



kpcheuna  
16/05/2012 15:40

To "echeung@legco.gov.hk" <echeung@legco.gov.hk>  
cc  
bcc

Subject RE: Opin request to be considered by 監察西九文化區計劃  
推行情況聯合小組委員會

History: This message has been replied to and forwarded.

3 attachments



WKCD-part plan -Plaza proposal-16May2012.pdf 20120428\_GreaterWKCD\_HKIsland\_KIn.pdf



20120428\_GreaterWKCD\_Zones\_Monorail.pdf

Dear Secretary of 監察西九文化區計劃推行情況聯合小組委員會,  
Further to my e-mail below, I would like to supplement with 3 attached  
diagrams for consideration by your committee.  
Thank you very much.

Yours sincerely,

K P Cheung  
Associate Professor  
Architecture  
The University of Hong Kong  
e-mail : [REDACTED]  
encl.

-----Original Message-----

From: kpcheuna  
Sent: Wednesday, May 16, 2012 1:42 PM  
To: 'echeung@legco.gov.hk'  
Subject: Opin request to be considered by 監察西九文化區計劃推行情況聯合  
小組委員會  
Importance: High

Dear Secretary of 監察西九文化區計劃推行情況聯合小組委員會,

I would like to put forward my objection to the current plans and documents  
of WKCD, appearing in the web site of Town Planning Board, inviting  
comments.

The key short falls of these plans and documents of WKCD are that:

1. WKCD will ask 5 billion to 15 billion more money from government
2. the huge underground potential is not used to provide 2 million square  
foot UNDERGROUND shopping mall [current asset value of 60 billion] to meet  
the shopping demand of the annual 40 million High Speed Rail travelers next  
door, and other HK people and tourists. At the same time the large amount  
of rent will bring in sufficient money to building and operate the project,  
WITHOUT further request for government grant.
3. The shopping mall rent will also pay for building an underground water  
tunnel of 1.4 km long for cable tram to link WKCD to Central Harborfront  
HK Island, bringing both shores at 2 MINUTE travel time, SUPER traffic for  
all people going to WKCD and High Speed Rail Station
4. a 8-hectare plaza, to be built on top of 2 levels next door to High  
Speed Rail Station, together with other proposal details SHOWN IN THE WEB  
LINKS listed below in the to be built on top of 2 levels next door to High  
Speed Rail Station will be needed to bring HKSAR to  
香港：化之都，文化世寶之都，盛事之都，  
HKSAR：A Green Metropolitan City of Cultures, World Heritage, Mega Events

My latest WKCD alternative proposals are shown in: [ These documents are



being revised for SUBMISSION TO TOWN PLANNING BORAD BEFORE 30 MAY 2012]

- The text and basic drawings of the scheme

<http://icee.hku.hk/activities/HKU100exhibition/doc/20110316c/KPC.pdf>

- The main drawing is shown in

<http://icee.hku.hk/activities/HKU100exhibition/doc/20110316d/KPC.pdf>

-Comparison with the current WKCD design -

<http://icee.hku.hk/activities/HKU100exhibition/doc/20110316a/KPC.pdf> and

<http://icee.hku.hk/activities/HKU100exhibition/doc/20110316b/KPC.pdf>

I will soon update my proposals with Olympics 2040 Piazza, Asian Games 2030 Piazza on the same location of World Heritage Piazza. 世寶奧運廣場。 [World Heritage=世寶]

The abstract of these updated proposals is APPENDED BELOW.

I hope that my proposals will be considered by your committee.

I am ready to present my proposals to you at your convenience.

Yours sincerely,

K P Cheung

Associate Professor

Architecture

The University of Hong Kong

e-mail : [REDACTED]

APPENDIX

香港：化之都，文化世寶之都，盛事之都：首期核心區項目建議書

HKSAR : A Green Metropolitan City of Cultures, World Heritage, Mega Events

: Phase 1 proposals in the Core Districts

Executive Summary

摘要

To live in a green and clean air city, grown in rich cultures, and to host mega events, are the wishes of HKSAR people. These wishes will come true, using new principles and perspectives to develop a land lots each for multi-functional and optimized uses towards integrated cultural, greening, economic, people-oriented benefits, and to link these developments internally and externally by green, barrier free traffic routes forming green webs.

The Phase 1 proposals in the Core Districts of HKSAR will fully develop the UNDERGROUND and ABOVEGROUND potential of the RECLAIMED Greater West Kowloon, based on and extended from the financial and required minimum built area of 720000 square metre approved by LegCo in July 2008, GAINING ADDITIONAL UNDERGROUND shopping mall development of 400000 square metre of current development value of 120 BILLION, bringing in a very large amount of rents, sufficient to complete the entire Phase 1 proposals, which are :- [ yet with large surplus to support future operation and other needs of WKCD ]

The Centered Green Traffic Hub ( CGTB ) - Green and efficient electric traffic systems to connect all existing traffic systems within the district, namely, High Speed Rail station, ALL MTR lines, Airport Rail links and HKZHM Bridge link roads, the trunk roads going to North and West N T, and Shenzhen, , West Harbour Crossing, and 4-km Central Kowloon route [mostly underground] to Kai Tak Area, PROVIDING HOSLISTIC GREEN TRAFFIC for city Centre.

The Centered Green Cross-Harbour CIRCULAR Traffic Loop ( CGCHCTL ) - A green, barrier free CIRCULAR traffic loop starting from WKCD, consisting of 2 bridges linking Kowloon Park to WKCD and TST Cultural Center and Clock Tower area, which is linked by a Cable Tram Tunnel to Golden Bauhinia Place at Wanchai; and Another Cable Tram Tunnel will connect WKCD to Central Harbour Front of HK Island

The Harbourfront-Up-Peak Green Barrier Free, & Bicycle Route ( HUPGBFBR ) ? A route consisting of subways, underpass passages, bridges, lifts, staircases, starting from Central Harbourfront, going through historical, cultural, green sites of Central, then up the hill, passing the Government Hill buildings, the Botanical and Zoological Garden, and to the Peak, with staircase/lift TOWERS constructed along OLD PEAK ROAD. This HUPGBFBR will be the world iconic green, yet humble, architecture to view HK, and to be



viewed.

The CGTB, CGCHCTL, HUPGBFBR are interconnected, perfecting greater district green traffic, enabling torch-holders to run from the 8- hectare Mega Event Ceremonial Plaza, [ being 10% larger than Bird's Nest of Beijing site ], located adjacent to High Speed Rail Station, across the harbor via the tunnel to Central Harbourfront of HK Island , then up the Government Hill and the Garden, and to place the TORCH AT THE PEAK, in the celebrating witness of 88000 in the plaza, and many thousands more in WKCD and other areas.

The world praised CENTRAL GREEN PARKS of Chicago and Boston, formed by relocating roads to underground, will be similarly developed in Greater West Kowloon, with the CENTRAL GREEN PARK OF HKSAR IN WKCD, excelled by the leading 8- hectare Mega Event Ceremonial Plaza, the HKSAR CENTRAL PLAZA, which also will house the WORLD ICONIC, CULTURAL, LARGEST, UNIQUE, TRINITY SUNDIAL, fully celebrating peace, justice, love for people of HKSAR, China, world at large, in ambience of harmony and prosperity brought by ever traditional Chinese blessed coupling of the solar shadows of the Phoenix [i.e. Phoenix Mountain, or Lantau Peak] and the Dragon [i.e. the 480 m tall dragon-mimic ICC Tower], now the plaza will also receive the solar shadow of a New Golden Bauhinia to be put up in the watch tower inside Kowloon Park.

The underground space of West Kowloon will provide ample space for large shopping mall of 400 000 square metre to link up TST Canton Road Shopping district to YauMaTei MTR shopping district, large space for cultural and sports facilities, focusing on developing demonstrating, exhibiting, promoting, educating, researching on WORLD HERITAGE listed by UNESCO and CHINESE HERITAGE listed by Chinese Central authority, for great contribution to HERITAGE to world at large.

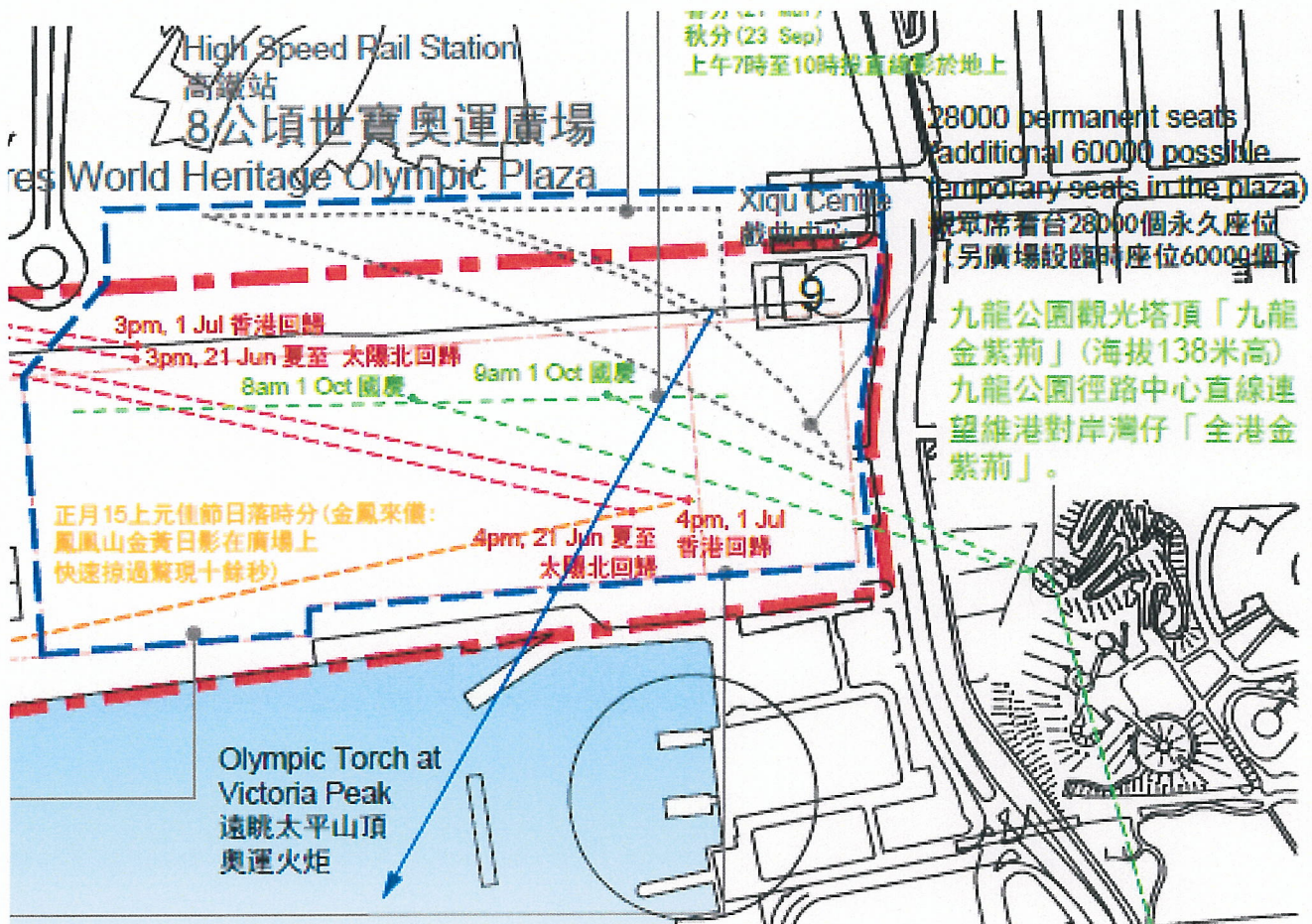
The underground space of Greater West Kowloon will enable all the basic WKCD Cultural Facilities to be holistically developed among the proposed TWO WORLD HERITAGE LAND PARKS, and TWO WORLD HERITAGE MARINE PARKS, and United Nations University ? Institute on World Heritage Studies, located at the GREEN Centre of HKSAR, adjacent to the High Speed Rail Station, with 260 flags of all nations wavering in the 8-hectare WORLD HERITAGE OLYMPIC PLAZA, the CENTRAL PLAZA of HKSAR, the ceremonial plaza for the WORLD EXPO on WORLD HERITAGE in 2028, National Chinese Games of 2029, The Asian Games of 2030, OLYMPIC GAMES of 2040, and for other MEGA EVENTS in all the years to come.

Other above ground buildings in the Heritage Parks of Greater West Kowloon can support future redevelopment of West half of Kowloon, and the Mega events, such as flexible use of hotels and above ground and underground space for Mega event villages such Olympic Village, World Expo Village in periods of holding MEGA EVENTS.

These proposals will cause relocation of a few planned cultural buildings of WKCD, YET WITHOUT causing delay of the basic WKCD project, WITHOUT demanding more money from the government, WITH more PARK space, WITHOUT the need for selling WKCD land because the large amount of rents of UNDERGROUND SHOPPING MALL received will sufficiently pay for equivalent land revenue to government.

These green, cultural enriching, financially self-sufficient proposals will bring People of HKSAR ever closer to people in the world at large, nurturing friendship in multi-dimensional cultures and heritage, in ambience of green, peace, justice, love, mutual respect, harmony and prosperity.

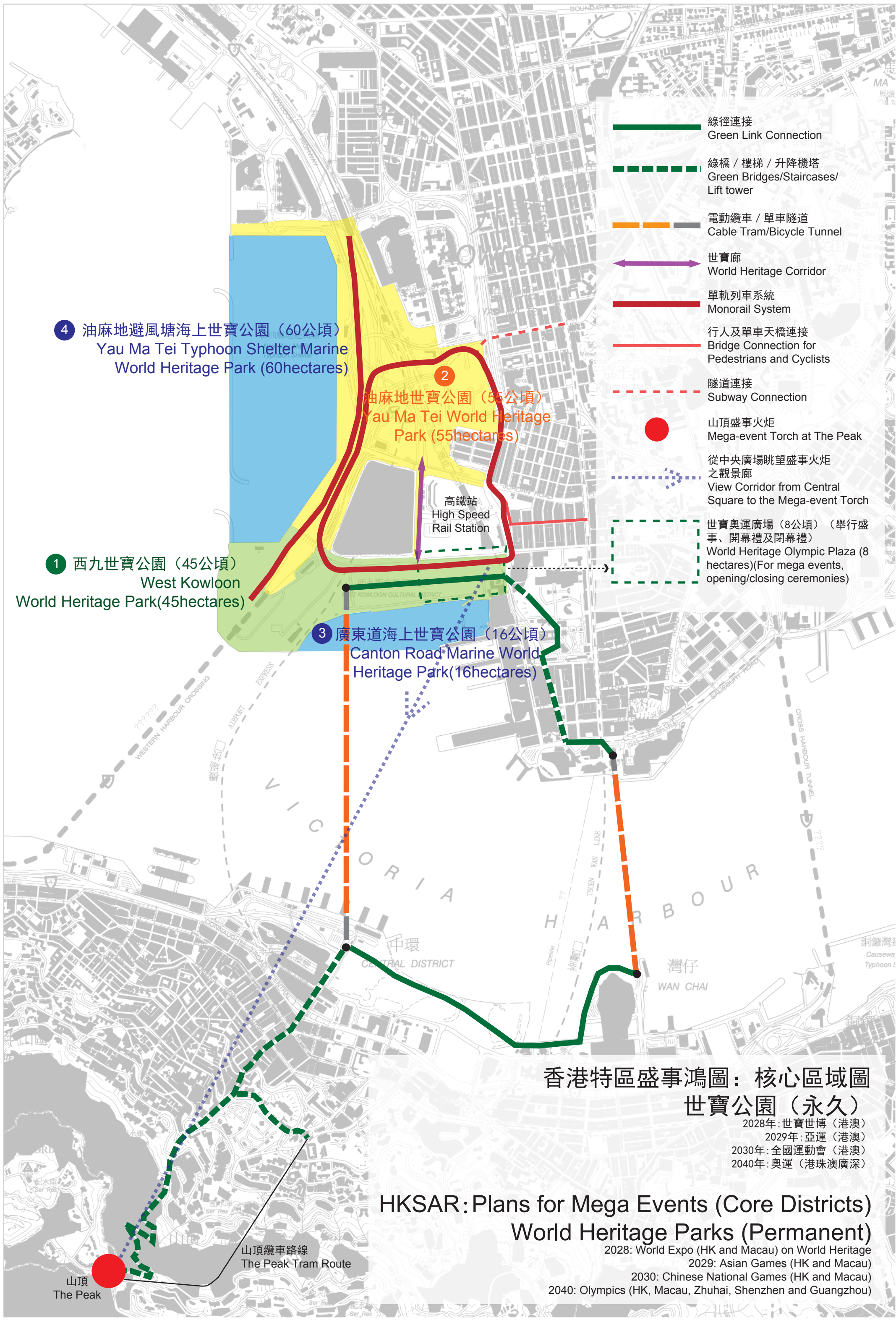




Part of Layout of WKCD – The World Heritage Olympic Plaza, The Central Plaza of HKSAR, to be built on top of 2 levels which are Lower ground level [ 3 m lower than Canton Road level] , and Upper ground level [ 4 metre above Canton Road level] , containing traffic systems, shopping malls, cultural facilities. The Plaza will be 11 metre above Canton road Level.

[ 16 May 2012, for submission to LegCo Sub Com, by K P Cheung, Architecture, HKU, ██████████ ]















4 油麻地避風塘海上世寶公園 (60公頃)  
Yau Ma Tei Typhoon Shelter Marine  
World Heritage Park (60hectares)

2 油麻地世寶公園 (55公頃)  
Yau Ma Tei World Heritage  
Park (55hectares)

1 西九世寶公園 (45公頃)  
West Kowloon  
World Heritage Park(45hectares)

3 廣東道海上世寶公園 (16公頃)  
Canton Road Marine World  
Heritage Park(16hectares)

高鐵站  
High Speed  
Rail Station

-  綠徑連接  
Green Link Connection
-  綠橋 / 樓梯 / 升降機塔  
Green Bridges/Staircases/  
Lift tower
-  電動纜車 / 單車隧道  
Cable Tram/Bicycle Tunnel
-  世寶廊  
World Heritage Corridor
-  單軌列車系統  
Monorail System
-  行人及單車天橋連接  
Bridge Connection for  
Pedestrians and Cyclists
-  隧道連接  
Subway Connection
-  山頂盛事火炬  
Mega-event Torch at The Peak
-  從中央廣場眺望盛事火炬  
之觀景廊  
View Corridor from Central  
Square to the Mega-event Torch
-  世寶奧運廣場 (8公頃) (舉行盛  
事、開幕禮及閉幕禮)  
World Heritage Olympic Plaza (8  
hectares)(For mega events,  
opening/closing ceremonies)

香港特區盛事鴻圖：核心區域圖  
世寶公園 (永久)

- 2028年：世寶世博 (港澳)
- 2029年：亞運 (港澳)
- 2030年：全國運動會 (港澳)
- 2040年：奧運 (港珠澳廣深)

HKSAR: Plans for Mega Events (Core Districts)  
World Heritage Parks (Permanent)

- 2028: World Expo (HK and Macau) on World Heritage
- 2029: Asian Games (HK and Macau)
- 2030: Chinese National Games (HK and Macau)
- 2040: Olympics (HK, Macau, Zhuhai, Shenzhen and Guangzhou)

山頂纜車路線  
The Peak Tram Route

山頂  
The Peak



# 香港特區盛事鴻圖：大西九區域圖 世寶公園（永久）

2028年：世寶世博（港澳）  
2029年：亞運（港澳）  
2030年：全國運動會（港澳）  
2040年：奧運（港珠澳廣深）

## HKSAR: Plans for Mega Events (Greater West Kowloon Plan) World Heritage Parks (Permanent)





2028: World Expo (HK and Macau) on World Heritage  
2029: Asian Games (HK and Macau)  
2030: Chinese National Games (HK and Macau)  
2040: Olympics (HK, Macau, Zhuhai, Shenzhen and Guangzhou)

4 油麻地避風塘海上世寶公園  
(60公頃)  
Yau Ma Tei Typhoon Shelter  
Marine World Heritage Park  
(60hectares)

2 油麻地世寶公園  
(55公頃)  
Yau Ma Tei World  
Heritage Park  
(55hectares)

1 西九世寶公園  
(45公頃)  
West Kowloon  
World Heritage  
Park  
(45hectares)

3 廣東道海上世寶公園 (16公頃)  
Canton Road Marine World Heritage Park  
(16hectares)

-  單軌列車系統及車站  
Monorail System and Station
-  行人及單車天橋連接  
Bridge Connection for Pedestrians  
and Cyclists
-  隧道連接  
Subway Connection
-  行人連接  
Pedestrian Connection

★ 沿地下交通網設置大量文化、商場、食肆、運動、衛生及設施  
Along underground traffic network to be provided with large amount of cultural, commercial, food court/restaurants, sports and hygiene facilities

