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 (TPD) 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,

K. N. Wai  
Hong Kong Alternatives  
Email : hongkongalternatives@gmail.com
Setting the stage

The $17 billion Wan Chai North Cultural District is set to boost the city's cultural scene, with new venues and facilities designed to attract both locals and tourists.

**Areas**

- Art and culture facilities
- Residential and commercial

**Building development**

- Art and culture facilities
- Residential
- Commercial
- Hotels
- Retail, food, and beverages
- Offices

**Getting in and out**

- Premium transportation links to Shanghai and Shenzhen
- Planned airport link to airport
- MTR rail links
- Underground road expansion

**Grand plan**

- The Great Park
  - Open space for cultural events
  - A large area for exhibitions

**Performance venues**

- **Large Performance Venue**
  - Open area that will primarily host jazz music concerts and also other cultural exhibitions
  - Capacity: 5,000

- **Lyric Theatre**
  - Performed in open air, with natural acoustics for classical performances
  - Capacity: 1,200

- **Grand Theatre**
  - Designed for high-impact performances
  - Capacity: 1,200

- **Musical Theatre**
  - Specifically designed for musicals
  - Capacity: 1,200

- **Contemporary Performance Centre**
  - Designed for contemporary performances
  - Capacity: 1,200

- **Medium Theatre 1**
  - Designed for medium-scale performances
  - Capacity: 600

- **Medium Theatre 2**
  - Designed for medium-scale performances
  - Capacity: 1,200

- **Klee Centre**
  - Will host a variety of cultural events
  - Capacity: 600
Figure 2.3: Baseline Scenario - 3D Massing