

Hong Kong, February 15, 2005

The Hon Miriam Lau, GBS, JP
Chairman, House Committee
Legislative Council
Legislative Council Building
8 Jackson Road
Central, Hong Kong

Re: West Kowloon Cultural District

Honorable Chair and Members,

The West Kowloon Cultural District proposal was designed as a 'quick-win' initiative in times of economic crisis for the creation of several new venues.

With the economy back on track and the change in public aspirations, it is questionable whether this solution can still be considered efficient and cost effective.

The project is a combination of numerous untested concepts on a scale not seen anywhere in the world. Given the lack of experience in Hong Kong with privatization of venues, diversification of arts funding, and the implementation of public-private partnerships, it is questionable whether the Administration has the capacity and skills to conclude this project in a sustainable manner.

We propose to not cluster all venues in one mega complex, but however, to address the numerous urban planning issues related to our harbour-fronts, to find alternatives models for funding the construction of HK\$15billion worth of venues around the harbour and for HK\$15billion of new arts and culture funding.

That requires hard work in amending policies and operating procedures within the Administration. However, as the attached slides indicate – the rewards include a minimum of 50,000 new jobs; 200,000 men years of design, engineering and construction; and an improved living environment around the

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entire harbour for the enjoyment of Hong Kong residents and tourists alike. These benefits are undeniably of greater value to Hong Kong and our future generations.

We welcome the opportunity of presenting these proposals in greater detail.

We hereby so submit.

Yours sincerely,



Paul Zimmerman
Principal
Designing Hong Kong Harbour District



Encl.

From West Kowloon to Integrated Planning (summary) (hard copy and digital file)

From West Kowloon to Integrated Planning (full version with maps) (hard copy and digital file)

Expand West Kowloon Cultural District to Victoria Harbour District

Integrated harbour planning generates more jobs, and long-term sustainable value.

From West Kowloon to Integrated Planning (Full vision)

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West Kowloon Cultural District: Separating the key issues ...

	Arts and culture development	Urban planning and public architecture	Venue building, ownership and management
Policy			
Funding			
Governance			

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There are many unresolved issues in the administration of Hong Kong

	Arts and culture development	Urban planning and public architecture	Venue building, ownership and management
Policy	Study ignored	Incremental	New venues needed
Funding	Home affairs monopoly	Piece meal Lowest cost	Home affairs monopoly
Governance	Home affairs monopoly	30 departments and no leader	Home affairs monopoly

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West Kowloon: HK\$200bln land swap for HK\$30bln venues and arts

	Arts and culture development	Urban planning and public architecture	Venue building, ownership and management
Policy	Study ignored	Incremental	New venues
WKCD	Import	Clustering all together	Dictated and built in one go
Funding	Home Affairs monopoly Land swap HK\$15bln	Piece meal Lowest cost Land swap Piazza/Canopy	Home Affairs monopoly Land swap 15bln B.O.T
WKCD	Home Affairs	30 departments	Home Affairs
Governance	WKCD New trust	One developer	New trust

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The way forward: HK\$30bln land sales for HK\$30bln venues and arts

	Arts and culture development	Urban planning and public architecture	Venue building, ownership and management
Policy	Study ignored	Incremental	New venues needed
Hong Kong	Consult and implement	Victoria Harbour-fronts	Add 1 by 1
Funding	Home Affairs monopoly Diversify	Piece meal Lowest cost Quality of life	Home Affairs Diversify and privatise
Hong Kong	Diversify	Integrated and Chief Planner	Diversify and privatise

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West Kowloon is an expensive, inefficient, unsustainable 'quick win'.

Tackling the hard job of adapting the administration and policies to today's arts, culture and planning requirements will generate greater sustainable benefits for Hong Kong.

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Victoria Harbour District

- More land
 - West Kowloon: 40 ha
 - Victoria Harbour harbour-front areas: 1,800 ha
 - Available for development/public use: 600 ha
 - (15 x WKCD)
- More new permanent jobs
 - West Kowloon: 8,900 jobs (Dynamic Star)
 - Victoria Harbour: 50,000 jobs (133,500 jobs)

All figures provided are estimates only.

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Victoria Harbour District

- More man years required for design and construction
 - West Kowloon: 29,000 man years (Dynamic Star)
 - Victoria Harbour: 200,000 man years (435,000 man years)
- Higher land sales revenue potential
 - West Kowloon: HK\$ 65bln (Hong Kong University)
 - West Kowloon: HK\$ 200bln (Stanley Ho)
 - Victoria Harbour: HK\$ 500bln (885bln - HK\$ 3 trillion)

All figures provided are estimates only.

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West Kowloon Cultural District



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Victoria Harbour District



Water-front land and directly or indirectly connected Government controlled land and facilities.

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Victoria Harbour District



Water-front land and directly or indirectly connected Government controlled land and facilities.

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Victoria Harbour – Marine Uses



Water-front land and directly or indirectly connected Government controlled land and facilities.

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Victoria Harbour District – Statistics

Land available for development or public use	420 ha	80% is
Government controlled utility facilities	100 ha	Govt
Public open spaces, promenades, parks and green areas	160 ha	controlled
Arts, culture and leisure facilities	210 ha	property;
Roads, transport infrastructure and facilities	210 ha	1,100 ha
Private property with public access to the harbour	100 ha	Private
Private property w/o public access to the harbour	100 ha	200 ha
Port operations	500 ha	Excl port
Total	1,800 ha	
West Kowloon Cultural District	40 ha	

Water-front land and directly or indirectly connected Government controlled land and facilities.
All figures provided are initial estimates only.

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Victoria Harbour master planning

Land Use	Action
Land for sales, development or public uses	Agree development and land sales revenue targets
Government facilities and utilities	Review, enhance and re-provision
Public open spaces, promenades, parks and green areas	Review, expand, improve vibrancy and use
Arts, culture, leisure, sports facilities	Place new ones, redevelop or re-provision existing ones
Roads, transport infrastructure and facilities	Shrink foot-print, add pedestrian linkages, increase mobility with other modes of transport: rail, tram, ferry, water taxis, etc
Private property	Review and influence enhancement
Port operations	Provide visual access, re-provision facilities
Marine Use	Action
Identify future uses	Provide and enhance marine facilities required on the land and the water

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Long wish-list of land uses for Victoria Harbour District

- Private and public development**
 - 3min sq m large floor plate office buildings
 - Housing
 - New Government Offices
 - New LegCo Building
 - Hotels
 - Exhibition centre facilities
- Arts, culture, leisure and sports facilities**
 - Water amphitheatre
 - Sports stadium (50-60,000)
 - Multi Functional Sports Facility (10,000)
 - Performance hall (10,000)
 - Three new theatres (400, 800, 2,000)
 - Opera House and Concert Hall (3,000)
 - Arts village/arts development centre
 - Small theatres
 - Museums
 - Permanent circus
 - Zoo
- Transport**
 - Rail lines and train stations
 - Bus interchanges
 - Roads, incl Central-Wanchai Bypass
 - Mono rail, tram,
 - Heliports
- Public facilities**
 - Waterfront promenade
 - Waterfront cafes and restaurants
 - Open public spaces and street art
 - Green city parks
 - Plaza areas
 - Festival market
 - Pedestrian linkages to harbour
- Marine facilities**
 - Cruise terminals
 - Public boat clubs
 - Yachting facilities
 - Marina Museum
 - Dragon Boat Races Circuit
 - Ferry terminals
 - Water taxis
 - Barge filling stations
 - Military berth for the PLA
- Utilities**
 - Pumping stations

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Managing Victoria Harbour

Harbour-front Enhancement Committee (HEC)

- Planning, advisory and public consultations
- Commence integrated harbour plan review process
 - Marine Use and Harbour-front Land Use Requirements
 - Develop and agree enhancement strategies
- District reviews for detailed planning
- Budget for reviews, enhancement projects, promotions and independent secretariat

Executive Authority to Plan and Manage the Harbour-fronts

- Planning and management authority: Victoria Harbour Authority
 - Uniformity of implementation quality
 - Integrate planning for land, transport, leisure, arts, culture, sports
 - Financing capability
 - Plans subject to Town Planning Board approvals
- HEC Sub-committee and LegCo
 - To study institutional arrangements
 - Organise a conference on harbour authorities
 - Review other changes to TPB, Ordinances, policies, etc.

Chief Planner

- Dedicated executive planning and lands development leadership
- In addition to Chief Secretary, Financial Secretary, Chief Justice
- 80% of harbour-fronts are government controlled land and facilities
- 30 different departments to co-ordinate for quality decisions
- Important new business sector with strong job opportunities

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Managing Victoria Harbour

Revenue sources

- Land sales income
- Facility and land lease income
- Facility operation and management income

Expense example: Finance public space, arts, culture, leisure, sports facilities

- New venues
- Redevelop existing facilities
- Reprovision incompatible venues

Expense example: Transport and mobility

- Pedestrian linkages
- Canton Road/ TST Star Ferry MTRC/KCRC station
- Submerge Eastern Island Corridor

Surplus funds

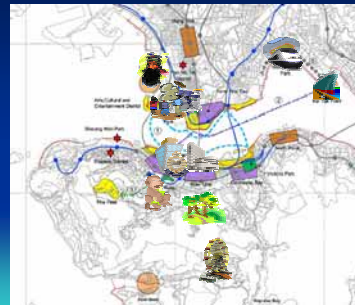
- Redevelopment of Central Police Station for arts development
- Arts and Culture Funds
- General government revenue

Other income generated for Hong Kong

- General Sales Tax on Goods and Services (future)
- Other taxes and fees

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Integrated planning – creating the best plan together!



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