



張毅敏小姐：

多謝 2012/1/27 日來電。我等敬請 貴“立法會祕書處”把我們對西九龍文化區計劃的意見，呈交“聯合小組委員會”如下：

1. 本團體在南華早報所登出的三封信包括：

- Jun. 16, 2011 - Officials must heed public opposition to flats/office proposed for new art hub.
- Sep. 11, 2011 - Expand green park at West Kowloon Cultural hub's harbourfront area.
- Oct. 27, 2011 - There is no point delaying work on green park at barren cultural hub site.

2. “香港更美好”在 2011 年底呈交“立法局”及“西九管理局”的呈文如下：

主題：Is West Kowloon Cultural District a Cultural or a Property Project?

“香港更美好”是一個市民的“西九文化計劃關注團體”。自從成立以來，我們的言論及工作，可見於以下網絡：

- www.hkalternatives.com
- <http://icee.hku.hk/index/index.html>
- <http://www.hku.hk/research/sras/areas-and-themes.html>

敬請各位尊貴的議員留意，為香港未來作出長遠的計劃，並且多為社會各階層的和諧及市民的福祉為依歸。

多謝合作！

Ken Wai

香港更美好

Hong Kong Alternatives

An Advocacy group for WKCD to be Cultural Green Park

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Officials must heed public opposition to flats/offices proposal for new arts hub

The West Kowloon Cultural District Authority rightly heeded the public's call for a greener and sustainable arts hub with the appointment of Foster + Partners in March.

Hong Kong Alternatives, a citizen advocacy group for a cultural green park, wholeheartedly endorsed this choice. While the Foster group works on its green master plan for perhaps the final public consultation, we would appeal to the government to set a timeline for the government to appoint someone to replace the chief secretary as chairman of the authority. This person will appoint a board of directors, and provide strategic leadership. Chief Secretary Henry Tang Ying-yen is too busy as the No 2 official in government.

The government has allocated HK\$21.6 billion in seed money, but the new chairman will have to raise further funds from the community. The administration must develop the underground space at the cultural district into a full-sized transport hub, with commercial, cultural and educational activities, which will eventually generate profits and support the city's cultural development.

It must be seen as a top priority to appoint a chief architect to design this transport hub.

It will have to have good connections to the future high-speed-railway terminal, the airport, the Western Harbour Tunnel and the population centres of Kowloon as has been recommended by Norman Forster. It should also be connected to Hong Kong Island by a pedestrian tunnel and to East Kowloon, including the new Kai Tak development.

Over the last six years, the government has shown a willingness to take a pragmatic approach and listen to the public's call for a cultural green park at West Kowloon. It also agreed to turn down the idea of the canopy and appoint a world-renowned architect to take charge of the overall design.

Officials accepted that the arts hub should have low-rise buildings and there should be maximum use made of the underground space. Their aim is to promote social harmony, environmental sustainability and financial self-sufficiency.

We appeal again to the chief executive to withdraw the proposed allocation of 20 per cent of the arts hub site for residential/hotel/office development. This plan shows total disregard for public opinion surveys, including the latest one in March. The government should heed these surveys.

OPINION

There is no point delaying work on green park at barren cultural hub site

Last month Michael Lynch, the new chief executive of the West Kowloon Cultural District, announced a number of cultural events over the next few years on what is still a barren site.

It would appear he has not been adequately briefed.

Many of us who have attended wine and jazz festivals, New Year celebrations or even news conferences, at this virtually inaccessible and deserted site, have had some unpleasant experiences, particularly when weather conditions deteriorate, as there are no proper shelters.

Of course, after the 5,000 trees envisaged under the Foster + Partners' master plan are planted, they will take a few years to reach maturity and full foliage. But why can't the tree planting programme start now? Hong Kong has no shortage of horticulturists who can work under the direction of Lord Foster, who has championed environmental sustainability.

The Hong Kong Alternatives (a citizen advocacy group) is certain that under the Foster group's direction, local people with the appropriate kinds of talent can create a totally sustainable and environmentally friendly green park, along with all the necessary shelters and rest areas.

They can also provide attractive venues for the performance of art and other popular events, like the wine festival, jazz concerts, New Year countdown and other auspicious occasions.

We appeal to the government to establish an environmental fund to finance this green park project. All it needs to do is take out a fraction of its budget allocated for the arts and culture aspect of the district. We are confident that under the professional guidance of Mr Lynch, the money, time and effort spent on this West Kowloon green park during this transitional period would not be wasted.

We further appeal to the government to improve the much neglected access roads and footpaths to the cultural district site.

Visitors, young and old alike, find it very difficult to reach the park site and often get lost.

When special events are taking place, surely shuttle buses could be arranged from the Star Ferry or some designated MTR stations?

We hope the chairman of the West Kowloon Cultural District Authority, Henry Tang Ying-yen, will allow Mr Lynch to implement these measures. The green park development should be started now. It would be wrong to waste another three years.

K. N. Wai, on behalf of the Hong Kong Alternatives

Expand green park at West Kowloon cultural hub's harbourfront area

On visiting the West Kowloon Cultural District exhibition at Kowloon Park, citizen advocacy group Hong Kong Alternatives (which wants a cultural green park) had three criticisms of the design by Foster + Partners.

These flaws are connected with the government's lack of long-term vision when it comes to the project.

First, the design underestimates the importance of passengers on the high-speed trains from the mainland to the future economic growth of Hong Kong.

The high-speed-rail terminal beneath the cultural district is expected to handle more than 10,000 passengers per hour on peak days once the links to Guangzhou and other major cities are complete. A terminal square should replace the proposed passage from the terminal to the cultural district. This can be done by removing a residential block and the proposed residential centre.

Also, there should be two cross-harbour tunnels with light rail transit systems to enable the rapid dispersal of express rail passengers and to make it easier for visitors to reach the cultural hub. The funding for this should be included in the budget for the high-speed rail link.

Second, reserving the strip of land along the northern edge of the site for residential use will become a permanent source of social disharmony. Removing these buildings from the plan will provide adequate space for the express rail terminal square and make it possible to expand the strip of green park along the harbourfront and the incorporate of a good-sized bicycle path.

Finally, the design has neglected the commercial potential and value of the site's underground space. Excavation could be as deep as 30 metres and many of the features above ground could be relocated underground.

A transport hub could be constructed, providing the government and cultural district authority with income.

The government should not allocate 43 per cent of the total buildable gross area of the site for residential (20 per cent), hotel (8 per cent) and office (15 per cent) buildings.

Having residential buildings in a public park is totally incompatible with the environment and will eventually lead to social conflict.

We urge citizens to express their views before the consultation period concludes at the end of this month.

K. N. Wai, on behalf of Hong Kong Alternatives

SCMP

27-10-2011

OPINION



HONG KONG ALTERNATIVES 香港更美好
An Advocacy group for WKCD to be a Cultural Green Park

**IS WEST KOWLOON
CULTURAL DISTRICT
A CULTURAL OR
A PROPERTY PROJECT?**

An Appeal for a Totally Integrated Cultural Green Park

WITHOUT

Property Development on West Kowloon Cultural District

By The HONG KONG ALTERNATIVES



HONG KONG ALTERNATIVES 香港更美好
An Advocacy group for WKCD to be a Cultural Green Park

IS WEST KOWLOON CULTURAL DISTRICT A CULTURAL OR PROPERTY PROJECT?

An Appeal for a Totally Integrated Cultural Green Park without Property Development on West Kowloon Cultural District

HONG KONG ALTERNATIVES

Hong Kong Alternatives is a citizen advocates of professionals committed to the development of West Kowloon Cultural District site as a totally integrated cultural green park for the best interests of Hong Kong people.

PURPOSE

This note seeks Government's and West Kowloon Cultural District Authority's support on Hong Kong Alternatives' proposal to develop the WKCD site in its entirety into a Cultural Green Park, without office/hotel/residential development for the privileged and wealthy.

Hong Kong definitely needs a world class harbourfront landmark for the well being of the general public as well as promoting tourism – to be a truly Asia's World City.

WKCD DESIGN BY FOSTER+PARTNERS – 19 HECTARES FOR GREEN PARK.

There is no point delaying work on green park at barren cultural hub site !

The West Kowloon Cultural District Authority rightly heeded the public's call for a greener and sustainable arts hub with the appointment of Foster + Partners in March. Hong Kong Alternatives wholeheartedly endorsed this choice.

As the design indicated that 19 hectares of the WKCD tip is to be a green park with 5,000 trees, why can't the tree planting programme start now? Hong Kong has no shortage of horticulturists who can work under the direction of Lord Foster, who has championed environmental sustainability. We are certain that under the Foster group's direction, local people with the appropriate kinds of talent can create a totally sustainable and environmentally friendly green park, along with all the necessary shelters and rest areas.

The green park development should be started now. It would be wrong to waste another THREE years!

HONG KONG GOVERNMENT'S LAND ALLOCATION PLAN FOR WKCD :

However, we are seriously concerned that in the design of the buildable area, 43% of the gross floor area is designated by the Government for Office/Hotel/Residential development, which in our opinion, takes away the cultural facilities and green park space entitled by the public.

Hong Kong Government allotted the WKCD site as follows :

Total site area	- 42 hectares.
Total buildable gross floor area	- 726,285 sq. m.

Allocation of the buildable area :

- 41% = 298,345 sq. m. allocated to ARTS and CULTURE facilities :
 - Cultural - 12,500 sq. m. (2%),
 - M+ - 61,950 sq. m. (8%),
 - Performance - 188,895 sq. m. (26%)
 - other Cultural and Public facilities - 35,000 sq. m. (5%).

Whilst :

- 59% = 427,940 sq. m. allocated to RESIDENTIAL & COMMERCIAL development :
 - Residential - 145,257 sq. m. (20%),
 - Hotel - 56,000 sq. m. (8%)
 - Office - 107,683 sq. m. (15%)
 - Retail, Food & Beverage, Restaurant - 119,000 sq. m. (16%)

IS WKCD A CULTURAL OR A SIMPLY SPECULATIVE PROPERTY DEVELOPMENT PROJECT IN DISGUISE?

The WKCD site, located at the heart of our metropolitan centre and commanding the best panoramic harbour view - Hong Kong's crown jewel - is our last frontier for a 100% cultural green park. This reclaimed harbourfront land is too valuable to be auctioned off even for partial residential and office development :

- Why should some rich individuals live on this site that is zoned for the public enjoyment?
- What has business got to do on a cultural green park?

HONG KONG UNIVERSITY- PUBLIC OPINION SURVEY :

84% of the Public are against selling the WKCD site for Property Development.

Hong Kong Alternatives, concerned that the Government's property plan might just be pushed through, sponsored a public survey by the HKU POP in early 2006 and also in March 2011, both surveys showed that the public are not fully aware of the "hidden hectares" for speculative development and when advised, are overwhelming against the property development.

Findings summary :

- 52% of the public considered Hong Kong living environment unhealthy.
- 69% considered Hong Kong does not have sufficient open space and green parks in the urban area for healthy living.
- 88% would like Hong Kong to develop into an environmentally friendly green city.
- 54% are not aware that WKCD site was originally zoned for a green park as part of the Chek Lap Kok Airport development project.
- 58% considered nearly 60% allocated to commercial/residential development too high.
- **84% were against selling the WKCD site for property development.**
- 62% considered allowing residential development in WKCD will make it become a park for the super-rich.
- 57% held the view funding of WKCD should not rely on on-site land sales as trade off.
- In terms of funding, the majority of the interviewees considered a Committee be formed to be responsible for fund raising like Tung Wah, Po Leung Kok, etc.

The Government should heed the public sentiment and discard auctioning off 43% of the WKCD site for Office/Hotel/Residential development for the privileged and super-rich.

ALTERNATIVE FINANCING - SUGGESTION BY HONG KONG ALTERNATIVES

It is unwise and totally unnecessary for the Government to specify from the beginning that 43% of the buildable gross floor area be allotted for Office/Hotel/Residential developments in the conceptual design tender with the 3 distinguished architects. Undoubtedly, any “property hegemony” in the central park of a major city is going to create further deep root contradictions in the society.

Hong Kong is not lacking in philanthropists who have donated generously to art and culture. World renowned cultural arts centres are invariably named after major benefactors, like Carnegie Hall, Guggenheim Museum, Wang On Performance Centre, and so forth.

We, Hong Kong Alternatives, appeal to the Government to consider the following funding proposals :

1. To re-appoint a new Chairman and a Board of Directors totally responsible for fund raising from the community.
 2. To consider setting “1% of the total Government reserve at present – this 1% shall amount to about HK\$22 billion for development of our future West Kowloon Cultural Green Park. Thereafter, 1% of the Government’s annual surplus – under HK\$2.5 billion for this year, as seed money for environmental improvement and development and promotion of arts and culture in Hong Kong.
 3. To consider bringing many of the proposed commercial development and transport facilities to an “underground city” to preserve more open space aboveground.
- A proposal on a “Green-Gold Alternative Development Approach to WKCD : Multi-functional Hubs & Underground & Aboveground Win-Win-Win” led by Professor K.P Cheung of HKU provides a creative scheme to finance the cultural green park without public land auctioning – this proposal can be made available by Professor K.P. Cheung on request.

“CITY FATHERS” CAN HELP FINANCE A CULTURAL GREEN PARK ON WKCD.

Mr Michael Lynch, CEO of WKCDA recently presented the financial picture of insufficient funding for the project development to Legislative Council. We think WKCDA should think outside the box. Besides the above 3 points we stated, “City Fathers” can be considered to help fund the WKCD project without selling land for property development for the super-rich.

Let’s look just a few truly world class cities and see how their “City Fathers” at work :

- The Hyde Park was acquired by the Royal Court from the Westminster Abbey over 400 years ago for the enjoyment of Londoners – money came from the private sector with government support.
- The New York Central Park was conceived in the mid-19th century by a group of “City Fathers” who thought there were too many bars in the city and that with a Central Park, families can gather for picnics, relaxation and other civic activities – again, money was from the private sector with government support.
- The Millennium Park in Chicago is made possible because of the work of some corporate leaders – again, money is from private sector with the city government providing the seed money. It has since transformed the city centre into a vibrant centre for arts and culture, food and entertainment.
- The city of Seoul has undergone dramatic changes to a city of greenery – the work of the Seoul Mayor – with support from all sectors of the city.
- Closer by home, the Po Leung Kuk and the Tung Wah Hospital Group, for example, were founded by a group of “City Fathers” at the turn of the 20th century.

Why wouldn’t the government search out the modern day “City Fathers” and ask for their support and contributions ?

HONG KONG ALTERNATIVES’ APPEAL TO THE GOVERNMENT AND WEST KOWLOON CULTURAL DISTRICT AUTHORITY AND ITS MEMBERS

West Kowloon Cultural District - originally zoned as green park for the enjoyment of the public - should be protected, and that NO LAND should be auctioned off for property development for the privileged and wealthy under the false pretense of FUNDING necessity.

Hong Kong can absolutely afford and deserve a 100% Cultural Green Park – with no commercial and residential development, for the enjoyment of the people.

GIVE HONG KONG A TRULY WKCD CULTURAL GREEN PARK.

West Kowloon Cultural District is Hong Kong’s last harbour frontier,

- **let it not be another “property hegemony” case !**
- **let it be a lasting legacy for Hong Kong – for generations to come !**

For further information or enquiries, please contact :

THE HONG KONG ALTERNATIVES

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ATTACHMENTS :

- **Hong Kong Alternatives' Appeal - as covered by the Media.**
- **Hong Kong University – Public Opinion Poll Findings.**



西九圖則周五公布 八成人反對建住宅

【明報專訊】西九文化區3個概念圖則的遴選周五將有結果，但有組織委託港大民意研究計劃進行調查，發現84%受訪者反對將西九部分土地賣給發展商興建豪宅，負責調查的鍾庭耀批評西九管理局在諮詢時刻意沒詢問市民有關西九用作商業和住宅樓面的比例，沒汲取真實民意。

保護海港協會顧問徐嘉慎和「香港更美好」發言人戚永康均表明，屆時會動員民意，爭取在城規會「推倒」有關圖則。

諮詢主席：住宅可增人氣

西九管理局諮詢委員會主席張仁良表示，雖然管理局沒有就商住用途比例諮詢市民，但原則上這是一個文化區，應該有住宅及商場以增加人氣，「你可以全變做文化設施，但到時便變成没人氣的地方」。

西九文化區72.6萬平方米總樓面面積中，有20%、約14.5萬為住宅，加上酒店、辦公室、商店設施，總樓面面積合共42.8平方米，相等於約六成的西九總樓面面積，文化設施僅佔四成。

「香港更美好」委託鍾庭耀在

1月26日至2月8日訪問了1011人，調查顯示84%受訪者反對將西九預留用地賣給發展商建豪宅，55%認為西九文化區應該全無住宅發展。

徐嘉慎說：「這些住宅建成後會是超過兩三萬元一呎，不是建居屋和公屋，增加土地供應是呢你們，你們根本買不起。」

鍾庭耀：諮詢沒問商住比例

鍾庭耀指出，西九管理局雖然進行了多次諮詢，但卻沒有詢問商住比例這個前提，諮詢不足夠，就如當年西九「推倒重來」之前的政府諮詢，沒有反映到市民反對天幕和單一招標的意見。

團體擬發動推倒圖則

戚永康表示，當西九管理局向



西九諮詢委員會主席張仁良表示，理大的問卷調查會是重要的參考。
(李紹昌攝)

城規會提交概念圖則，他們會爭取推翻圖則，並提出由港大建築系副教授張國斌建議的地下城方案，即地面全作公園，並在地下發展文化設施和商場，估計財政價值達1000億元。

西九管理局遴選概念圖則的評審小組早前已進行了打分並封存分數，在周五董事局會議上揭盅和投票通過。

東方日報

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建築師：有住宅可帶來生氣 西九起樓 恐變豪宅區

【本報訊】西九文化區第二階段公眾諮詢昨舉行首場公眾論壇，市民普遍關注文化區內住宅項目會否變成豪宅，又擔心項目造價問題。西九管理局強調西九並非住宅項目，也不會建屏風樓，三個方案亦沒有超支。另外，有視障人士投訴西九展覽未有顧及他們需要，難以全面了解三個設計方案，西九管理局承諾會跟進。

首場公眾論壇約有二百人參加，受場地有限向隅者眾影響，大會須臨時安排緊接舉行第二場論壇。多名參加者擔心住宅用地只會建豪宅、項目造價及財務可持續性問題。設計三個方案的建築師均表示，文化區內要有住宅才可帶來生氣，建築師嚴迅奇認為，住宅可以是藝術品之一，未必是豪宅，「可以係下價樓甚至居屋都未定！」

西九諮詢委員會主席張仁良強調西九不是地產項目，也不會有屏風樓，而餐飲及零售等商業元素，將用於補貼文化藝術部分。西九管理局董事局主席唐英年參觀展覽時補充，當局會量入為出，二百一十六億元的撥款不會超支，但實際造價有待挑選主體設計方案及落實興建先後次序才可知道。

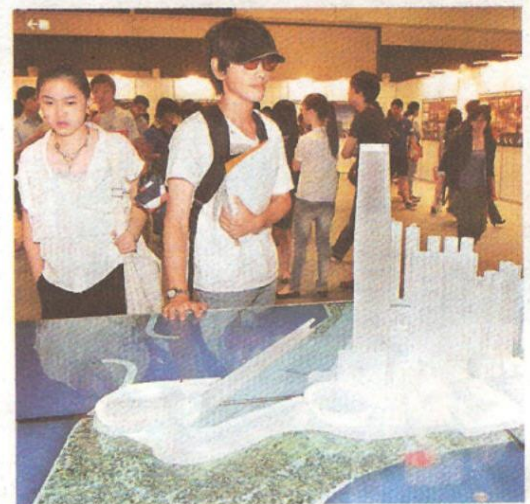
展覽未顧及視障人士

西九管理局行政總裁謝卓飛回應「三方案糅合變三不像」批評時則稱，獲選設計將是主體設計，即使在運輸系統、環保、連接性等方面加入落選設計的元素，也不影響主體設計的完整性，特別是項目不少建築未有具體設計，相信三名建築師可互相合作。

另外，香港盲人輔導會成員盧勁馳批評，展覽未有顧及視障人士需要，展品多屬圖像及影像，立體模型不是無法觸摸就是單色設計，令色弱人士及盲人難以提供意見：「連了解係點嘅設計都未得，又點關注落成後可唔可以切合我哋視障人士嘅需要？」張仁良表示會研究改善展覽安排。



西九展覽過去兩日合共有逾三千人參觀。(陸智豪攝)



盧勁馳(右)指色弱人士看單色立體模型有困難。

