

# Draft WKCD DP No. S/K20/WKCD/1

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28 September, 2012

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研究以「人本仁政」，「人本規劃」和「人本設計」，  
建設香港

Key points based on Item 2 of  
<http://icee.hku.hk/activities/HKU100exhibition/doc/20110316d/KPC.pdf>, submitted earlier  
to TPB,

With some new related findings added

[http://www.info.gov.hk/tpb/tc/plan\\_making/Attachment/20120608/S\\_K20\\_WKCD\\_1\\_gist\\_of\\_representations\\_eng\\_chi.pdf](http://www.info.gov.hk/tpb/tc/plan_making/Attachment/20120608/S_K20_WKCD_1_gist_of_representations_eng_chi.pdf)

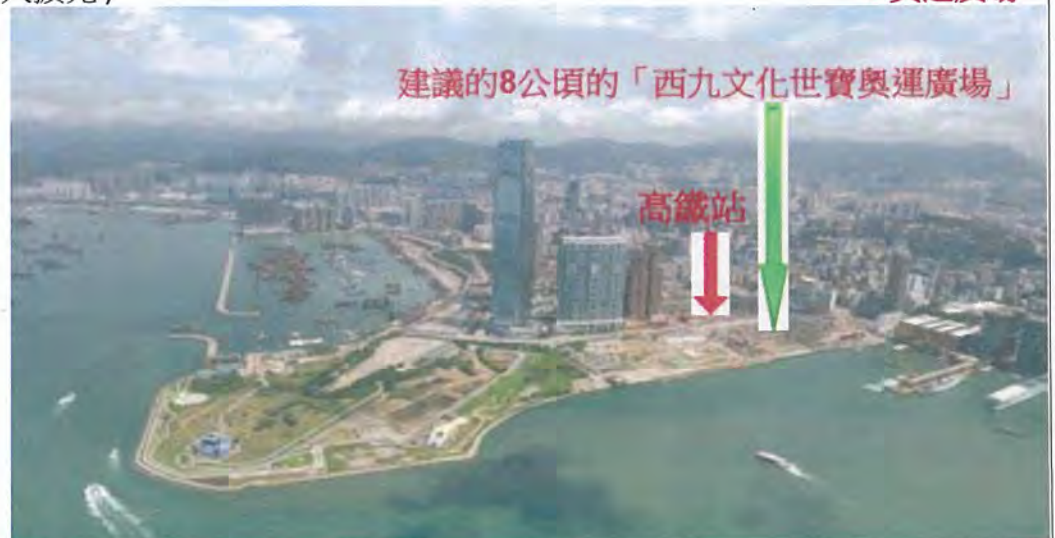
[post- representation notes were added on 2 Oct, 2012 on page 10, page 11]

## 2050千萬眾：2050香港人口1000萬

- 以「人本仁政」，全面「人本規劃、設計、建設」香港的將來 → 要有遠大目標和視野
- 2012香港人口700萬，2047香港回歸50年，2049澳門回歸50年
- 2048五福臨門迎奧運(香港帶領4特區連廣州辦奧運: 吉祥物: 五福臨門; 2008北京奧運)
- LegCo Specification & grant of July 2008, used ½ of WKCD Site Potential & missed out :
- 交通大暢通
- 盛事大廣場 (飛機高鐵境外群眾)
- 地下大商場 (二百萬呎地下商場—林奮強《黃金50 Report, Feb 2012》: 客似雲來, 財源廣進達三江- 香江, 濠江, 泛珠江三角區2億人-高鐵境外群眾)
- 財源廣進達三洲 (飛機高鐵境外群眾: 亞洲歐洲非洲, 2016高鐵:HK→ Laos老撾)
- 文化大加勁 (多50%地下室文化空間, 多5-7公頃廣場文化空間)
- 將來大擴充 (樣樣大擴充)



Olympics  
2048奧運  
←奧運廣場





# 喜添五途迎萬族

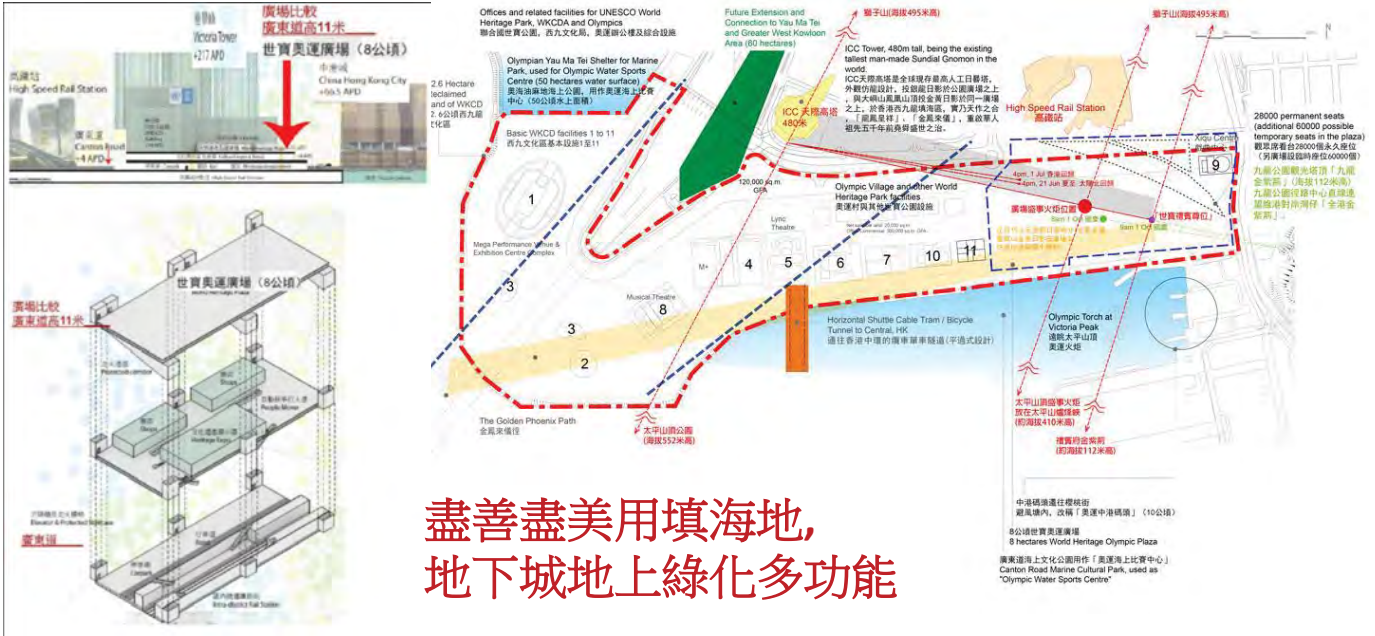
- 盛事大廣場 (6-8公頃,與奧運「鳥巢」相若,較星加坡Marina Bay 廣場大2-3倍)
- 交通大暢通
- 地下大商場(客似雲來,財源廣進:二百萬呎地下商場—林奮強《香港黃金50》)

→ 讓西九文化區管理局做大富友, \$\$\$ → 文化,

<http://stock.appledaily.com/News/Detail?articleId=16027529&issueId=20120131&backpage=4>

- 文化大加勁(多50%地下室文化空間,多6公頃廣場文化空間)
- 將來大擴充

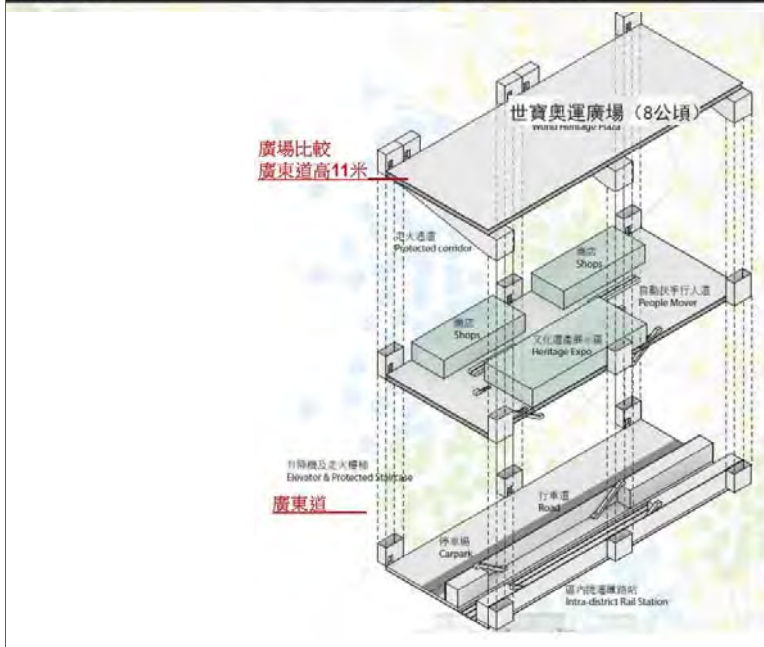
This representation : Above ground areas for Cultural and Non-Cultural use – complying with LegCo Specification of July 2008– some cultural buildings are relocated



盡善盡美用填海地,  
地下城地上綠化多功能



WKCD Mega-event Plaza:  
Design Concept  
[Considering High Speed  
Rail Underground Overrun]





# 八達八通道道通

- 交通大暢通
- 將來大擴充

# 文化大加勁

- 文化世寶公園，海上陸上公園

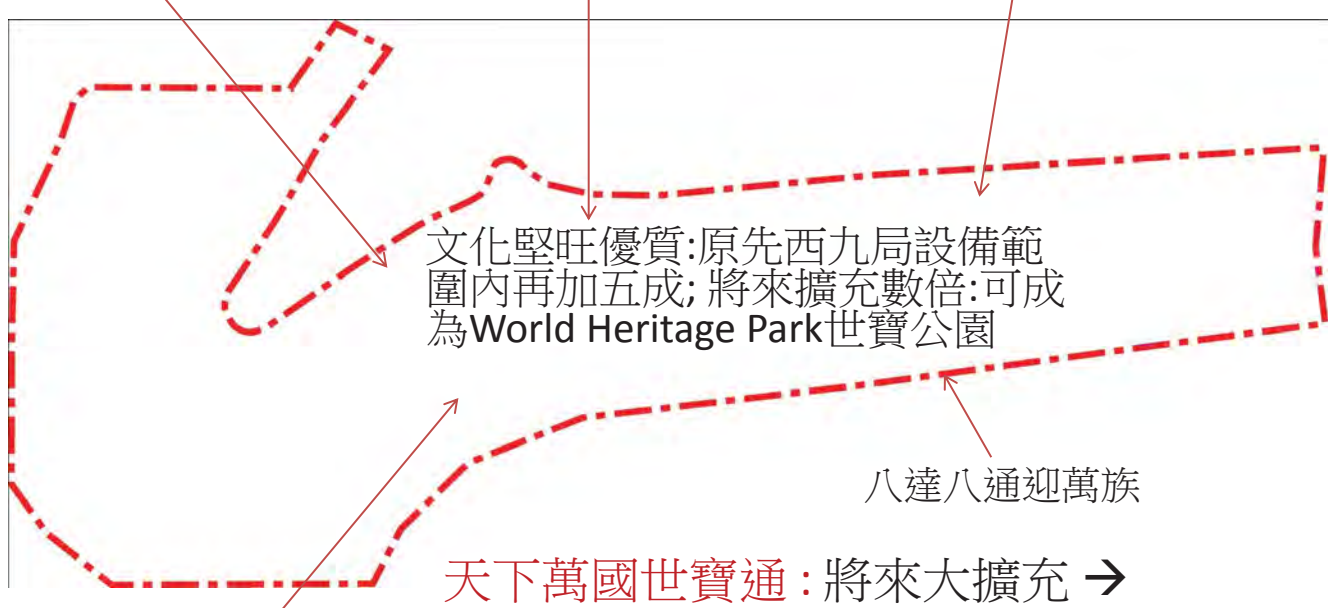


# 「孟母教子」習文化：「善導群眾」作文化傳承

大公園群眾

大商場群眾

大廣場群眾

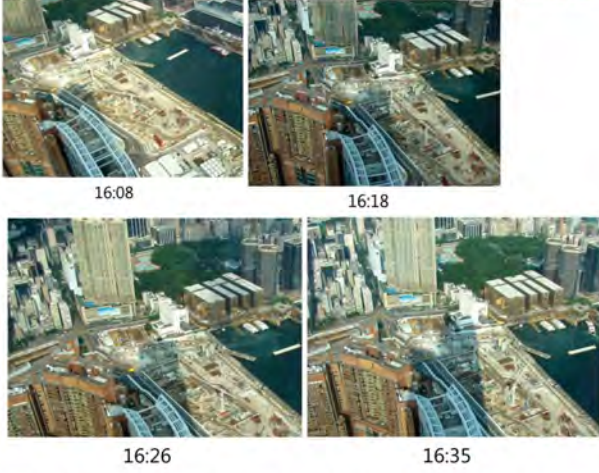


飛機高鐵境外群眾

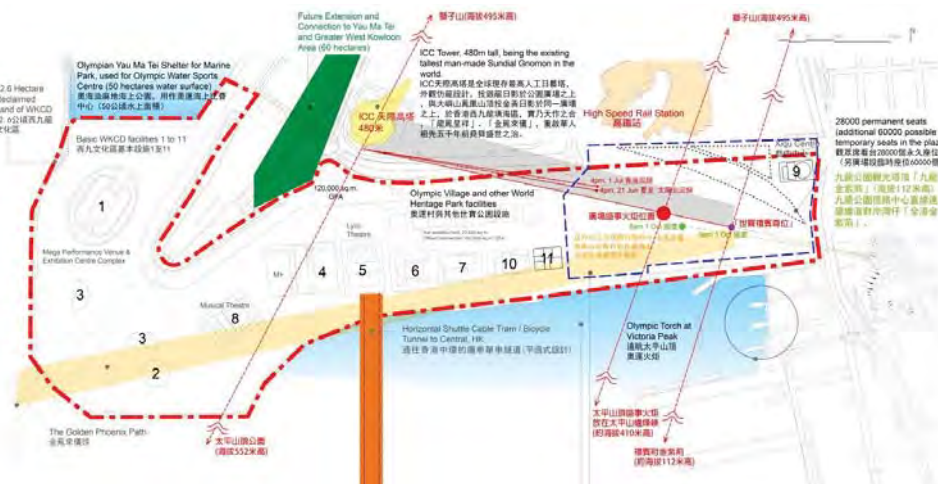


# 西九現龍鳳呈祥

「獅子太平成一線，中立高廈天際見，  
銀龍七一承日照，印澤廣場萬民笑，龍印時速八百米，天寶日晷現盛世」



2012年6月28日 [taken at Floor-Sky 100, 393 m tall, of ICC, 480 m tall]



1. 銀龍日晷 Silver dragon sundial : → 龍鳳更得金荊配
2. 金紫荊日晷 Golden bauhinia sundial

3. 金鳳日晷 Golden phoenix sundial 鳳凰山高934米，每逢春節後上元佳節前後數日(公曆2月下旬)，和立冬前後數日(公曆10月下旬)，日落前的金黃「鳳凰山」影，將投印在高鐵站前的西九文化區內的「文化世寶奧運廣場」的東南部，喜得「鳳凰來儀」，喜迎上古堯帝、舜帝得「鳳凰來儀」數百年盛世之期之再現，滿載上天豐富的祝福，聖人輩出，地球村萬族共榮，共享天下太平。(「堯的傳說」是中國國家級非物質文化遺產列表序號522)

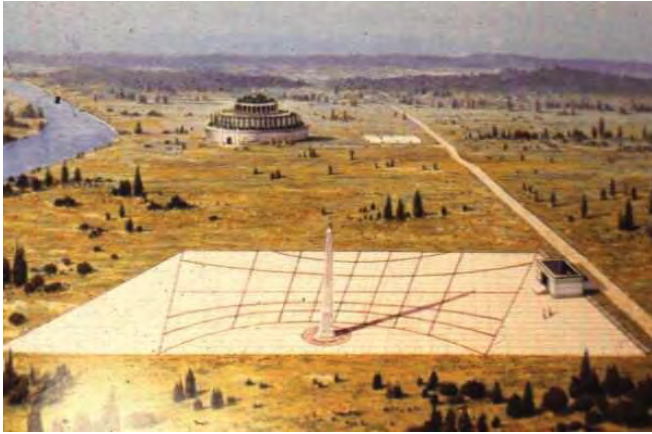




# Sundial in architecture – HK has 8 Unique Sundials- World Record

Left : Augustus' Sundial. Augustus had the Obelisk shipped to Rome from Egypt after conquering Egypt in 31 B.C. [http://www.setterfield.org/Dodwell\\_Manuscript\\_2.html](http://www.setterfield.org/Dodwell_Manuscript_2.html)

Right : Sundial Bridge, California, USA, designed by Architect Santiago Calatrava



台北 101 摩天樓不是一個日晷



## 天地人福滙香江 : Treasures since Ancient Times

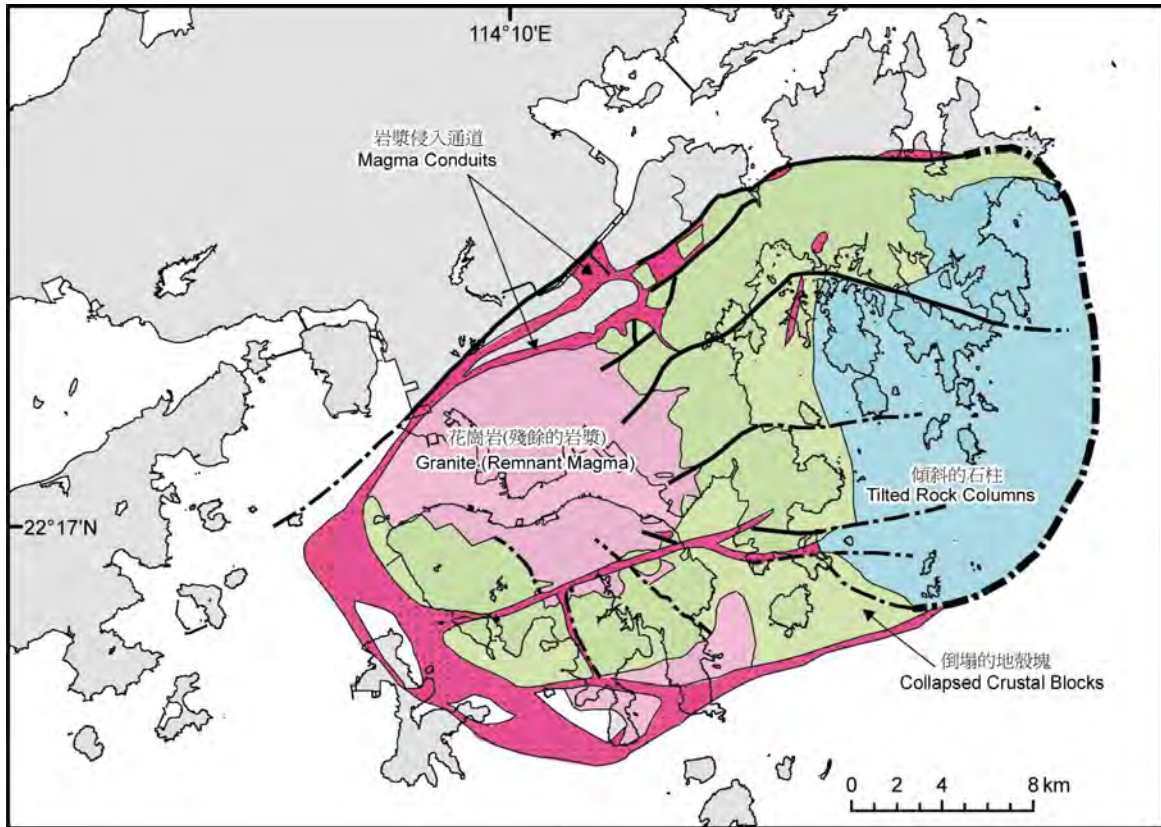
The ICC Tower [ 490 m tall, mimicking the dragon] stands at midway of a line joining Lion Rock [ 495 m tall, leading Kowloon and New Territories ] and Victoria Peak [545 m tall, leading HK], conveys the blessing of the sun by casting a bright sun “moving silver dragon” gesture onto the 8-hectare plaza of WKCD in summer , especially on 1 July, onto the mega-event plaza adjacent to High Speed Rail Station. The Phoenix Mountain [934 m tall, leading Lantau Island and CLK Airport, and HKMZH Bridge ] conveys the blessing of the golden sun before moon rise at the Chinese Valentine Day of Spring Festival, 15<sup>th</sup> day of 1<sup>st</sup> month of Chinese Lunar Calendar, by casting a “moving golden phoenix” gesture onto the same **8-hectare mega-event plaza**. 「文化世寶奧運廣場」 As the “moving silver dragon” and the “moving golden phoenix” meet at this mega-event plaza, **西九現龍鳳呈祥**.

**According to architectural and traditional Chinese cultural and philosophical interpretation, the 8-hectare mega-event plaza, 西九「文化世寶奧運廣場」 becomes the heavenly blessed mega-event center plaza of HKSAR. [This section is post- representation note, added on 2 Oct ]**





**Supervolcano Discovered in Hong Kong** Friday, August 31, 2012 5:28 [来源:  
<http://beforeitsnews.com/earthquakes/2012/08/supervolcano-discovered-in-hong-kong-2444398.html> ;  
 2012-08-31 05:00:00香港成报 [http://www.singpao.com/gw/xwa/201208/t20120831\\_383588.html](http://www.singpao.com/gw/xwa/201208/t20120831_383588.html)  
 港发现古代超级火山 位粮船湾 华南首座 距今1.4亿年；港九多处花岗岩形成与古代超级火山有关 2012-08-30 HKT 18:03  
 VIDEO [http://app1.rthk.org.hk/rthk/news/videonews/index\\_2010.php?news\\_id=866203&page\\_no=3](http://app1.rthk.org.hk/rthk/news/videonews/index_2010.php?news_id=866203&page_no=3) ] :  
 →Lion Rock, Diamond Hill Quarry, Lei Yue Mun , are constituted by "Kowloon Granite" 九龍花岗岩, of the same age as the古代超级火山, evidence  
 of Ancient Profound blessings of the Heavens endowing upon HKSAR. [ last 2 lines are post-representation note, added on 2 Oct ]

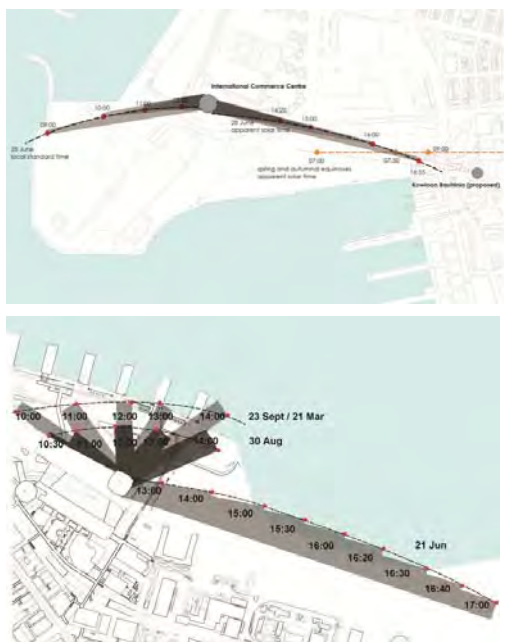


## 兩岸雙承「天行健」： 「天行健，君子以自強不息」(易經)

建議的8公頃的「西九文化世寶奧運廣場」(在高鐵站旁邊)



SUNDIAL 4. 中環「金融公園日晷」





## SUNDIAL 4. 中環「金融公園日晷」 Financial Park Sundial



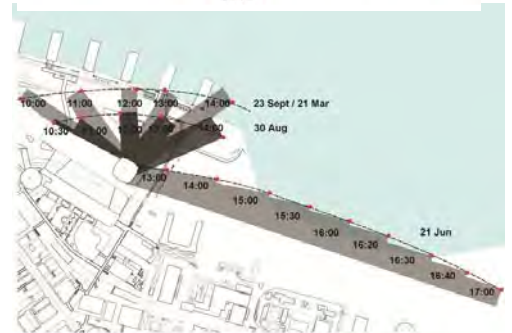
← 23 September, 1:47 p m, taken from 10/F staircase, City Hall, High Block, Central, HK

28 June, 2012, 4:17 p m, photo taken from Sky 100 [393m tall] of ICC [490m tall], West Kowloon



16:17

Laboratory study on sundial effect of IFC II building model using a heliodon

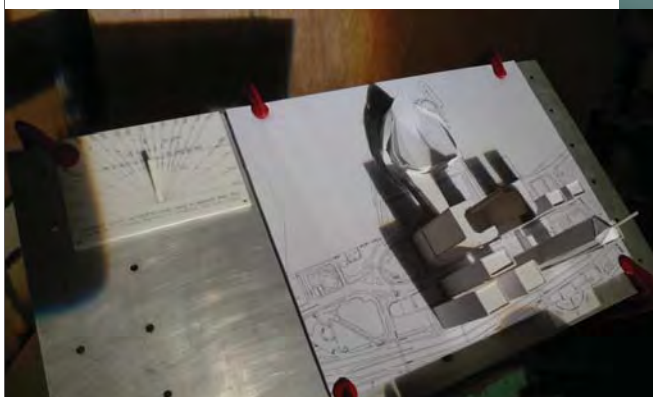


## SUNDIAL 5. 灣仔「香港會議展覽中心樓頂日晷」 HKCEC-Central Plaza Sundial (由其南面高374米高中環中心的頂杆投日印於香港會議展覽中心樓頂)



每年大約有一半日子之中午前後時間，中環廣場的樓頂投日印於會展中心的樓頂 (source : <http://www.skyscrapercity.com/showthread.php?t=532051>)

Down –left : Laboratory study on sundial effect of **HKCEC-Central Plaza** building model using a heliodon





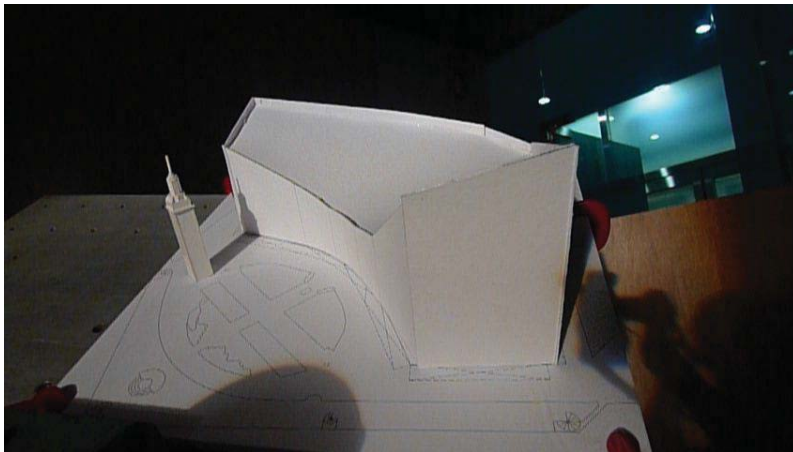
## SUNDIAL 6. 灣仔尖沙咀南「百年九廣鐵路鐘樓文化中心日晷」 100-year old KCRC Clock Tower Sundial (鐘樓頂投日印於文化中心壁上)

(九廣鐵路於1900年10月1日由代港督 Sir Henry May 揭幕啟動使用)

百年九廣鐵路鐘樓頂桿投日印於文化中心外部牆壁上  
(時間大約在冬季接近4 P M)



Laboratory study on sundial effect of building model of **100-year old KCRC Clock Tower & TST Cultural Centre** using a heliodon



百年九廣鐵路鐘樓頂桿投日印於文化中心外部牆壁上 (時間大約在冬季接近日落)

## SUNDIAL 7. 尖沙咀南「太空館圓球面移動式日晷」 TST Planetarium Spherical Sundail



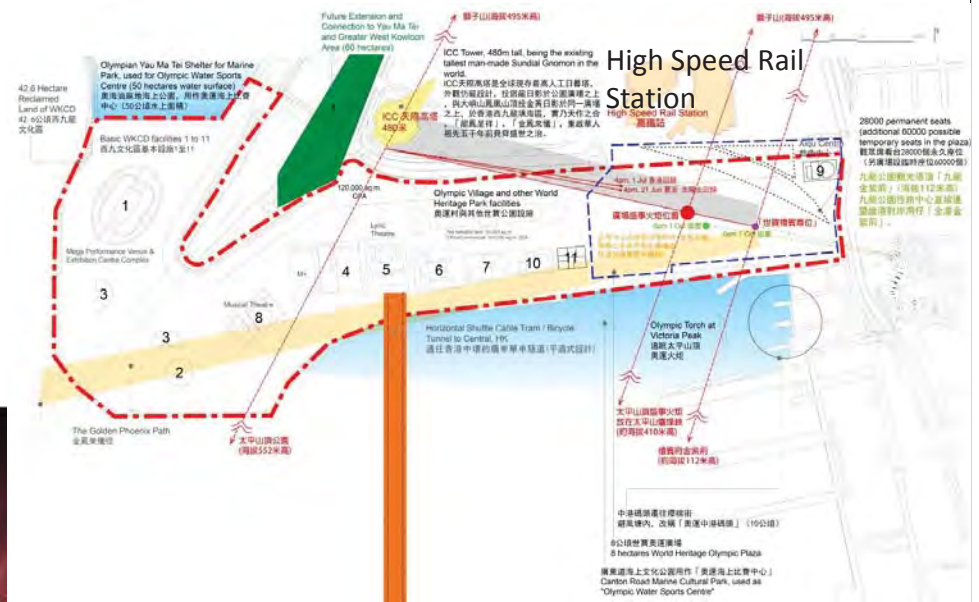
香港太空館圓球面，最適合添加移動組件，使其作為球面式日晷







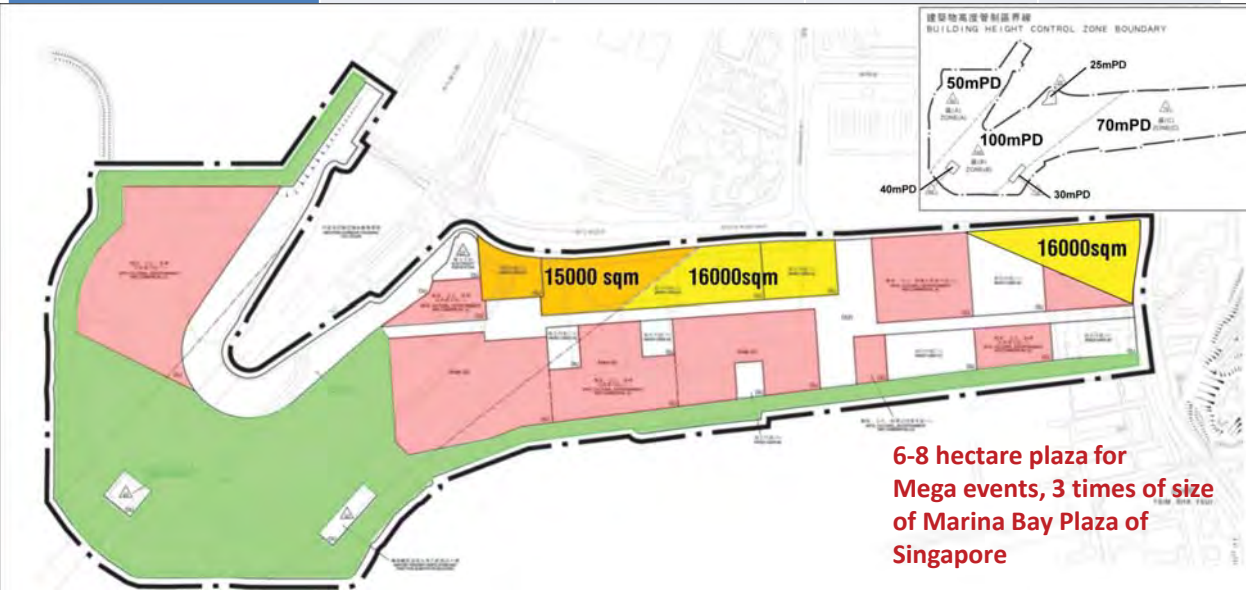
The future WKCD Plaza, 80000 spectators, 3-4 times larger than Marina site , adjacent to High Speed Rail Station, land performance , Floating platform performance



SINGAPORE: Singapore celebrates its 47th birthday Aug in Marina Bay , 26,000 spectators packed the floating platform - the centre of activity.  
<http://www.channelnewsasia.com/stories/singaporelocalnews/view/1219133/1.html>

This representation : **Above ground areas for Non-Cultural use** – complying with LegCo Specification of July 2008  
 \*All Cultural buildings –complying with LegCo Specification of July 2008 – some cultural buildings are relocated

	Site A	Site B	Site C	Sites A+B+C
				to support mega events
Site 面積 (平方米,sq.m.)	15000 sq.m.	16000 sq. m	16000 sq. m	Such as Olympic village, festival village →mainly
Height Limit	100 m	70m	70m	Hotels, flexible
Floor no.	23 floors	15 floors	15 floors	apartments owned by WKCD
Floor-floor height, nominal	3.8m	3.8m	3.8m	WKCD
Site coverage	0.5	0.5	0.5	WKCD
Total Gross floor area	172000 sq.m.	120000 sq.m.	120000 sq.m.	412000 sq.m.



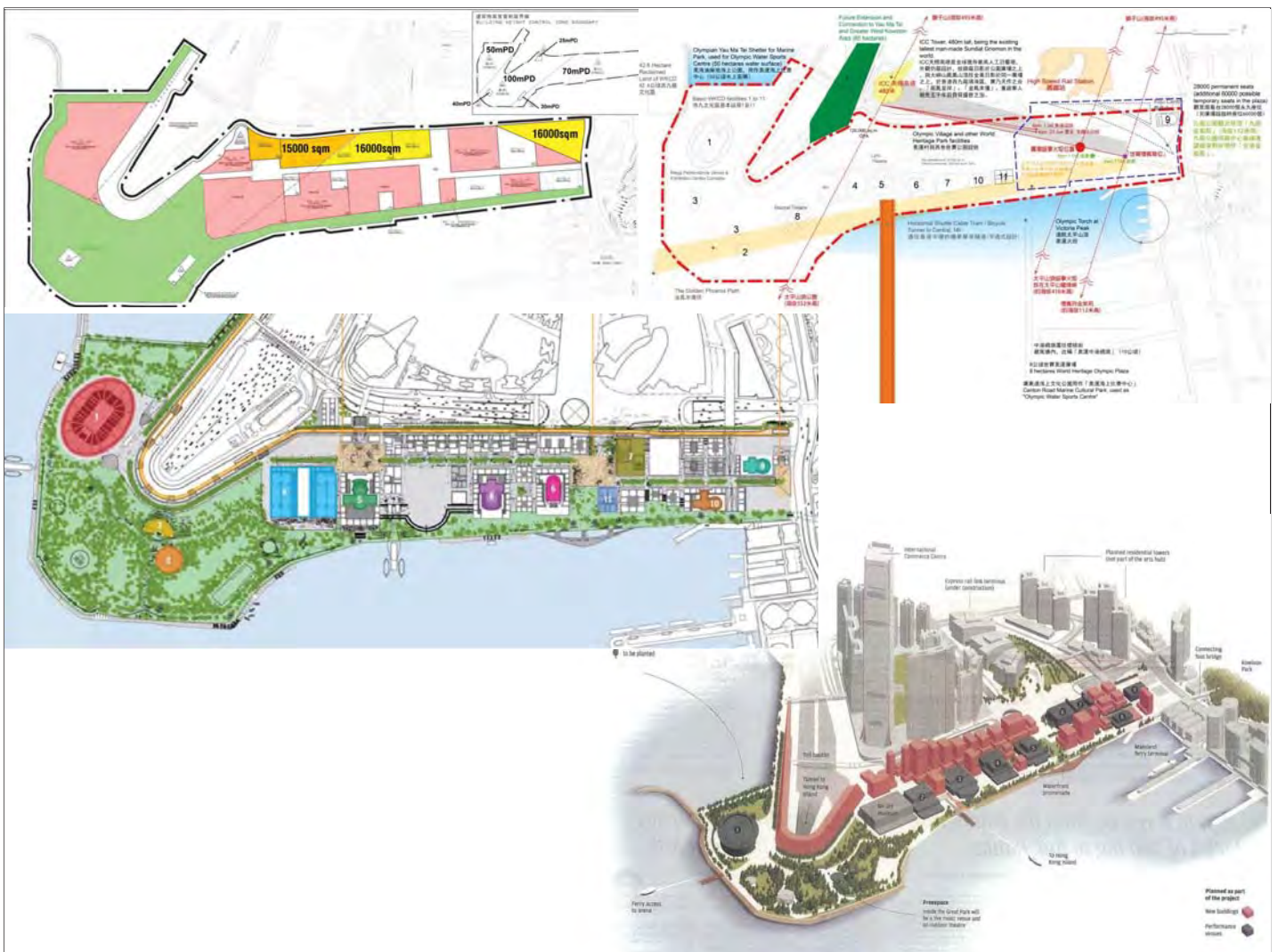
6-8 hectare plaza for Mega events, 3 times of size of Marina Bay Plaza of Singapore



**表 1: 建議「世界遺產公園」在西九區之內的「全球華人華僑文化博覽博物區」, 總共額外供應的地下文化設施, 地下交通樞紐設施, 地下購物商場, 美食廣場 (西九文化區地上一切文化有關基本設施面積沒有改變)**

**Table 1: Additional provision of underground cultural facilities, shopping and food court facilities, traffic facilities (Areas of basic facilities specified for WKCD are not changed, not shown in this table)**

	Completion 2022 完成	Completion 2020 完成	Completion 2018 完成	「世界遺產公園廣」範圍-Cultural Plaza-Comp. 2016完成	「世界遺產公園廣場」範圍-Cultural Plaza Completion 2014/2016完成	
地面面積(有地下設施的地域) Area at road level (w/ underground space below)	4 公頃 4 hectare	5.7公頃 5.7 hectare	9.7公頃 9.7 hectare	7 公頃 7 hectare	1公頃 1 hectare	總面積 27.4公頃 Total 27.4 hectare
地下發展層數 No. of levels for underground space	3層	2-3層	2-3層	1層 Lowerground + 另外1層地上 above ground + some UnGr	3層 [ at the NE corner]	--
地下設施總面積 Total Gross floor area of underground facilities	120 000 平方米 Sq. m	120 000 平方米 Sq. m	250 000 平方米 Sq. m	140 000 平方米Sq. m1 層 Lowerground + 另外1 層地上 above ground+some UnGr	30 000 平方米 30 000 Sq. m	總面積 [額外供應] 約 660 000 平方米 Total about add . underground area 660 000 Sq. m
地下交通樞紐設施, 自然光通風, 安全設施 Underground Traffic hub, vent.& light shafts, safety prov.	20 000 平方米 20 000 sq. m	46 000 平方米 46 000 sq. m	70 000 平方米 70 000 sq. m	35 000平方米 35 000 sq. m.	9 000平方米 9 000 sq. m.	180 000平方米 180 000 sq. m
地下文化設施 underground cultural facilities	80 000 平方米 80 000 sq. m	36 000 平方米 36 000 sq. m	40 000 平方米 40 000 sq. m	40 000平方米 40 000 sq. m.	4 000平方米 4 000 sq. m.	200 000平方米 200 000 sq. m
地下購物商場, 美食廣場 Underground shopping, food court	15 000 平方米 15 000 sq. m	20 000 平方米 20 000 sq. m	90 000 平方米 90 000 sq. m	60 000平方米 60 000 sq. m.	15 000平方米 15 000 sq. m.	200 000平方米 200 000 sq. m 600 億資產
地下其他用途: 能源中心, 水處理, 雨水罐 Underground Bldg. Serv. energy centres	5 000 平方米 5 000 sq. m	18 000 平方米 18 000 sq. m	50 000 平方米 50 000 sq. m	5 000平方米 5 000 sq. m.	2 000平方米 2 000 sq. m.	80 000平方米 80 000 sq. m



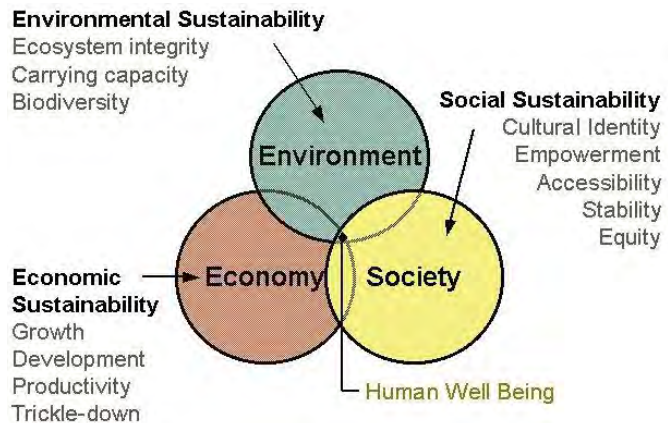




WKCD shall be rich in : \$\$\$, super transport, Green, Cultures, edu, Mega events, 迎萬族, 地下大商場, tourism, clean air, multi-functions, 樣樣好.....

### Project finance:

- Basic grant , enough
- Cash Peak: Bank loan, government loan
- PPP [no need]
- WKCD to hold properties
- Govt likely not to sell WKCD land → to Boost 東九龍 Business Centre
- Donation will come → 盛事大廣場 small amount from many, big sums from a few



"Sustainable development is development which meets the needs of the present without compromising the ability of future generation to meet their own needs." – World Commission on Environment and Development, Norwegian prime minister Gro Harlem Brundtland, 1987.

「天行健，君子以自強不息」(易經)  
 「地勢坤，君子以厚德載物」(易經)

許多連接循環 Circling routes and connections : (一環, 二環, 三環 ..)

- 交通多連接循環 (大WKCD為中心)
- 盛事(大廣場) 連接其他盛事地區循環 (WKCD為中心)
- 地下大商場連接地上循環 (二百萬呎地下商場, 2<sup>nd</sup> Phase extension to YauMaTei District, via Central Kowloon Route to Kai Tak Underground Shopping Mall, HK Island UG shops)
- 文化大加勁循環(5-7公頃廣場文化空間) 2048奧運, 大型文化節, connecting HK文化 facilities and points (WKCD為中心)
- 綠徑公園循環 (WKCD為中心)
- 將來大擴充, (樣樣大擴充), “大WKCD” 成HKSAR中軸中心, then Kai Tak成HKSAR 東軸中心, Shek Kong成HKSAR 北軸中心)

Tourism booster, Cultural development booster, clean environment booster, international image booster, 新人新政新動力booster, metropolitan city booster,

### 新人新政新動力

- Submissions to authorities made – printed copies of <http://icee.hku.hk/activities/HKU100exhibition/doc/20110316g-101/KPC.pdf> and
- <http://icee.hku.hk/activities/HKU100exhibition/doc/20110316e-1/KPC.pdf>
- Submissions to be made ...

百善香江萬世傳

\*\*\* Thank you very much \*\*\*