

Project Information

Project name	: China Merchants Garden City Cyber Port
Address of Development Site	: Shekou, Shenzhen, China
Client/ Developer	: China Merchants Real Estate (Shenzhen) Co. Ltd
Architect	: Gravity Partnership Ltd
Local Architect	: China Construction Design International
Landscape Designer	: ADI Ltd
Number of Building	: Two
Number of Storey	: 6 and 9
Building height (m)	: 38.6m
Gross Floor Area	: 40,460 sqm
Site Area	: 15,660 sqm

城市建設中的隱憂

潘祖堯

政協十一屆四次會議
大會發言材料之四五一
潘祖堯委員的發言

近30年來，我國城市建設取得了史無前例的大發展，但城市建設中的痼疾非但沒有得到根治，反而又有新的發展，令人憂心忡忡，主要存在以下問題：

一、城市規劃論証不充分、不合理

人們常說的“規劃規劃，牆上掛挂”、“政府換屆，規劃改樣”，無視專家意見“搞一言堂”等問題並未得到根治，從而犯了不少常識性錯誤，超高層建築防火問題未得到切實解決，就遍地林立。道路交通規劃缺乏全面的前瞻性研究，就盲目發展這個中心區那個核心區，以致交通堵塞在許多城市成了難以解決的社會問題。

二、首都效應

所謂首都效應，就是北京幹什麼，外地也跟着幹什麼。北京建了國家大劇院、鳥巢、水立方等建築，地方上也照葫蘆畫瓢，蓋了不少劇院、體育館。錢是花了，效果如何？任何建築，要以本地實際需求出發，不僅技術上要可行，經濟上也要合理。現在，各地許多標誌性建築都存在經營成本過大、後續利用困難等問題。

三、千城一面

到大陸城市去看看，感覺每個城市都差不多。類同的規劃，類同的建築，類同的景觀，甚至連樓盤的名稱也類同。在城市改造過程中，大家熱衷於大拆大建，結果把城市的個性和靈性給扼殺了。真是令人痛心！

四、高大全思想橫行

各地競相攀比高、大、全——你高我比你還高，你大我比你還大，如同放衛星一樣，你一畝地搞1萬斤我就搞2萬斤，這難道不是大躍進思維模式的翻版？

五、建築師缺乏話語權

建築的決策權不在建築師的手裡，建築師往往只能起到參謀、陪襯的作用，政府投資的建築，大都是誰官大誰說了算。值得注意的是往往還有暗箱操作，導致建築造價飆升。

六、非洋莫取

我國在科學技術上還相對落後，所以總在找差距，這是完全正常的，可是，建築上的差距，往往僅是形式上的差距，要知道，形式上只存在差異，穿衣戴帽各有所好，即使外國是好的，中國人也不一定接受。近年來，我們對外國人的建築方案奉若神明，如果外國人做了在國外都不敢用的新、奇、特，就更以為是不得啦！總認為洋和尚會念經，瞧不起中國建築師。1958年我們自己設計的人民大會堂，現在看，也很好嘛！50多年過去了，為什麼我們越來越不自信了？

科学发展 幸福中 A7 要闻
2011·两会特别报道

建筑攀比“高大全” 设计追求“新奇特”

潘祖堯委員痛斥国内城市建设搞大跃进迷洋风，千城一面缺乏灵性



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七、被破壞的近現代建築和被不斷複製的假古董

對古代建築，痛定思痛，大家腦子裏還有根要保護的弦，可是對近現代建築，卻幾乎沒有保護概念。10多年來，在城市大發展中，不知拆了多少有歷史意義的近現代建築。有一個城市為了建新樓，把一個100多年的天文台給拆了，試問全國還有幾個百年前的天文台？當年德國人建的濟南火車站拆了，哈爾濱的老火車站也給拆了。你說可惜不可惜？相反，各地卻熱衷於造假古董。

“中國傳統文化城”、“明清一條街”，花樣翻新，不一而足，甚至有人想複製老北京的“八大胡同”，簡直不可思議。這些勞民傷財的假東西又有多少價值？

八、建築的質量問題

據有關資料介紹，大陸建築物的平均壽命只有30多年。在地震的時候我們看到一幢幢的學校、民居在瞬間煙消雲散。樓房下陷、傾斜甚至倒塌也時有發生，被網民戲稱為“樓脆脆”、“樓歪歪”，這說明在建設過程中缺乏嚴格的監管、或者在設計上有欠缺、或者存在腐敗問題，令人擔心的是，這些被曝光的建築質量問題可能只是冰山一角。建築質量人命關天，所以一定要盡快進行全面的、扎實的檢查及修補。

九、獻禮工程、政績工程、標誌性工程仍大量存在

許多地方政府為了面子，為了政績，違背科學，不少建築缺乏充分的前期論証和準備，匆匆上馬，趕工期，搶時間，剛剪完彩又花大錢改造，總是這樣折騰的話，老百姓受不了，國家也受不了！

上述問題若長期得不到重視得不到解決，後果十分嚴重。建議國家有關部門盡快集中有關專家學者，建立若干研究小組，認真、全面總結我國幾十年來城市規劃、城市建設的經驗教訓，爭取在一年內提出科研報告，找出解決問題的辦法。

當務之急是各級政府要清醒地認識到問題的嚴重性，盡快制止重複過去的疏漏和錯誤。

潘祖堯

建築師及開發顧問，廣東番禺人，1942年生於香港，潘祖堯顧問有限公司董事長，執業30多年。曾任香港建築師學會會長(1981及1982)；英聯邦建築師協會副理事長(1981-1983)；亞洲建築師學會首屆主席(1981及1982)；亞洲建築師學會論壇創辦人(1982-1991)；香港科技協進會會長(1987-1988)；香港房屋協會主席(1991-1994)；香港市政局議員(1991-1995)；深圳市城市規劃委員會顧問(1999-2002)。現任中國全國第八、九、十及十一屆政協委員(1993-2012)；中國建築論壇創辦人(1995-)；華南理工大學及深圳大學顧問教授(1993-)；哈爾濱工業大學建築學院名譽教授(2000-)；香港大學建築系建築工業顧問委員會委員(2002-)；香港政府九龍南蓮圓池諮詢委員會主席(2005-2012)；中國圓明園學會副會長(2004-2012)；亞洲建築師學會永遠顧問；及世界華人建築師協會創會會長(2004-2013)。

East meets West in Hoi Ping

Alex Lui



Hoi Ping, situated in southern Guangdong Province, is one of the foremost home towns for overseas Chinese. Generations of villagers from Hoi Ping immigrated to overseas countries like the United States of America, Canada and Australia. They spent almost their entire lives working in those countries mostly as laborers or engaged in small businesses. They all worked very hard and saved up as much money as they could. When they grew old and no longer wanted, they returned home to China. The lucky ones would have saved up small fortunes of money,

which were then used to build new houses for their families, build new roads and bridges, open shops, schools, libraries and develop businesses in their home towns and guard-houses to protect their own communities from bandits, who raided their villages from time to time.

When new buildings were ordered for construction, villagers who returned home also brought back their aspirations for good life and social status as they saw in western countries. It is



interesting to see that, in Hoi Ping, many of the more significant buildings built in 19th and early 20th centuries, had adopted both Chinese and western design ideas and heavily decorated in both Chinese and western motifs. Verandah shopping arcades are also found in some of Hoi Ping's major shopping streets. Rows of shop/houses rising to several stories line the streets. Pedestrians and shoppers are protected from the weather, thus creating a comfortable environment for shopping activities on ground floor shops. The upper floors are mostly

used for residential use. The street façade is all of the building that one can see. It normally rises up higher and stands out as a decorative front with shop signs, and shields the rest of the building behind it. This mixed cultural character in building design is rather unique in Chinese vernacular architecture. In Hoi Ping, other than a few guard houses which have been named as World Cultural Heritage sites, the verandah arcaded shopping streets are also valuable cultural heritage sites, which are yet to be recognized and protected.

Alex Lui

Alex studied architecture at University of Hong Kong and city planning at Massachusetts Institute of Technology. As a hobby, he likes to sketch about cities, the countryside and people. He thinks pictures can express thoughts and convey messages in ways not possible to match in words. He finds drawing an enjoyable experience and feels happy when a drawing is done and shared with others.

The importance of the Twelfth Five-Year Plan

Patrick Lau



Source: Adminstration's paper on Study on the Action Plan for the Bay Area of the Pearl River Estuary.

The Twelfth Five-Year Plan has been endorsed at the Fourth Session of the Eleventh National People's Congress. One special feature of the Twelfth Five-Year Plan is that it devotes a separate chapter on the affairs of the Hong Kong SAR and this illustrates the extent of importance that the Central Government attached to the development of Hong Kong.

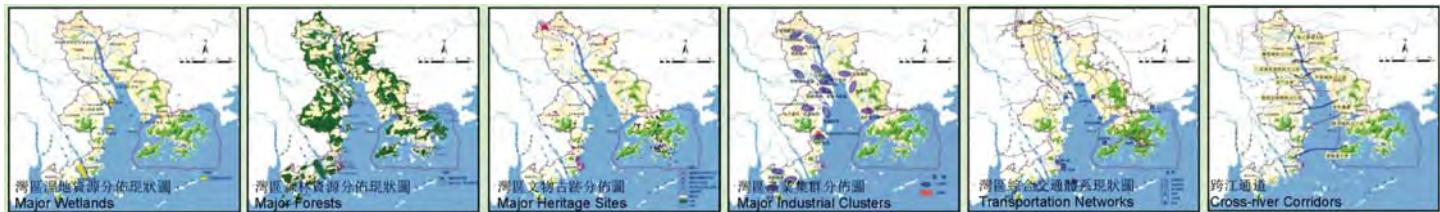
When I served as Vice Chairman of the Town Planning Board, we discovered that in Hong Kong's Outline Zoning Plans, the areas north of the Shenzhen River are simply left blank, without paying any attention to the development and planning in Shenzhen at all! This illustrates that Hong Kong seldom bothers about the development of Shenzhen and the Pearl River Delta (PRD) region.

In contrast, whenever I have the opportunities to visit the Guangdong Province to communicate with planning officials there and exchange views on planning issues, I found that not only do they attach very high regard to Hong Kong's planning, but they are also very well-informed about the development in Hong Kong. Therefore, I welcome the emphasis in the Plan that the Central Government reaffirms the arrangements in the Framework Agreement on Hong Kong/Guangdong

Co-operation (Framework), which set down the proposal of establishing a world-class metropolitan cluster with Hong Kong Kong's financial system taking the lead and backed by financial resources and services of the cities in the PRD region.

I am particularly concerned about the "Study on Action Plan for the Bay Area of the Pearl River Estuary" (Action Plan) jointly conducted by the Hong Kong, Guangdong and Macao governments in accordance with the arrangements of the Framework, and I have held discussions with fellow professionals and legislators on it. The main objectives of the Action Plan were to develop the Bay Area into a liveable region and to enhance the living environment of the residents in Guangdong, Hong Kong and Macao.

Having conducted a comparative assessment of the existing situation of the Bay Area and its opportunities and challenges, the Action Plan has put forward initial views on the strategies of and actions for enhancing the liveability of the Bay Area. It is recommended that the future development of the Bay Area should capitalise on the advantages of the three regions, with a view to setting up a spatial framework which is favourable to living, working, leisure and ecological protection. The liveability



Source: Study on the Action Plan for the Bay Area of the Pearl River Estuary Public Consultation Digest.

of the Bay Area should be enhanced by adopting new strategies including the protection of environmental resources, provision of enhanced services for the well-being of people, optimisation of leisure space, enhancement of transport efficiency, strengthening of economic vitality, and more open towards innovation. I believe that it is a positive planning approach that deserves our support.

Unfortunately, when the Hong Kong Government conducted a two-week public consultation on the Action Plan, it caused great resonance in the community. As Chairman of the LegCo Panel on Development, I was requested by many LegCo Members to convene a special meeting to discuss the Action Plan as many people felt that the consultation period was too short, whilst some even criticised it as forcing Hong Kong into “being planned” by the Mainland authorities, in breach of the spirit of “One Country, Two Systems”.

I think there is indeed much room for improvement in the Hong Kong Government’s consultation work. I wish it can learn from the experience of countries like the Netherlands, where open and easily accessible planning centres are established to allow the public to view the proposed urban planning of their cities in

a clear manner, with platforms for planning consultation therein to facilitate people express their opinions on urban planning whenever they visit the centres.

In the meantime, I think the criticism of Hong Kong “being planned” is unfair. In Chapter 13 of the “Final Report of the Hong Kong 2030: Planning Vision and Strategy” released in 2007, the Government clearly introduces the “one region” concept that enhances Hong Kong’s close relation with its most immediate neighbours, viz. Shenzhen, Macao and Zhuhai. In the context of the evolution of the PRD region as a multi-centred city-region, Hong Kong needs to recognise the synergy of co-operation and coordination with these neighbours. From the socio-economic perspective, it is not unrealistic to assume that all these areas could become one within the next decade or so.

In fact, many professional friends from my sector pointed out that just as many other cities on the Mainland are developing rapidly, if Hong Kong does not take the arrangements and recommendations of the Twelfth Five-Year Plan on board and act on them with a sense of urgency, it is very likely that we shall be marginalised gradually. I sincerely wish the Hong Kong Government would take heed in time.

Prof Hon Patrick Lau, SBS, JP
Legislative Councillor

Guangzhou Designers in Hong Kong Design and Innovation Tour

Philip Fung

Hong Kong Architecture Centre (HKAC) successfully held our first HK architecture tour for 28 Guangzhou architects and designers from 19-21 Feb 2011.

The idea of this tour starts from our last year visit to Guangzhou. Last year November, HKAC organized a tour with 16 people visiting Guangzhou and Mr. Guan Ming received us and introduce us some interesting places such as redtory (www.redtory.com.cn). After the tour, Guan suggests that he can organize some Guangzhou architects to visit Hong Kong and guided by HKAC. After few months of discussion and organization, the first tour happened in February this year.

This was the first local tour for Chinese designers hosted by HKAC. Guan Ming and 27 numbers of architects, designers from Guangzhou participated the tour. When HKAC sets the route, we all know that most of the participants already know HK well, visited many famous spots here already. How to design a different route for them is our challenge! Thanks to support from many friends and organizations, we had organized an intense three days trip to architecture schools, studios and organizations.

The first day of the tour, 19 Feb, after we received the tour at Shenzhen Bay border, we first visited the School of Architecture, The Chinese University of Hong Kong. After the welcome speech by the chairman Prof. Puaypeng Ho, Prof Maggie Hui guided us to the studio teaching space and workshop.

The last part at the school is the short lecture by Prof. Edward Ng, who is the founder of famous Wu Zhi Qiao (Bridge too Far) foundation. With the idea ' Highly Scientific yet with Low Techniques', they built many low cost bridges in some remote villages in China.

After then, we departed to the Hong Kong Institute of Architects (HKIA). The president of HKIA Mr. Dominic Lam and chairman of HKAC Dr. Ronald Lu gave welcome speech to the participants and both looking forward for more exchange activities between Guangzhou and Hong Kong in near future. Mr. Thomas Chow introduced HKIA to us and the Guangzhou designers exchanged their ideas regarding the design industry of two cities. After the dialogues, we had buffet dinner at the HKIA premises.

