural Green Park!**

Do not let the site be another 'concrete jungle'!

WHY MUST GOVERNMENT SELL THE MOST PRECIOUS PIECE OF HARBOURFRONT LAND TO BENEFIT THE DEVELOPERS AND THE RICH AND FAMOUS

The West Kowloon Site offers the most panoramic view of the Hong Kong Harbour. It is our last harbour frontier. It is too valuable for the Government to auction off the site to developers for short term financial gains. Hong Kong is not short of money nor auctionable lands.

The WK Site belongs to the people of Hong Kong. It is reclaimed with Hong Kong taxpayers' money, and so it should remain in the hands of the people.

Let us develop a **West Kowloon Cultural Green Park** – as a legacy to benefit locals and international visitors for generations and generations to come.

AN APPEAL TO THE DEVELOPERS

Mr Stanley Ho said in one of his press interviews that Hong Kong's leading developers are already too "fat" that they can hardly tie their shoe-string!

Then, why should they covet this piece of land? Why can't they consider this as their pay-back to the community, and instead of building a HK\$4 billion canopy, build a West Kowloon Cultural Green Park – it will be the most honorable corporate citizenship for the good of the community.

It will also present the best united front to the world that Hong Kong is more than a "money city", that Hong Kong is Asia's World City!

STATUTORY BODY TO MANAGE THE PROJECT

A **Cultural Green Park Authority** can be formed to oversee the West Kowloon Cultural Green Park development - to work with both the public and private sectors and to determine how to integrate the cultural/entertainment facilities and the green park for the best interest of the people of Hong Kong.

AN APPEAL TO LEGCO MEMBERS,

If the people of Hong Kong were asked this question:

"What would you prefer to have on West Kowloon Site – as a legacy of Hong Kong:

1. A giant canopy that costs HK\$4 billion to build and hundreds of millions to maintain?

OR

2. A Cultural Green Park that features:
 - a. 80% of open green parks and meadows for picnic, bicycle path, jogger and nature trails; artificial lake, amphitheatre, skating rink, etc. - for family outings and relaxation.
 - b. 20% cultural facilities that features arena, theatres, opera house, concert hall, art gallery, art exhibition centres, performance arts centre, museums, etc. - for the betterment of cultural life of Hong Kong."

What would their answer be?

Dear LegCo member,

The way forward for the West Kowloon Cultural District Project is to please let us have the interest of the people of Hong Kong at heart!

Let's give Hong Kong people some quality of life – let us develop the West Kowloon Cultural Green Park!

Let's give Hong Kong a Legacy!

Presented by:

HONG KONG ALTERNATIVES

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For more information on

Hong Kong Alternatives's

West Kowloon Cultural Green Park Proposal

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WEST KOWLOON CULTURAL GREEN PARK

A Cultural Green Park featuring a wide range of Cultural Facilities and a world class Urban Green Park.

A concept presented by the Hong Kong Alternatives (www.hkalternatives.com)



A..Arena **B..Opera House** **C..Concert Hall** **D..Theatre** **E..Museum** **F..Art Gallery**
G..Arts Centre for Education **H..Peformance Arts Centre** **I..Ampitheater**

- 1 .. Arena
- 2 .. Opera House
- 3 .. Concert Hall
- 4 .. Theatre
- 5 .. Museum
- 6 .. Art Gallery

- 7 .. Art Centre for Education
- 8 .. Performance Arts Centre
- 9 .. Amphitheatre



- 1 .. 露天劇場
- 2 .. 歌劇院
- 3 .. 音樂廳
- 4 .. 劇院
- 5 .. 博物館
- 6 .. 美術畫

- 7 .. 教育的藝術中心
- 8 .. 表演藝術中心
- 9 .. 圓形劇場廊

World Class Park:

Hong Kong Alternatives present a vision for a park that both residents and visitors can enjoy. We do not propose a specific design, but merely present a concept for what it could be. The world's best designers should be invited to design and create a legacy that will benefit Hong Kong for generations to come.

Greenery:

Grass Lawns
Wooded Areas
Floral Gardens
Tree-Lined Walkways
Water Features
Ponds

Amenities:

Waterfront Promenade
Jogging & Cycling Paths
Water Recreation
Amphitheatre
Exercise Grounds
Children's Playground

Cultural Facilities:

Theatre Complex
Performance Venue
Art Exhibition Centre
Museum Cluster

Park Management:

WK Park can be financed and managed without undue burden to the government. The initial capital costs of the park would be relatively inexpensive in comparison to the proposed canopy. The management of the park can be undertaken by a non-profit agency in contract with the government. Private funds donated to the agency can be assured the money will be going directly to the park. Private endowments can be made for trees, park benches and other amenities.

Cultural Authority:

The cultural/entertainment facilities would be an integral part of the park. A Hong Kong Cultural Authority should work with both public and private sectors to determine how to develop these facilities for the best interest of Hong Kong.

國際級公園

香港更美好所提出的香港西九龍文娛藝術區的發展方案是一份市民和遊客都喜歡的公園的基本設計方案。我們只能夠提供一個設計概念。最終的設計是應該交由世界最出色的設計師的精心策劃，務使成為香港市民的世代的福祿。

草木:

草坪
林地
花園
林蔭道
水作物
水池

環地設施:

海濱大道
緩跑、單車徑
圓型劇場
健身園地
兒童遊樂場
水上樂園

文化設施:

綜合劇院
表演場
藝術展覽中心
博物館

公園管理：西九龍公園的資金籌集和管理都不會對政府造成財務的負擔，興建公園的前期資金成本很低廉。政府可委託一家非牟利機構專責公園的管理工作。私人捐款會被確保直接用在公園上，這些捐贈可以用作植樹、購置公園椅凳和其他設施。相對而論，天幕的建築費用高昂，遠超出政府所意願的承擔，三十年之後，回歸給政府的舊天幕以及天幕下面的部份建設的保養和管理費用也很昂貴，也不是市民所願意承擔的。

文化管理局：文化及娛樂設施和公園的興建和管理，都可以交由一個獨立的文化管理局將與政府和私人機構合作，以決定如何發展和管理這些設施才能符合香港的最佳利益。當然這一個文化管理局的成立，是必要香港特首的領導和特區政府的認同的。

Is Hong Kong Really Asia's World City? Not Quite!

A World-Class Waterfront Green Park - Will Help!
A Unique Cultural/Entertainment Revival - Will Help!

香港真是亞洲的國際城市嗎？還有不足之處！

我們還需要一個國際級的海濱綠色公園
我們更需要一個有特色的文娛藝術區



West Kowloon Reclamation Site
Ideal for Major Waterfront Park
西九龍文娛藝術區，
是海濱公園的理想選

World-Class Urban Green Park 香港的市區綠色公園



Aerial impression of the WKS
西九龍文娛藝術區的預想圖景

The West Kowloon Site (WKS) was conceived as part of the new Hong Kong Airport - Western Tunnel Reclamation Project in the late 80's. The SAR Government originally designated the WKS to be public open space - **A Green Park**. Today, however, we are asked to support the WKCD Single-Development approach based on speculative development. What has happened?

The WKS provides one of the most panoramic views of the Hong Kong Harbour. It is too valuable for the SAR Government to auction off the site for developers, and a sizeable silent majority of Hong Kong residents believes that the original plan to develop the WKS into a green park is the most sensible and best long term interest for the legacy of Hong Kong.

Hong Kong Alternatives: An advocacy group unaffiliated with any commercial or political groups committed to the development of the West Kowloon Site in the best interests of the Hong Kong people.



按照80年代所做的香港城市發展方案，西九龍地域本應是香港機場及西九龍填海發展計劃的一部份。當時香港政府早已倡議把西九龍填海區，發展為一個給市民公用的綠色公園。但是今天的特區政府，卻要求市民的支援和選擇，把該區的發展和用途，改為商業發展，並一意主張把該區交給地產發展公司作為有期30年的謀利，然後把部份的產業回歸政府處理。到底這是賣什麼玄虛呢？

處身於西九龍文娛藝術區的選址，市民可以盡攬香港城市和海港的美景，又可以遠眺大嶼山和欣賞壯麗的海上日落景色，不啻「東方之珠」的美景。因此，特區政府不應將這樣珍貴的土地拍賣予地產發展商。雖然特區政府一意以獨家招標規限，徵詢更多的公眾意見。然而香港市民中的沉默大多數，都相信原先將西九龍走步發展成一個綠色公園的計劃是最合理和最符合香港市民長遠利益的。

香港更美好的方案：我們是一群熱心市民，為了香港市民的最佳利益，提交了一份有關西九龍文娛藝術區的發展方案，給特區政府。全文登於我們的網頁www.hkalternatives.com內。

Hong Kong Alternatives Proposes:

- 1. Green Park** - Design a world-class and sustainable Urban Green Park along the entire waterfront, with plenty of trees, green areas and open space. Over 80% of the WKS to be designated as Green Park.
- 2. Cultural/Entertainment District** - Allow for the progressive development of cultural facilities in the WKS along Austin and Canton Road as determined by a proposed Hong Kong Cultural Authority. Relocate the existing Museums of History and Science from Tsim Sha Tsui East to this proposed district. These cultural facilities will form an integral part of the Green Park and become a vantage point for residents and tourists alike.
- 3. No Canopy** - Hong Kong already has a world famous landmark; i.e. natural harbour and skyline. The canopy would be extremely expensive, technically questionable and redundant for a green park.

香港更美好的建議：

- 1. 綠色公園：**把整個海傍地帶設計成為一個國際級的綠色公園，園內種植大量的樹木，給香港市民綠化和曠闊的空間。這個公園本身將成為一個地標，可媲美其他國際著名的公園，如紐約的中央公園和倫敦的海德公園。
- 2. 文娛區：**沿樹士知道和廣東道的20%地段，將用以發展為民藝藝術區。交由一個新成立的香港文化管理局發展和管理，並把尖沙咀東區的香港歷史博物館及香港科學館都搬遷到這裡，與西九龍綠色公園配合發展，可以促使這區成為旅遊重點。
- 3. 沒有天蓬：**香港的海港已經是一個世界知名的地標，那就是天然良港，連綿的遠山和海景，以及宏偉無比的建築的輪廓。相比之下，天蓬是非常昂貴、技術上有所存疑，更缺乏環保意識。不但天蓬本身難以保養，天蓬改變了大自然的生態平衡，將來天蓬下的微生物、草本、昆蟲和鳥獸的滋長、繁殖、移徙和死亡，都可以成為新的環保問題。

Why an Urban Green Park?

- 1. High Density Living** - As one of the most densely populated urban centres in the world, with densities over 50,000 people/sq.km., Hong Kong residents are constantly exposed to stressful environments. Parks and open space can provide refuge from these urban stresses.
- 2. Low Urban Park Density** - The urban areas of Hong Kong and Kowloon currently have an extremely small ratio of per capita Urban Parkland. Other world cities such as New York or London have over 10 times the amount of per capita Urban Parkland.
- 3. Environmental Enhancement** - Hong Kong is now suffering from increasing environmental pollutions. The tree cover from a green park at the West Kowloon site could remove annually from the air several tons of pollutants.

Hong Kong - Asia's World City?

A graphic comparison between the major parks in New York, London and Hong Kong shows a definite need for more urban parkland.

香港是亞洲的國際城市嗎？把紐約、倫敦和香港的主要公園的面積作一比較，便可以顯示出香港必需要更多的市區公園。

Hong Kong Victoria Park
17 Hectares
香港維多利亞公園
佔地 17公頃



London Hyde Park
251 Hectares
倫敦海得公園
佔地 251公頃

New York Central Park
341 Hectares
紐約中央公園
佔地 341公頃



為什麼市區需要綠色公園？

- 1. 人口稠密：**香港市區是世界上人口最稠密的地域，平均每平方公里的人口超過5萬人。絕大多數居民長期居住於緊迫的環境中。此公園的宏曠可以成為市民日常生活中的一個精神和健康上的好庇護。
- 2. 低市區公園密度：**現時在港島和九龍中心的平均每人享用的市政公園面積比率，是全球最低水平之一。其他國際都市如紐約的曼哈頓或倫敦的內城區，平均每人享用的市政公園面積比率比香港高出十倍以上。
- 3. 改善環境：**香港現正受到日趨嚴重的環境污染影響，因此需要每一項新的發展計劃都能夠協助解決這個問題，而不是使問題惡化。西九龍綠色公園的樹木估計每年可以清除數以噸計的大氣微粒和二氧化碳。相對之下，政府所要求的天蓬，是極端缺乏環保意識的設計。綠色公園是沒有老化的，樹木愈老愈是蒼勁可愛的；而老化的天蓬則將會成為政府及市民的財政負擔，到最後仍要遭受淘汰的命運。

4. Community/Public Health - Air pollutant abatement can help lower the incidence of respiratory problems such as asthma, which helps reduce health risks for children. Parks can help reduce obesity and enhance senior citizen's health and well-being. Parks also facilitate civic activities and help to foster community spirit.

5. Tourism Benefits - Hong Kong is already well known for shopping and commerce, as well as the new home of Disney World HK. The West Kowloon park and cultural district will become a major new attraction and vantage point onto the city.

6. The Best Interest for the Legacy of Hong Kong - The WKS certainly ranks among one of the most important and invaluable real estates for the last 150 years. For this simple reason the SAR Government must recognize the legacy for the public and agree that it is NOT FOR SALE.

4. 社區及公共健康：減少空氣污染可以有助於降低呼吸道疾病和哮喘的發生，以及降低兒童患病的風險。公園也有助於減少肥胖症以及增強長者的健康。此外，公園也可以促進民怡活動，培育社會精神。

5. 促進旅遊業發展：外國遊客都知道香港是一個購物和觀光中心，西九龍綠色公園和文娛區可以發展成為市區的一個重要的旅遊新景點。可以媲美新建的迪士尼樂園。

6. 香港資產的最佳利用：西九龍地段肯定是過去150年來最重要和最有價值的產業之一。基於此一簡單的理由，特區政府必要認明這是香港市民的公眾資產，並答應將其列為「非賣品」。