



TO : THE HON. K.H. YIP
CHAIRMAN OF LEGCO WKCD SUB-COMMITTEE

C.C. : ALL MEMBERS – LEGCO WKCD SUB-COMMITTEE

FROM : HONG KONG ALTERNATIVES
AN ADVOCACY GROUP FOR WKCD TO BE A CULTURAL GREEN PARK

SUBJECT : IS GOVERNMENT SELLING 59% OF WKCD FOR
PROPERTY DEVELOPMENT ???

DATE : FOR DISTRIBUTION TO ALL ATTENDEES
AT THE WKCD SUB-COM MEETING – JUNE 18, 2012 AT 4:30 P.M.

Dear Sirs/Madam,

IS GOVERNMENT SELLING 59% of WKCD FOR PROPERTY DEVELOPMENT – ANOTHER PROPERTY HEGEMONY CASE ?

The Town Planning Board (TPB) will soon be making a final decision on the future development of the WKCD site based on the ill-designed plan submitted by the Government. (Reference: SCMP May 19, 2012 – attached). This may take place as early as late July or early August.

Hong Kong Alternatives would regard it totally irresponsible of the Government to attempt to bulldoze both the WKCD Authority and the TPC into accepting a plan which allots 59% of the gross floor area for property development, leaving only 41% for cultural facilities – with the hidden agenda of selling 20% (about 1,000,000 sq. ft.) of the site to property developers for construction of residential buildings. Is this another property hegemony case!

A total of 90 copies of our proposed plan of utilizing the underground space of the WKCD site are in the hands of the TPB which is in the process of calling for 3-weeks of public consultation. This space, 25m in depth, if permitted to be properly designed by the architects designated, will achieve value of at least 10-20 folds in return of the 20 billion dollars WKCD developmental fund allocated by the Government, and will solve the funding issue concerning the project.

Respectively, we request the Hon. K.H. Yip and his WKCD Subcommittee members to closely review the WKCD's site plans and our proposed alternative plans before putting the cultural facilities to tender.

This WKCD site is too valuable to be permitted to be in control by property hegemony.

Sincerely,

Kee-Ning Wai

K. N. Wai

Hong Kong Alternatives

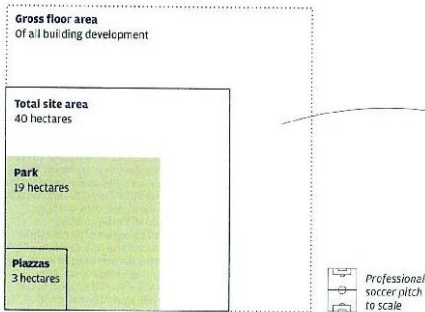
Email : hongkongalternatives@gmail.com

Setting the stage

The HK\$21.6 billion West Kowloon Cultural District is set to bring in a group of developments aimed at addressing what critics say is a dearth of performance venues in Hong Kong, providing a much sought after boost for music and the arts.

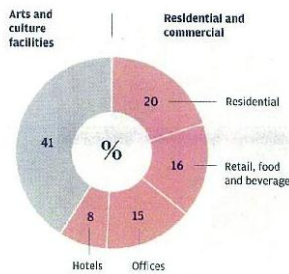
Areas

How the West Kowloon Cultural District's space will be used



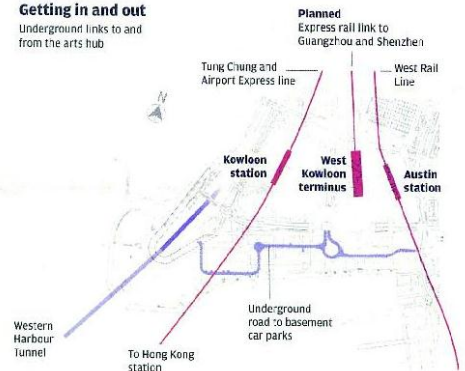
Building development

Allocation of gross floor area



Getting in and out

Underground links to and from the arts hub



Grand plan

The Great Park

Open area that will contain an outdoor theatre and a lawn big enough for 10,000 standing people to enjoy a concert

5,000 trees to be planted



Performance venues

1	2	3	4	5	6	7	8	9
Mega Performance Venue	Lyric Theatre	Great Theatre	Musical Theatre	Music Centre	Contemporary Performance Centre	Medium Theatre 1	Medium Theatre 2	Xiqu Centre
Indoor arena that will primarily host pop music concerts. Will also contain a convention and exhibition hall	For ballet, opera, dance, musicals and other theatrical performances. Surrounding it will be a free outdoor cinema showing short films and screenings of major world events	Proscenium theatre with a cruciform stage for large-scale opera, ballet, dance and theatrical productions	Specifically designed to host musicals and other large-scale commercial productions. Will be one of the biggest theatres in the city	Concert hall acoustically designed to support unsanitized performances, and a 300-seat hall for recitals and chamber music	Three differently designed blackbox theatres to suit various scales of performance. Will also feature education facilities	Proscenium theatre geared to be a home for mainstream theatre and dance	Will either be a medium-sized theatre with a thrust stage to provide a more intimate performance, or a chamber hall in a shoebox style suitable for small drama and dance shows	Will house a theatre and a tea-house hosting traditional Chinese performance arts such as Cantonese opera, as well as arts education facilities
Capacity: 15,000	Capacity: 1,200	Capacity: 1,600	Capacity: 2,000	Capacity: 1,800	Capacity: 400	Capacity: 600	Capacity: 600	Capacity: 1,100

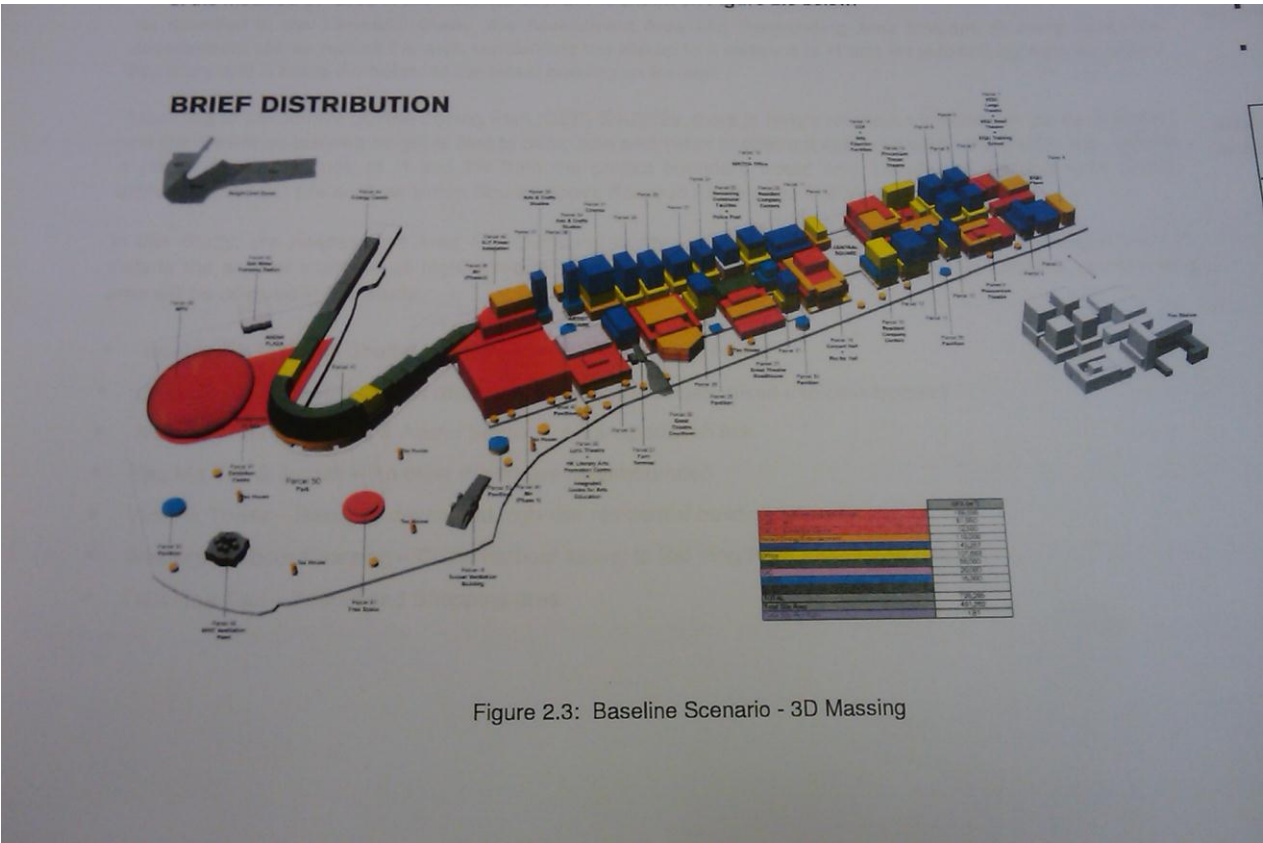
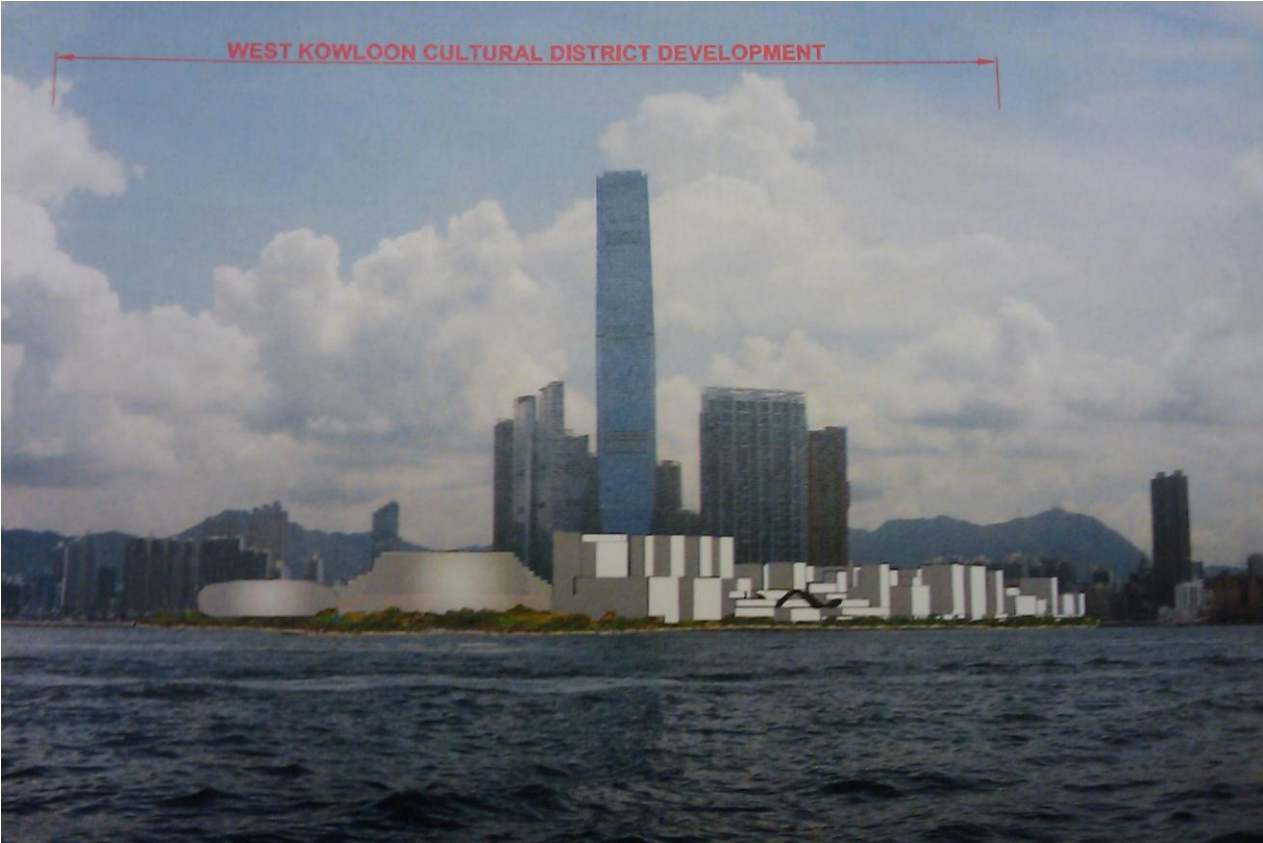


Figure 2.3: Baseline Scenario - 3D Massing