

The Draft West Kowloon Cultural District Development Plan No. S/K20/WKCD/1 《西九文化區發展圖則草圖 編號S/K20/WKCD/1》

Harbourfront Commission

**Task Force on Harbourfront Developments in
Kowloon, Tsuen Wan and Kwai Tsing**

海濱事務委員會

九龍、荃灣及葵青海濱發展專責小組

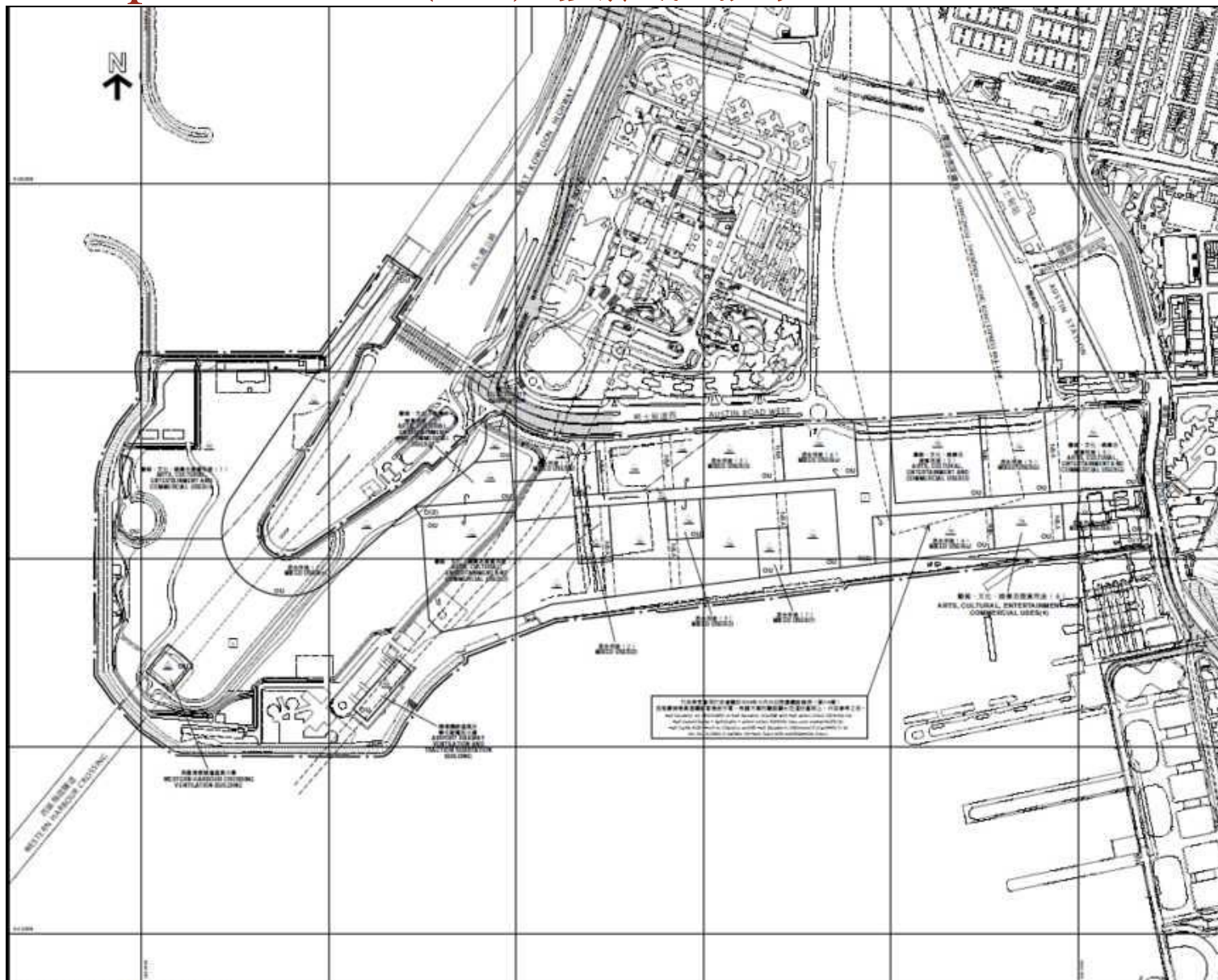
18.4.2012



規劃署

Planning Department

Development Plan (DP) 發展圖則

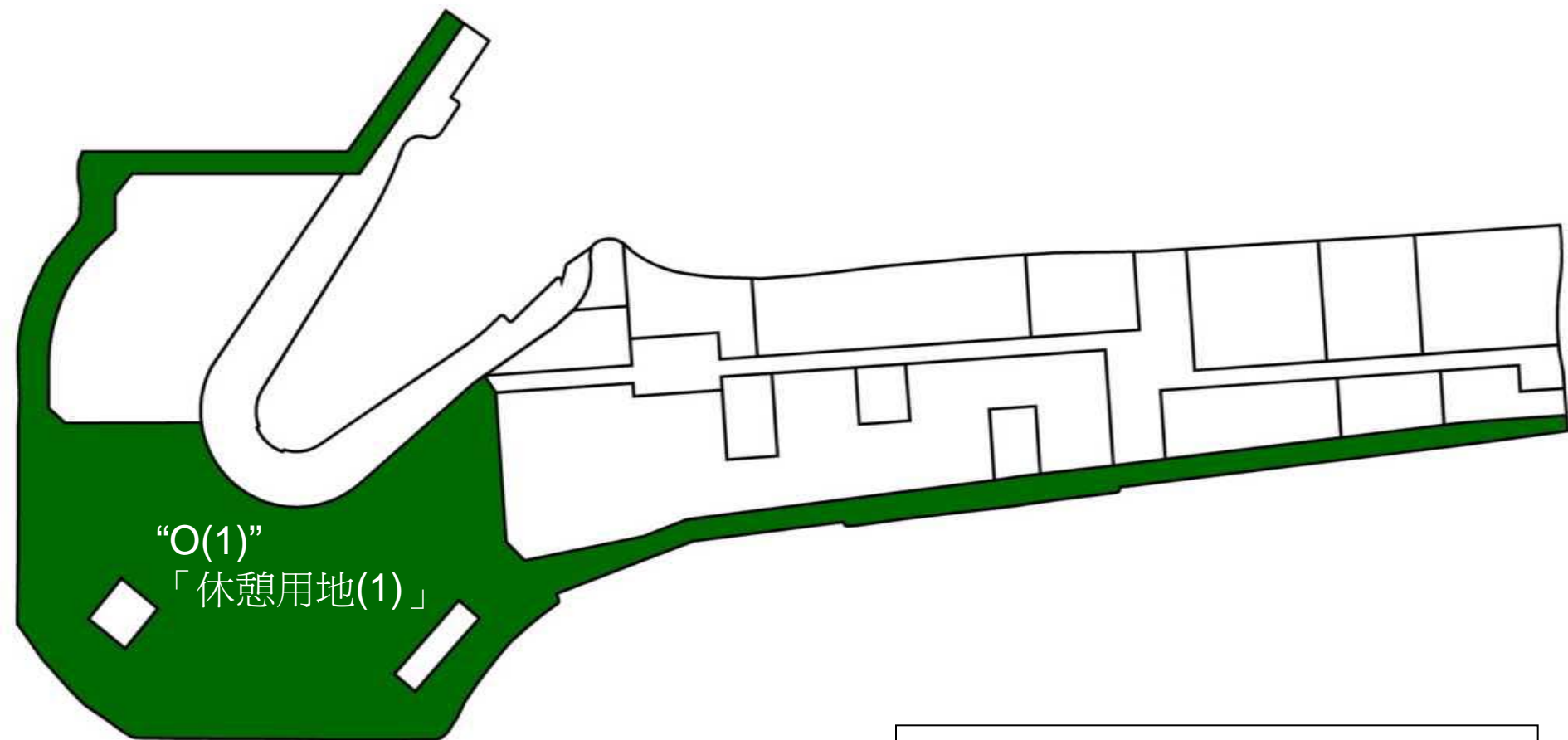


Land Use Proposals – Development Parameters

土地使用建議 – 發展參數

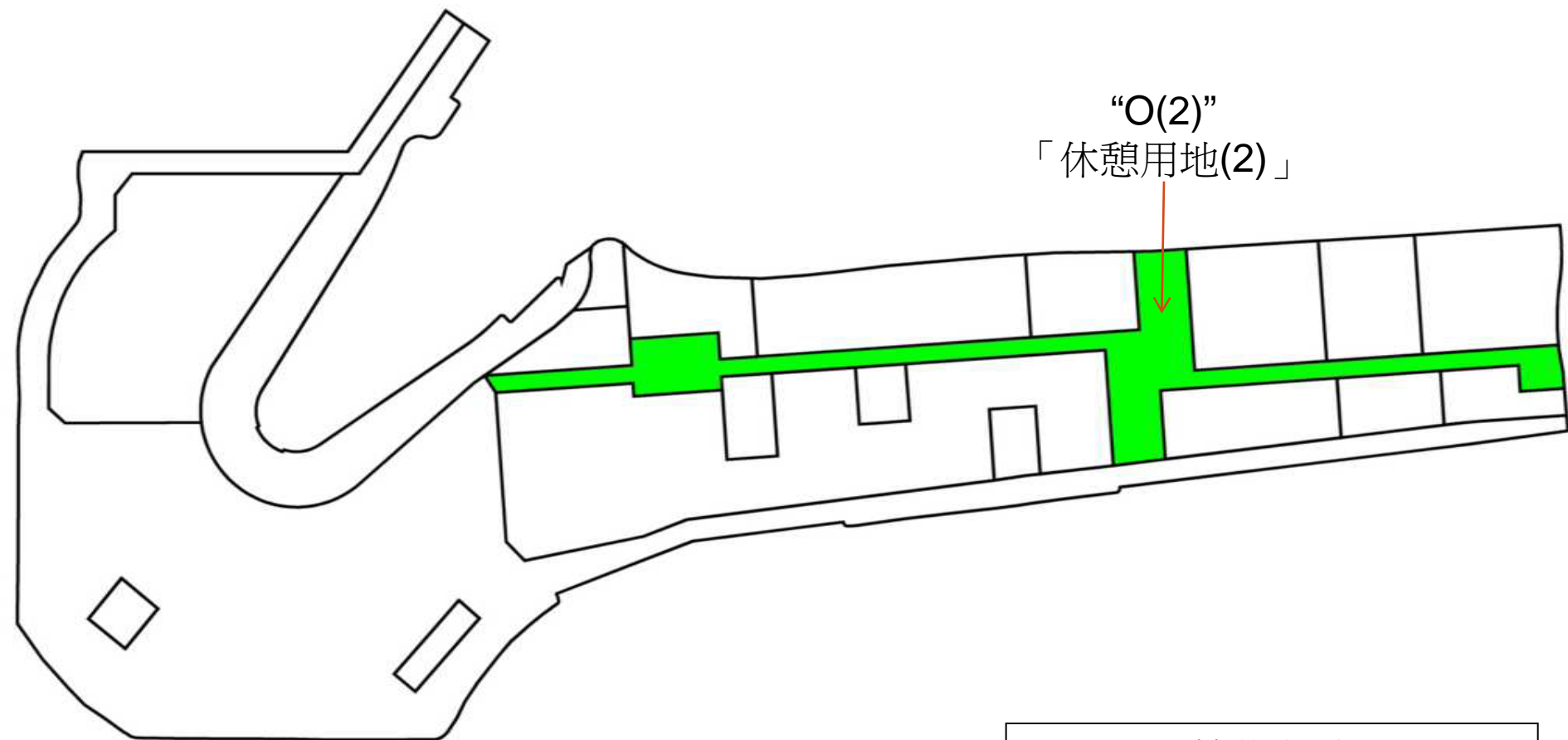
Land Area 土地面積	40.91 ha 公頃
Total GFA 總樓面面積 • Maximum GFA for Residential use • 最大住宅樓面面積	740,350 m² 平方米 • 148,070m² 平方米 (20% of total 總樓面面積的 20%)
Total Provision of Public Open Space 公眾休憩用地 • At ground level 地面 • Piazza areas 廣場地帶 • On terraces & roof top garden 平台及天台花園	23 ha 公頃 • 15 ha 公頃 • 3 ha 公頃 • 5 ha 公頃
Building Height Restrictions (BHR) 建築物高度限制	• 1 and 3 storeys in “O” • 30 to 100mPD in “OU” • 「休憩用地」內- 1及3層 • 「其他指定用途」內- 主水準基準 以上 30至100米
Green Coverage 綠化率	Not less than 30% overall Not less than 60% in the Park 整體不少於 30% 公園內不少於 60%

Development Plan (DP) 發展圖則



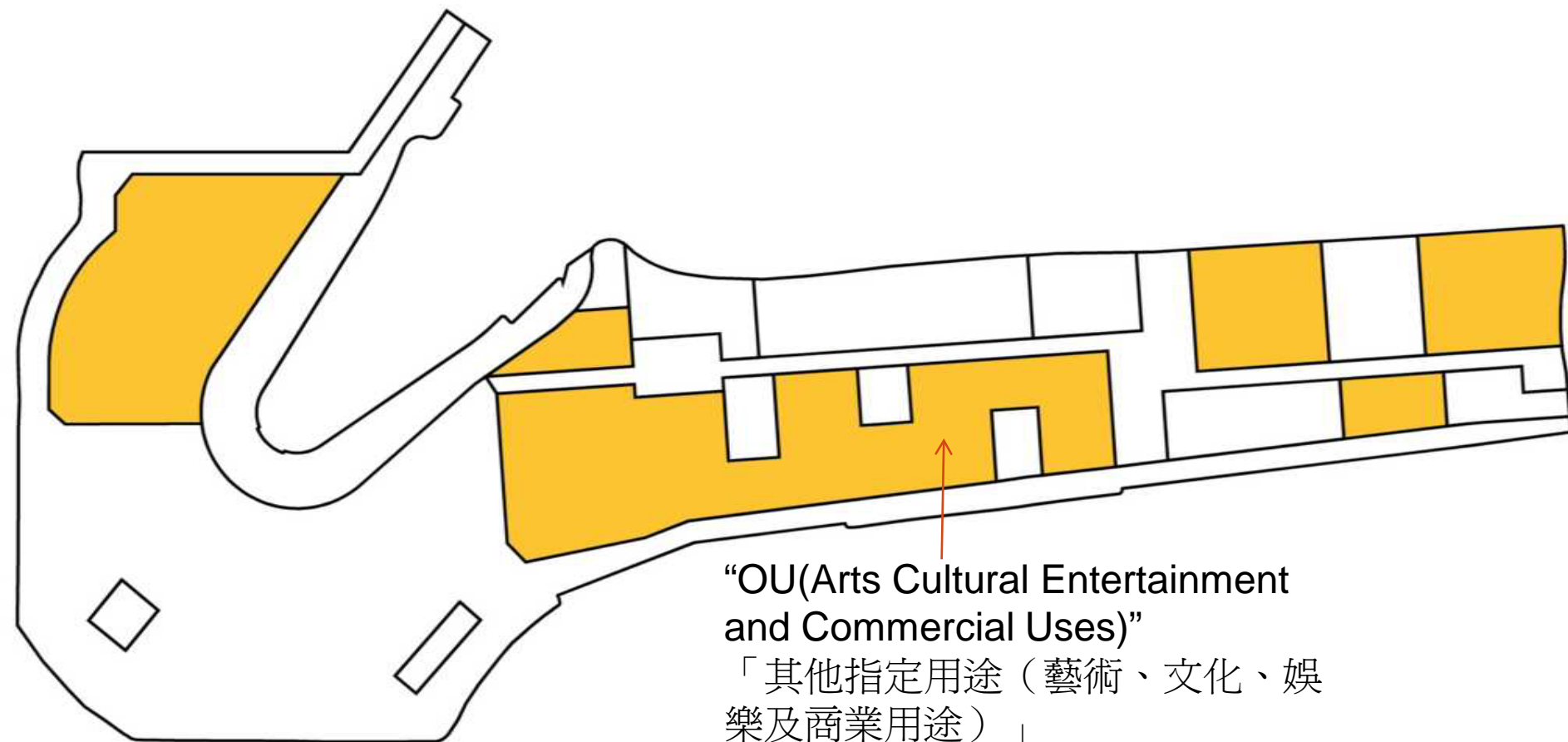
- The Park 公園
- Waterfront Promenade 海濱長廊

Development Plan (DP) 發展圖則



- Avenue 林蔭大道
- Piazza areas 廣場地帶

Development Plan (DP) 發展圖則



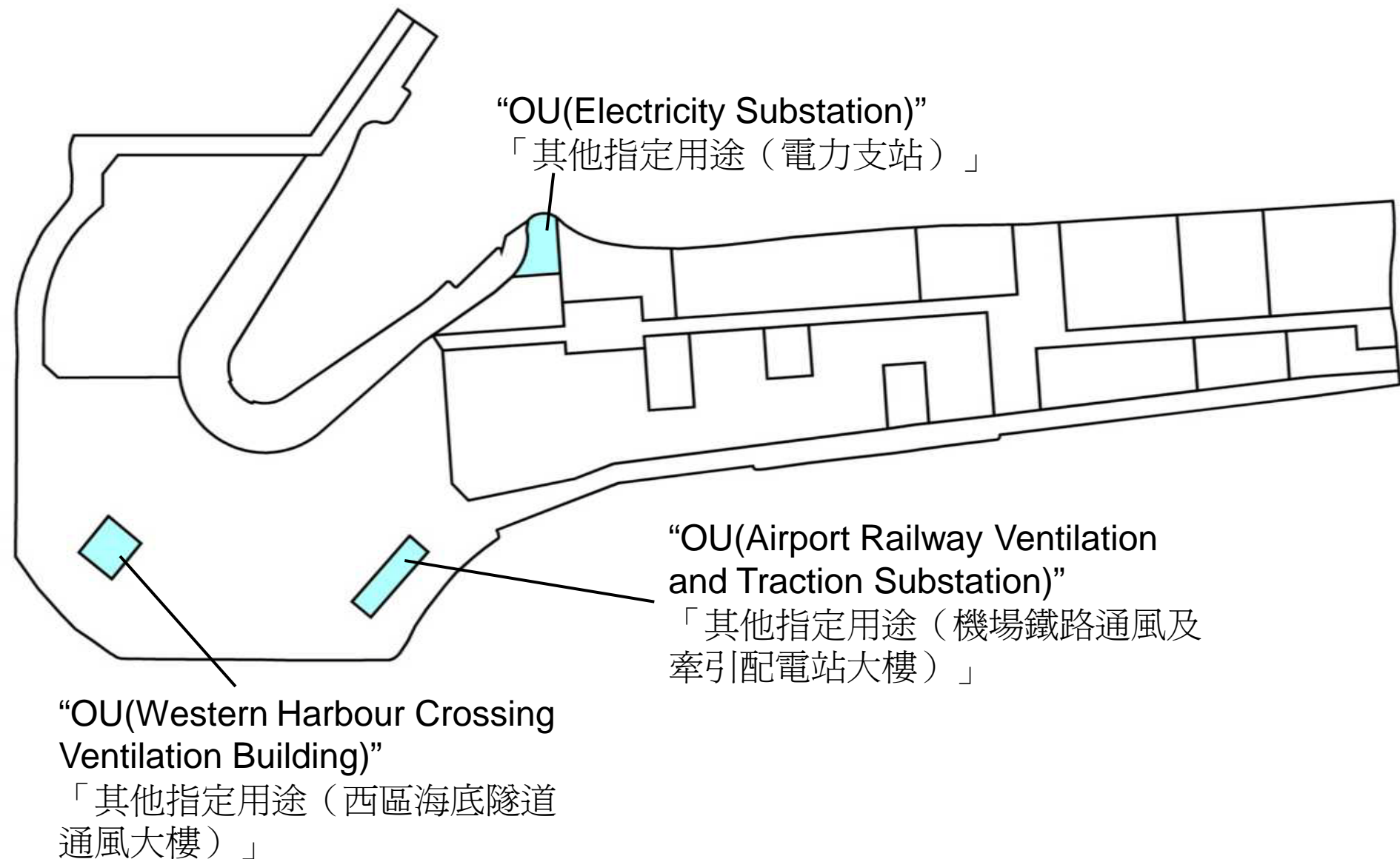
- Core Arts and Cultural Facilities 核心文化藝術設施
- Public Open Space (Ground/Terrace) 公眾休憩用地（地面/平台）

Development Plan (DP) 發展圖則

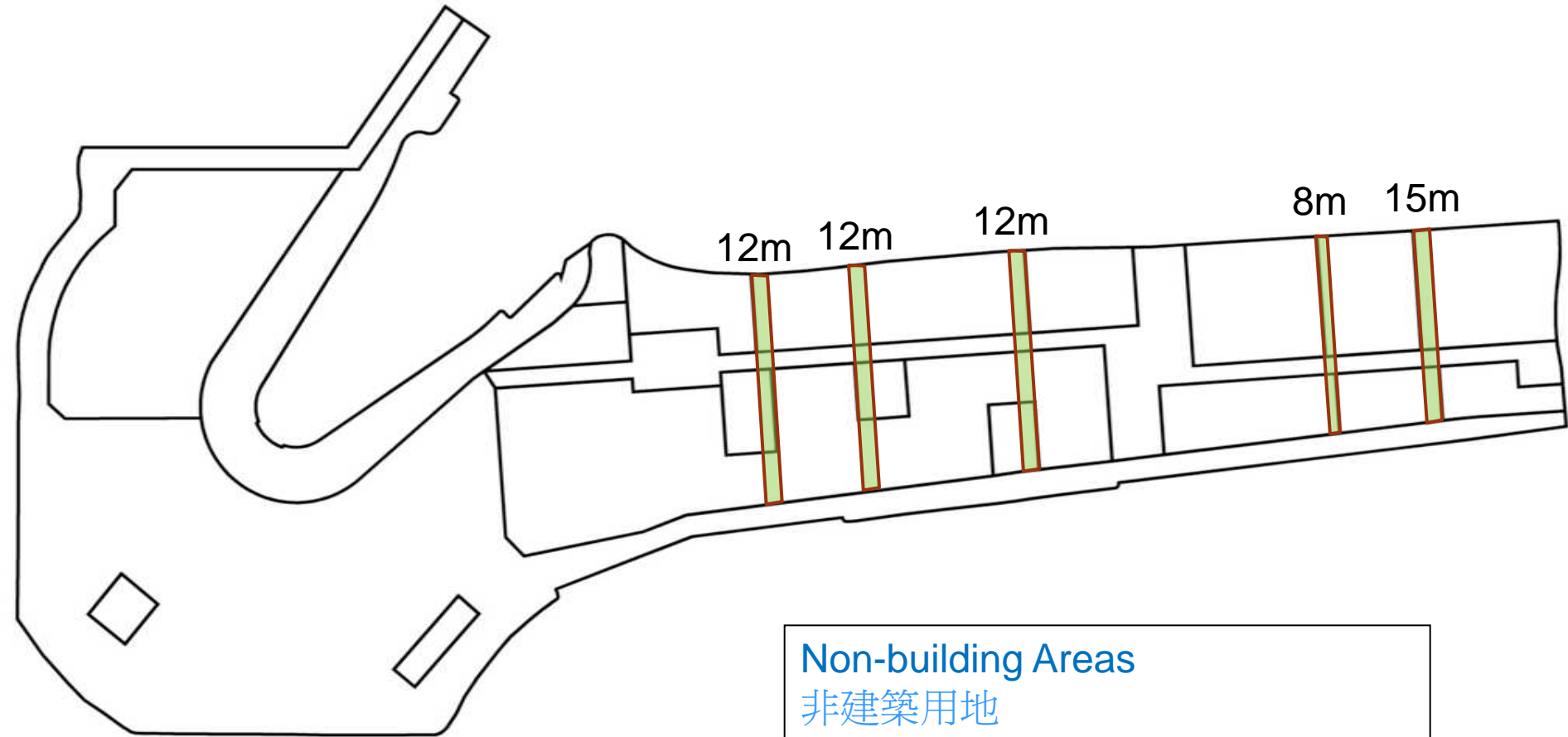
“OU(Mixed Uses)”
「其他指定用途（混合用途）」

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- Arts and Cultural Facilities 文化藝術設施
 - Hotel / Office / Residential 酒店、辦公室、住宅
 - Retail / Dining / Entertainment 零售、餐飲、娛樂

Development Plan (DP) 發展圖則



Development Plan (DP) 發展圖則



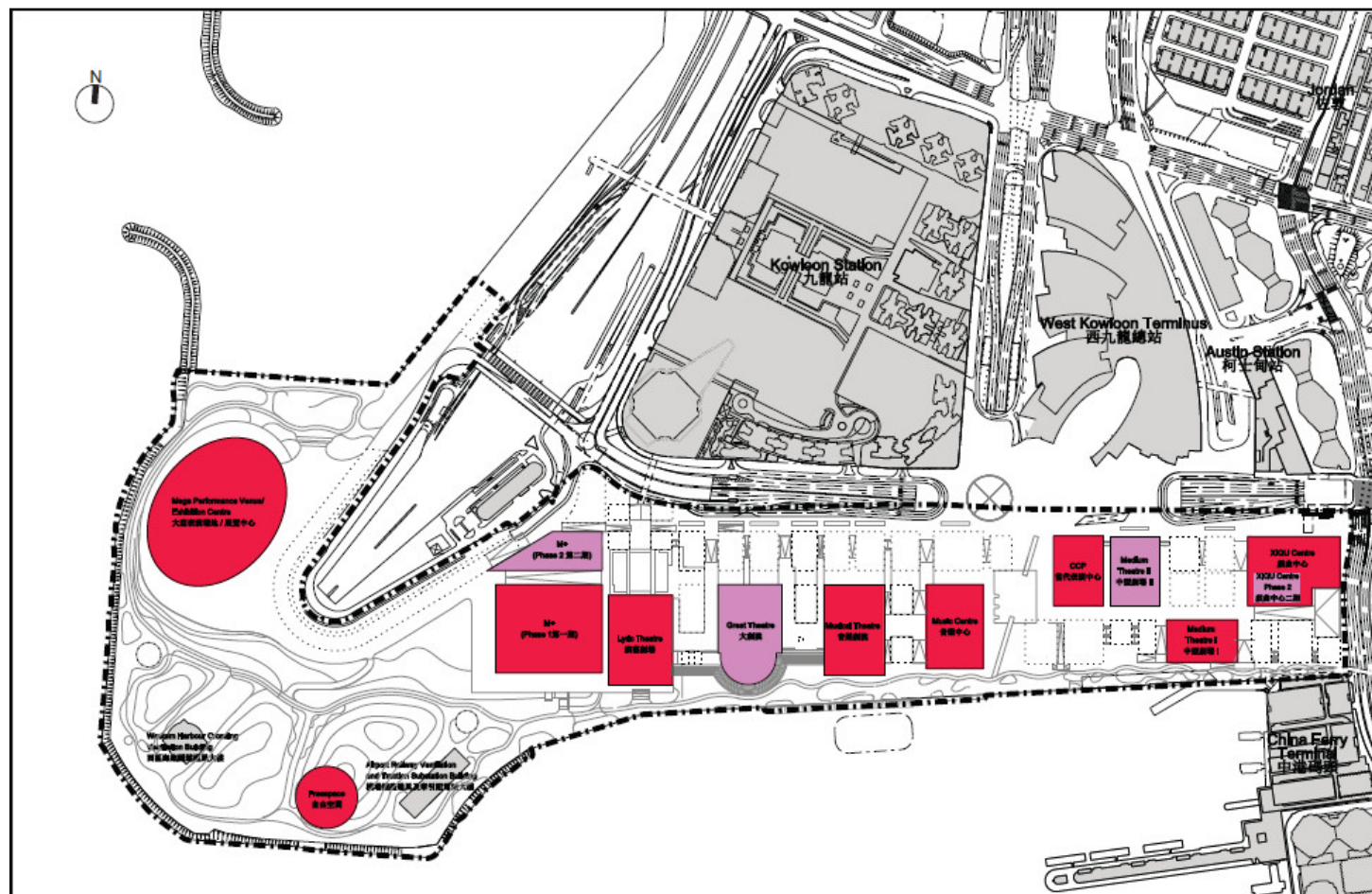
Non-building Areas

非建築用地

- One 15m-wide 一條15米闊
- One 8m-wide 一條8米闊
- Three 12m-wide 三條12米闊

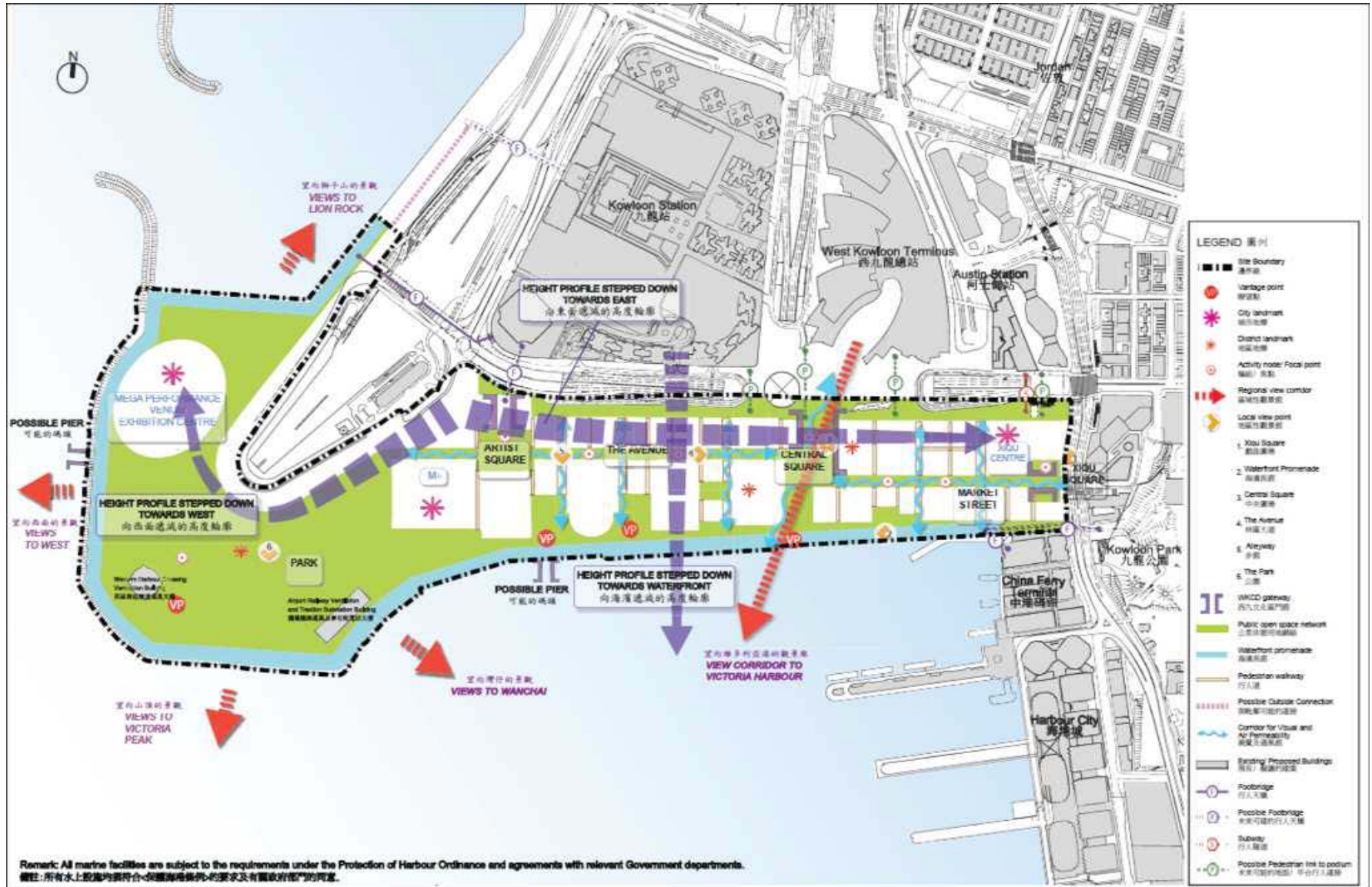
Core Arts and Cultural Facilities (CACF)

核心文化藝術設施



-  Arts and Cultural Facilities (Phase 1)
文化藝術設施 (第一期)
-  Arts and Cultural Facilities (Phase 2)
文化藝術設施 (第二期)

Proposed Urban Design Framework 擬議城市設計大綱圖



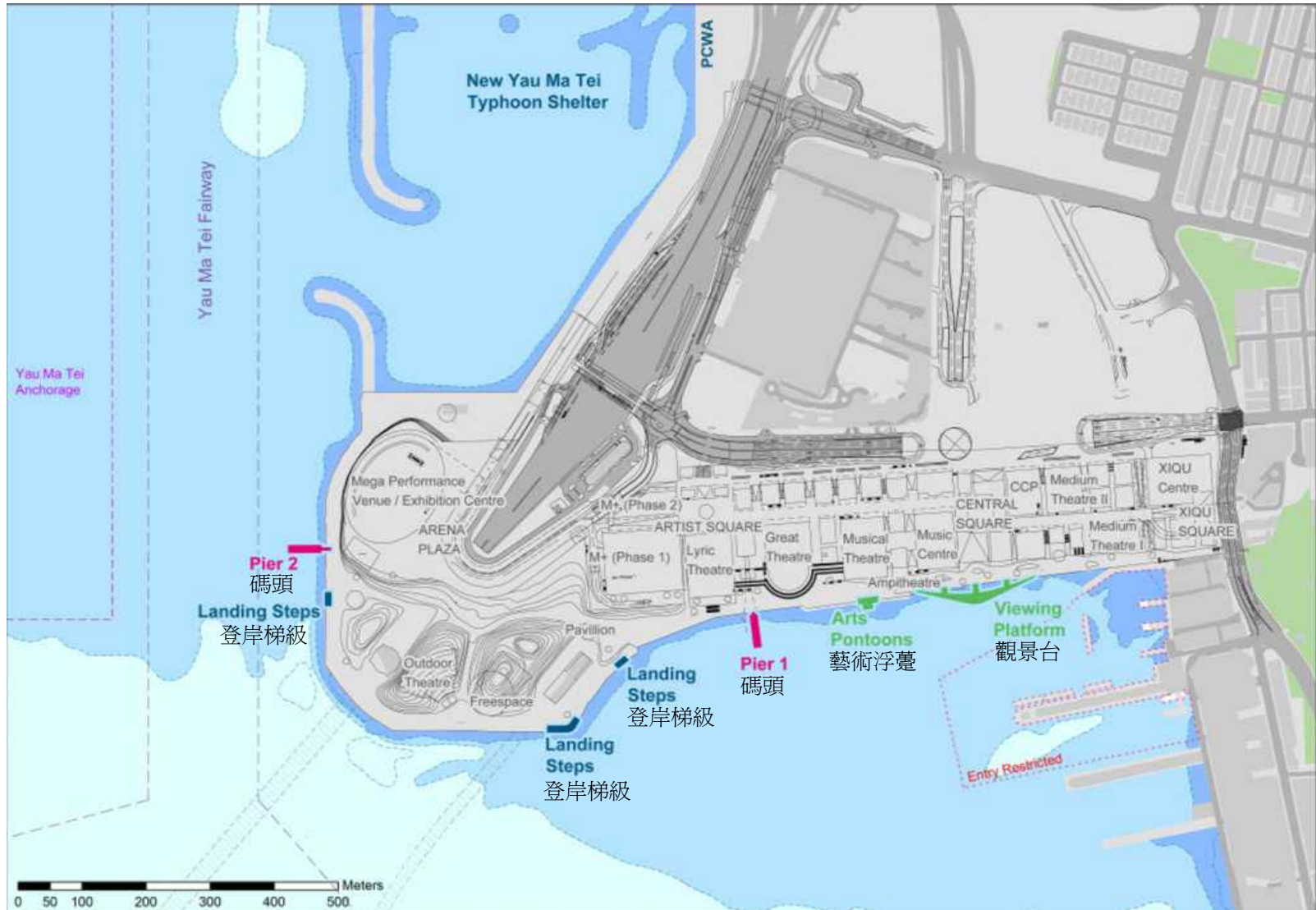
Proposed Pedestrian and Connectivity Plan

擬議行人及連接系統圖



Proposed Marine Facilities in the Modified Conceptual Plan

經修訂的概念圖則上的擬議海上設施





Thank You
多謝

NOTATION

Symbol	Symbol	Symbol
Symbol	Symbol	Symbol
Symbol	Symbol	Symbol
Symbol	Symbol	Symbol
Symbol	Symbol	Symbol
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土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

Area	Use	Area
Area 1	Use 1	Area
Area 2	Use 2	Area
Area 3	Use 3	Area
Area 4	Use 4	Area

香港城市規劃委員會根據城市規劃條例擬備的西九文化區發展圖則
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
WEST KOWLOON CULTURAL DISTRICT DEVELOPMENT PLAN

圖則編號
PLAN NO. S K20 WKCD A