



連繫社區 通達維港  
Connect the Neighbourhood Engage the Harbour

西九龍高鐵站上蓋發展項目  
KIL11262 XRL Topside Development



## Application Site included within the Harbour-Front Areas

**Guided by the relevant  
Harbourfront Planning Principles (HPP):**

## HPP3 Sustainable Development

# HPP5 Proactive Harbour Enhancement

## HPP7 Accessible Harbour

## HPP8 Public Enjoyment



# Vision of the Outline Zoning Plan

## Planning Intention of the CDA (1) zone:

“primarily for office / commercial use, into a strategic rail and high-grade office hub with the provision of open space”

## Explanatory Statement Provides Flexibility:

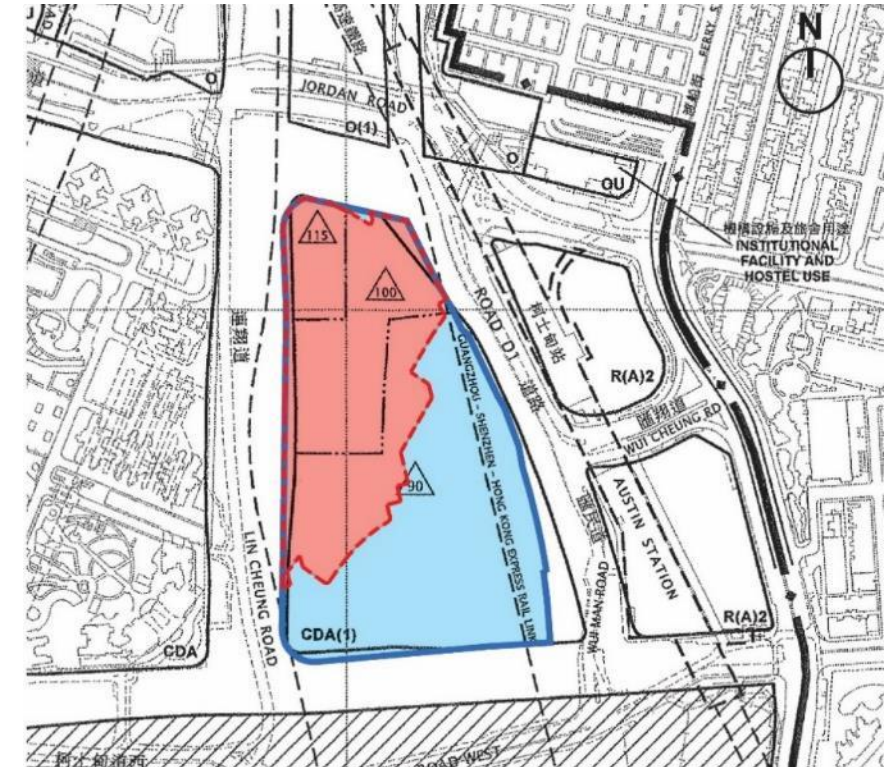
“extension of the Central Business District (CBD) from Tsim Sha Tsui”

“Grade A office...to capitalise...on XRL and the WKCD”

“flexibility for innovative design adapted to the characteristics of the site”

“greater design flexibility for iconic and sustainable architectural design”

“proposals possessing outstanding planning and design merits.”



LEGEND

- Application Site Boundary
- Development Site Indicative Boundary
- No Topside Development Zone (WKS Development)
- Topside Development zone (Development Site)



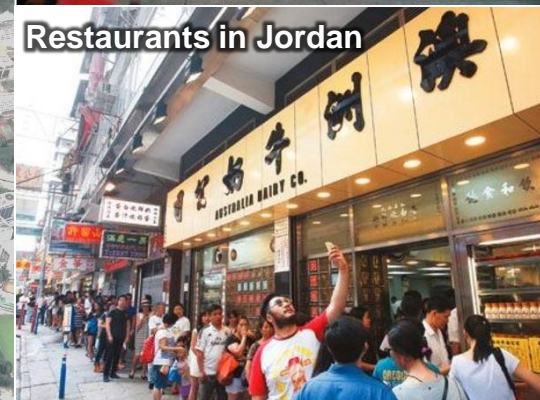
## Three Visions:

- **The West Kowloon Parkway**  
1.5km Parkway connecting Yau Tsim Mong to West Kowloon Harbourfront
- **100,000 ft<sup>2</sup> Open Space & Greenery**
- **New Kowloon**

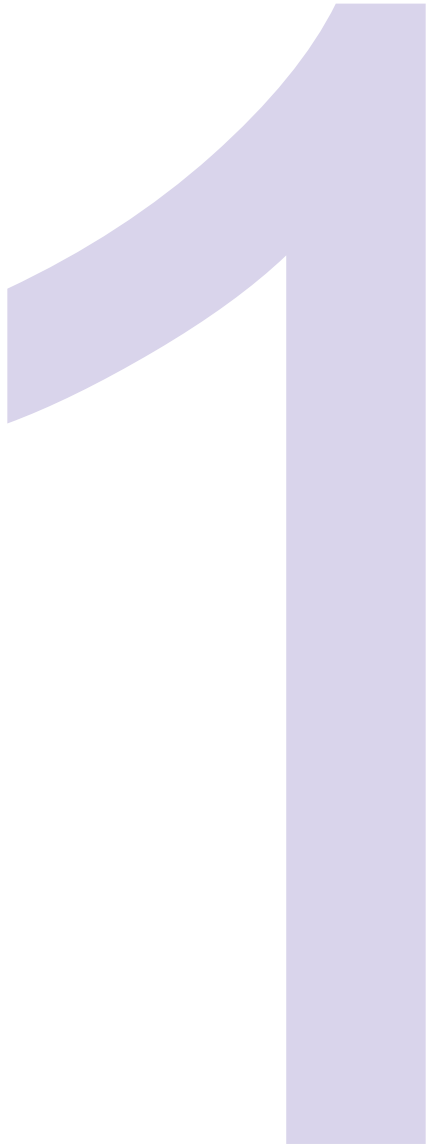




# The Missing Puzzle





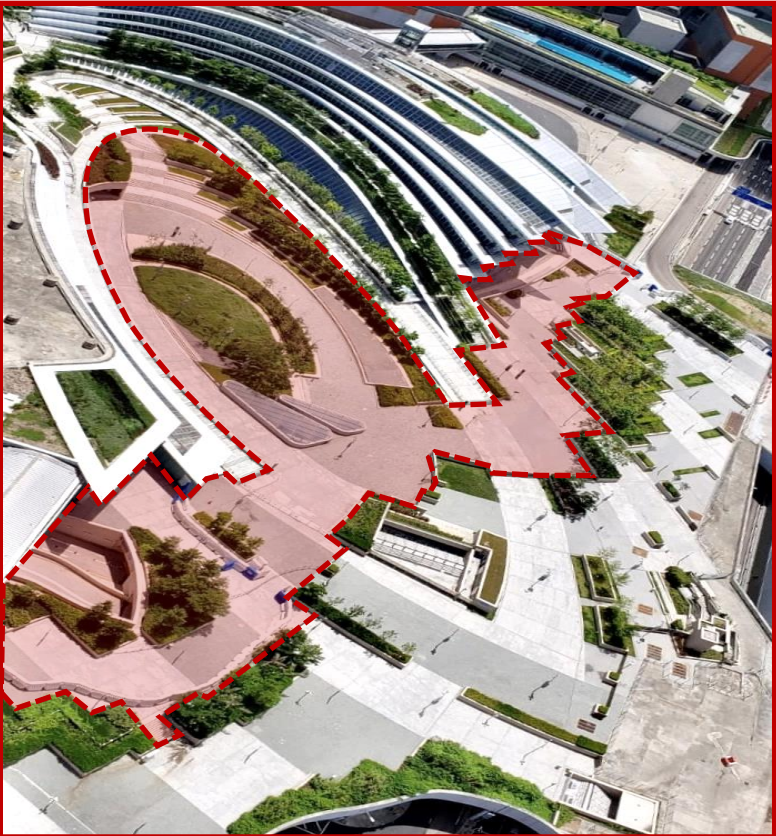
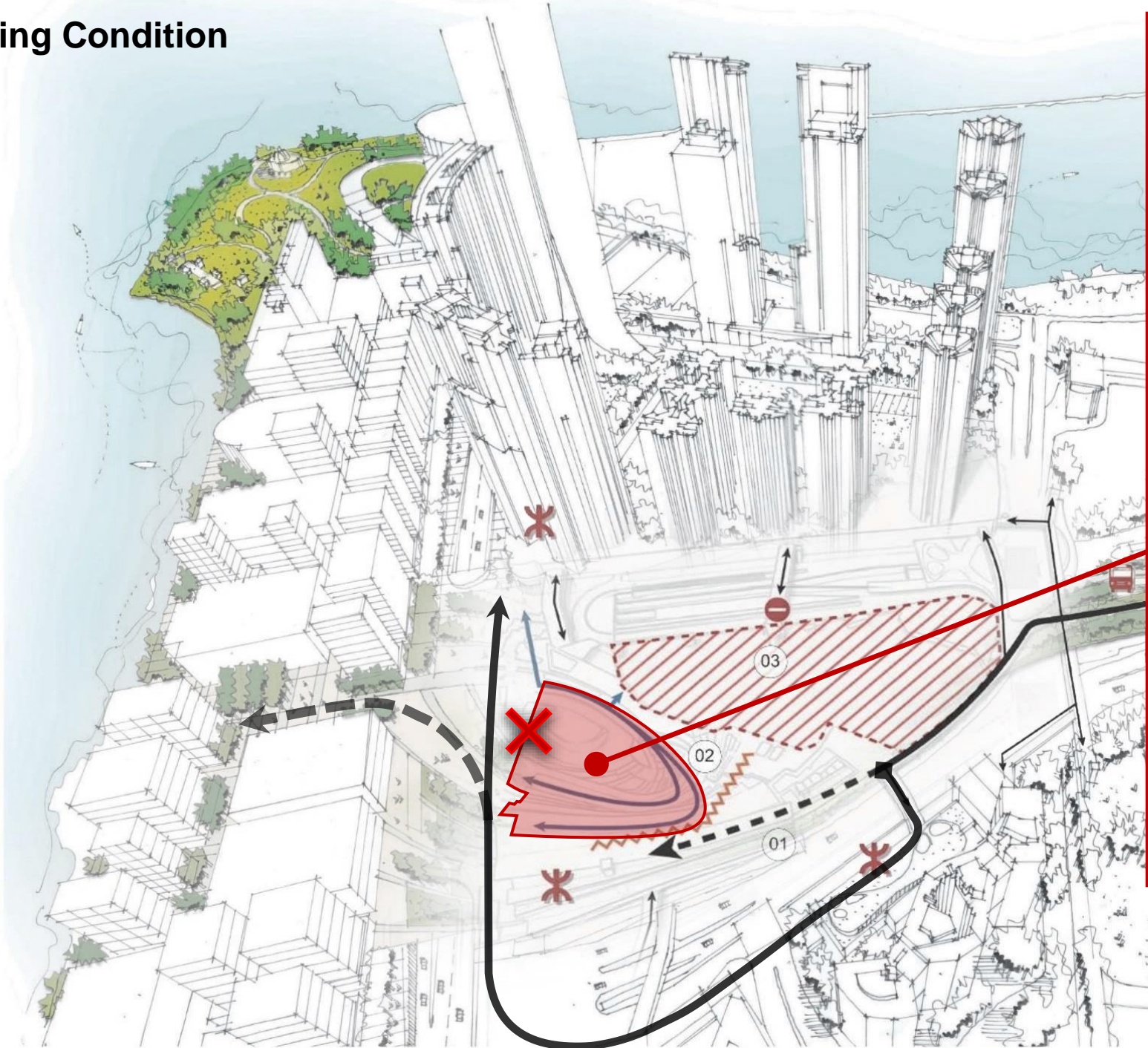


# The West Kowloon Parkway

1.5km Parkway connecting Yau Tsim Mong to  
West Kowloon Harbourfront



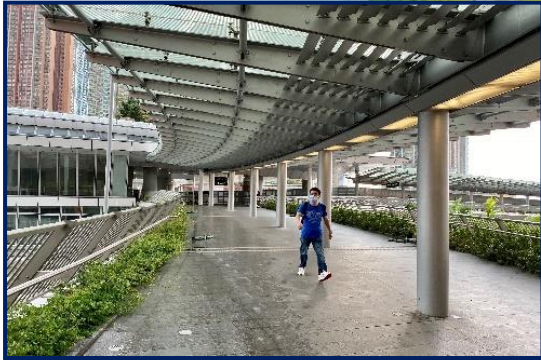
Existing Condition



Due to the closure of West Kowloon Station, part of the open space is closed. No public can access to the open space



# Existing Condition



Existing footbridge connecting Austin Station and West Kowloon Station



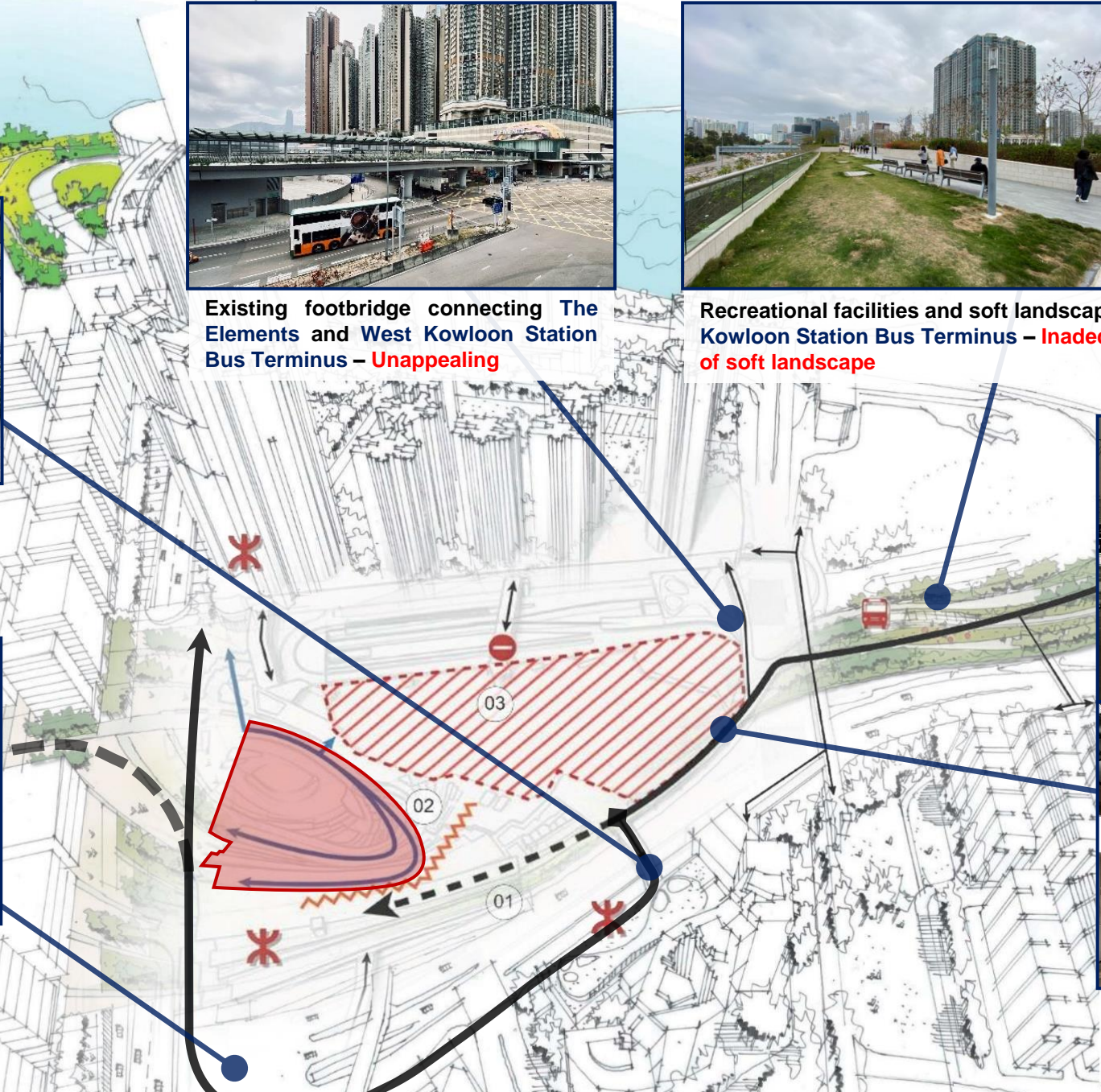
Due to the closure of West Kowloon Station, pedestrian from WKCD need to pass through Wui Man Road, Austin Station and the existing footbridge in order to go to the Landscape Deck of West Kowloon Station Bus Terminus



Existing footbridge connecting The Elements and West Kowloon Station Bus Terminus – Unappealing



Recreational facilities and soft landscape at the Landscape Deck of West Kowloon Station Bus Terminus – Inadequate facilities and lack of maintenance of soft landscape



Covered footbridge connecting Landscape Deck of West Kowloon Station Bus Terminus



西九藝術公園  
WKCD Art Park

WEST KOWLOON PARKWAY | 1.5km | 22mins walking distance

# 西九龍花園綠徑

中九龍幹線園景平台  
CKR Landscape Deck  
(under construction)

富榮花園  
Charming Garden

西九龍巴士總站  
天台花園  
WKS Bus Terminus  
Landscape Deck

高鐵上蓋  
發展項目  
XRL Topside  
Development

西九文化區  
中央廣場  
WKCD Central Square  
(under construction)

駿發花園  
Prosperous Garden

Jade Market



# WEST KOWLOON PARKWAY

- Elevated “ONE MILE” pedestrian route connecting Tai Kok Tsui to the Harbourfront
- INNOVATIVE combination of open spaces, urban attractions, lush greenery, sustainability, health and wellness, and CIVIC PRIDE
- Safe and comfortable for diverse user groups; commuters alongside active and passive leisure users

## LEGEND

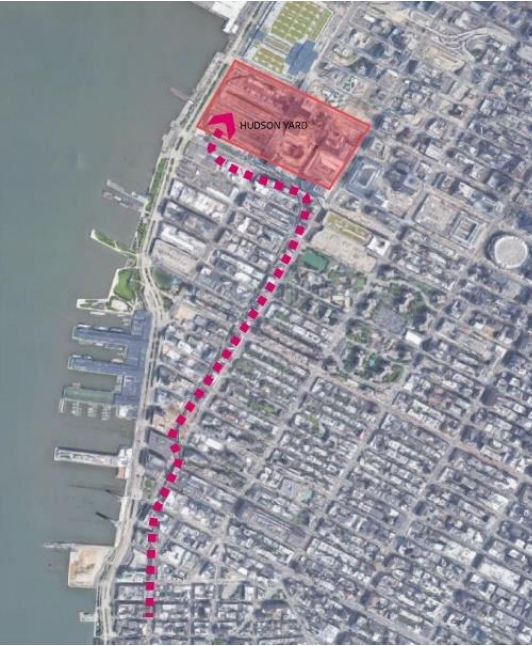
- Application Site Boundary
- - - Development Site Boundary
- ↔ West Kowloon Parkway
- Planned or existing major landscaped decks and open spaces



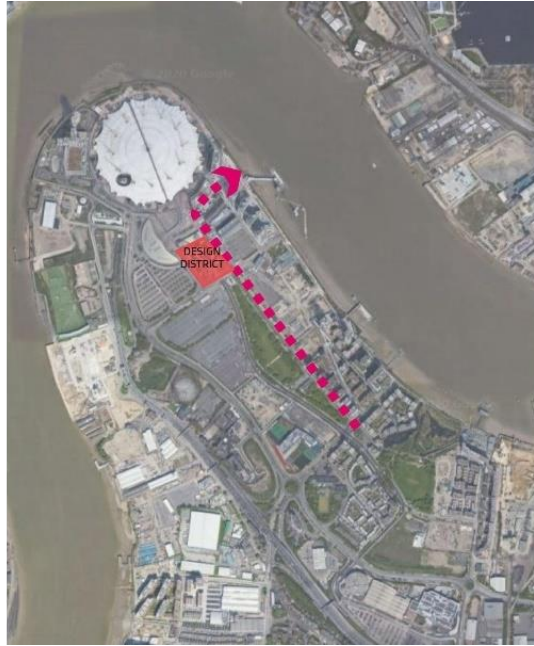
## WEST KOWLOON PARKWAY – VISION OF WIDER PEDESTRIAN CONNECTIVITY



# A NEW URBAN TYPOLOGY



**Highline–New York**  
(1.75km | 26mins walking distance)



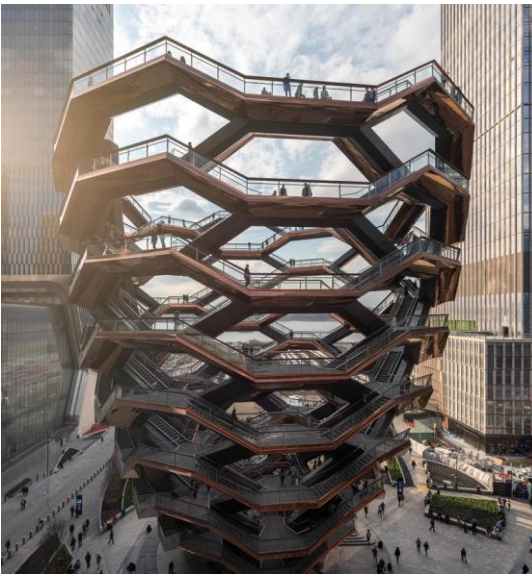
**The Tide–London**  
(1.2km | 16mins walking distance)



**High Loop–Shanghai**  
(0.8km | 11mins walking distance)



**West Kowloon Parkway–Hong Kong**  
(1.5km | 22mins walking distance)





# LIMITATIONS ON APPROVED SCHEME

## 1. Visual Impact to the Surrounding

- Wall effect from dense towers and curved form.
- The narrow gaps reduce visual and air permeability.
- Minimum setback of office towers from Lin Cheung Road.
- The long total facade length causes view obstruction.
- The stepping roof is hardly perceptible due to the minor height differences between towers.
- Large flat roofs are undesirable to be viewed from surrounding developments.



Approved MLP Scheme (2010)



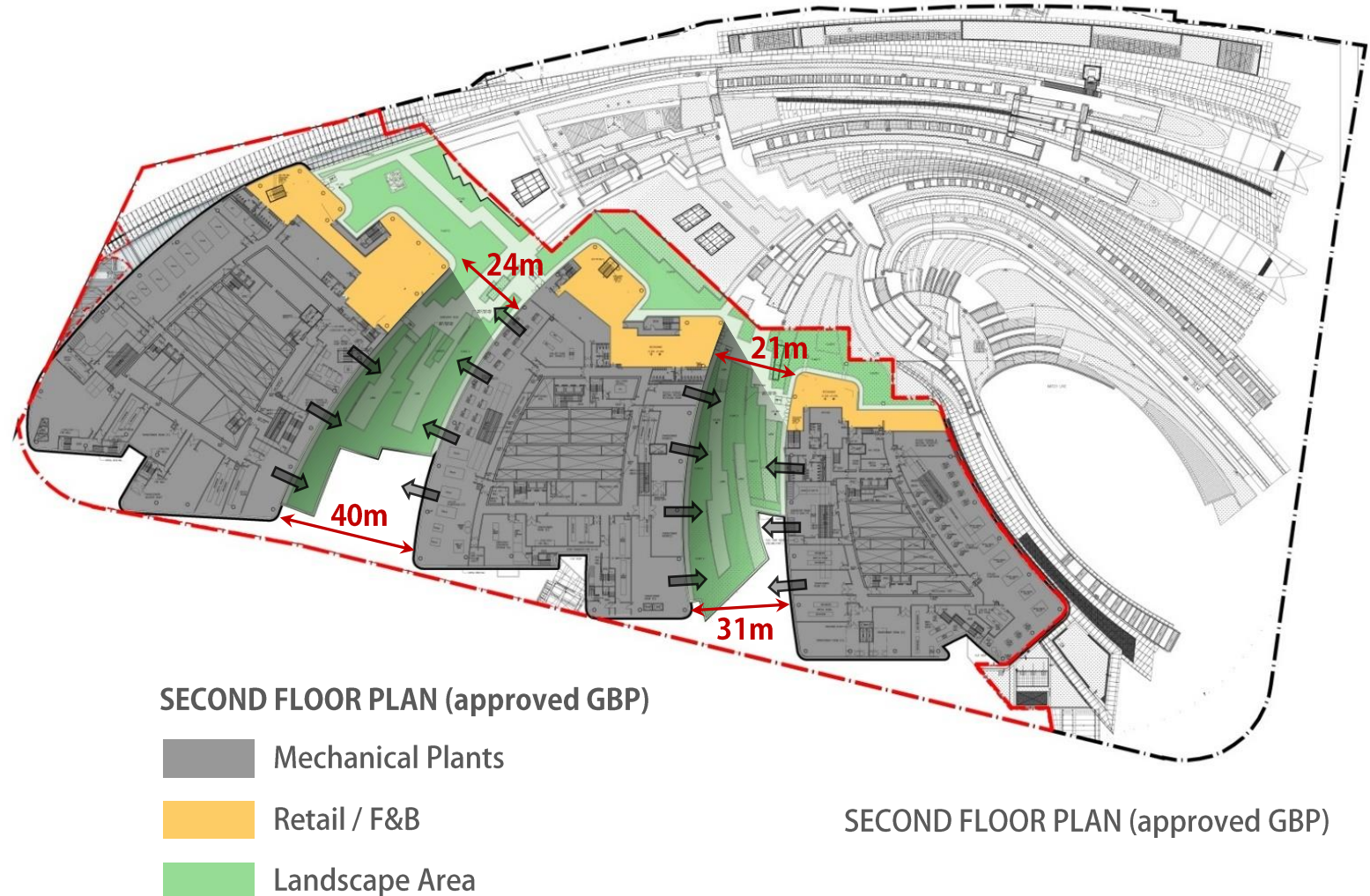
Elevational View from the West



# LIMITATIONS ON APPROVED SCHEME

## 2. Open Space

- 2nd floor podium garden overshadowed.
- Landscape creates dead-end space.
- Surrounded by major mechanical plants.
- Fragmented spaces densely planted to fulfil the greenery requirement.
- Limited access to the 2/F landscape deck.
- Insufficient open spaces to serve the large population of office workers, visitors and neighbourhood.
- Open space reduced by cutouts at the podium deck for EVA / driveway MOA to fulfil the regulatory requirements.

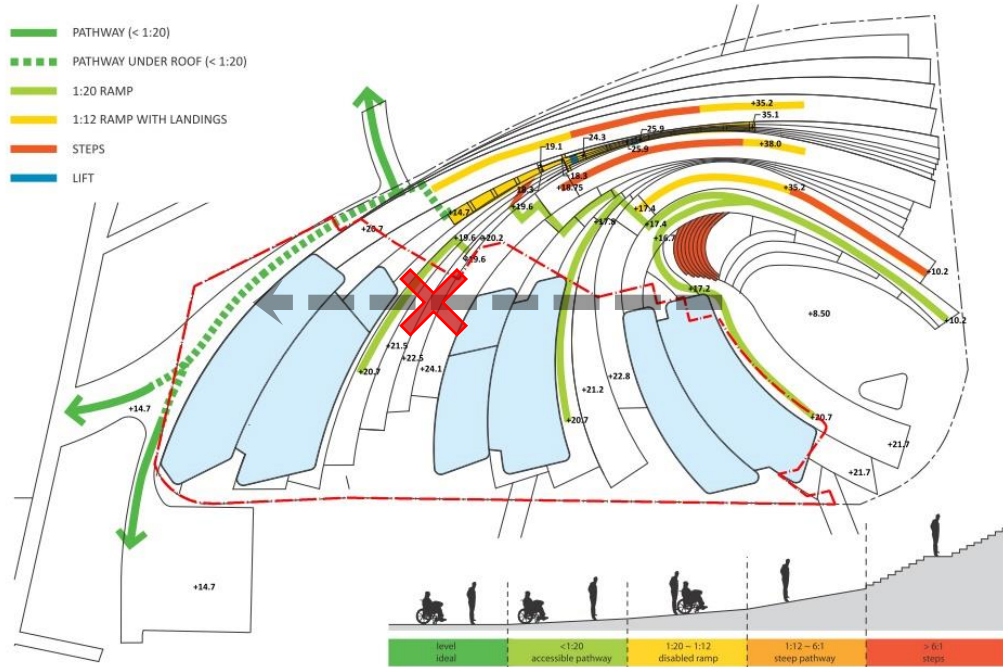




# LIMITATIONS ON APPROVED SCHEME

## 3. Urban Connectivity

- No direct public paths connecting hinterland to WKCD and harbourfront.
- It is a missed opportunity for enhancing the north-south connection.



Approved MLP Barrier-Free Access Plan (2010)

## 4. Traffic Arrangement

- Office drop-offs at ground floor are mostly covered, shared with retail drop-off and loading / unloading bays;
- A congested and unwelcoming environment for a Grade-A office arrival.
- There is no buffer space for car queueing.



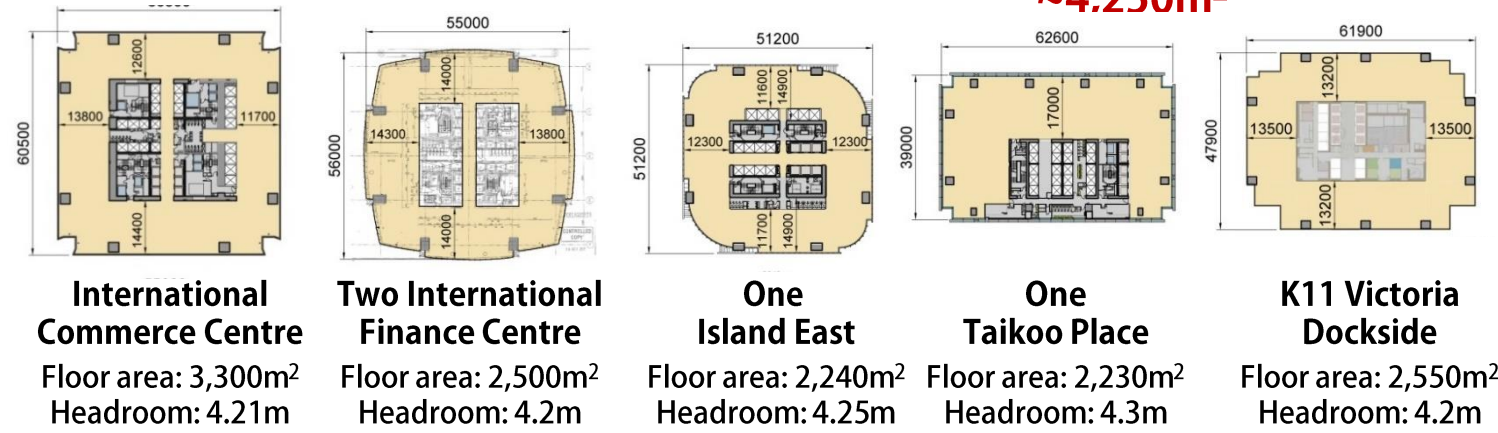
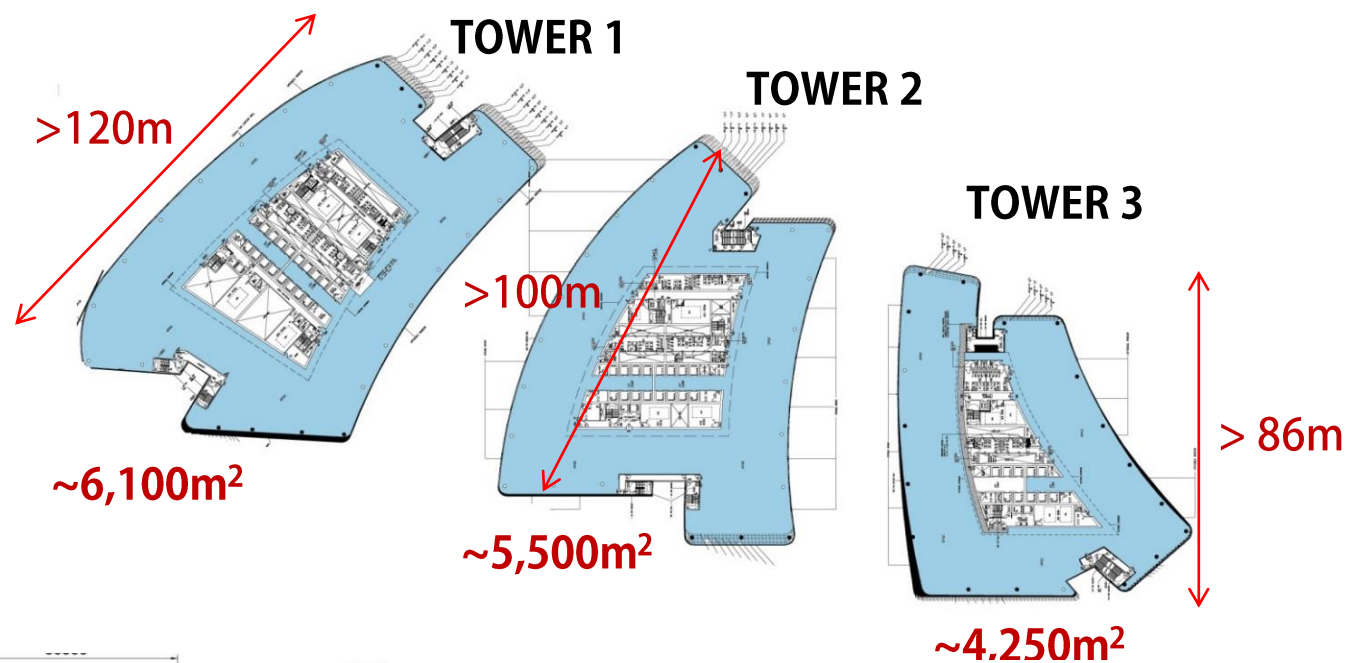
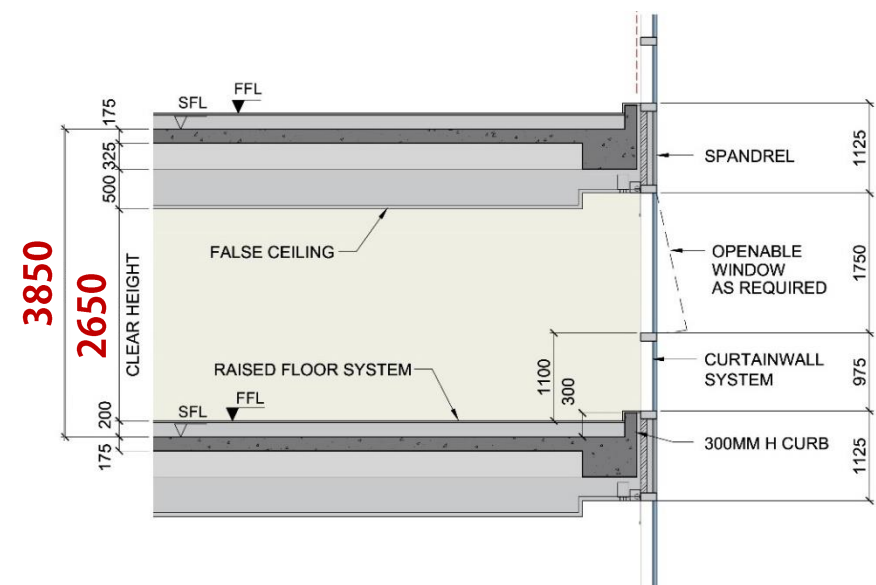
GROUND FLOOR PLAN (approved GBP)



# LIMITATIONS ON APPROVED SCHEME

## 5. Typical Office Space

- Typical floor plates area are **too large**
- Exceptionally **deep and irregular** floors are difficult for internal layout planning
- **Close proximity of towers** affects the internal work environment such as daylight / view
- The approved **3.85m floor to floor height** is not up to the current standard of **Grade-A offices or Government Office**



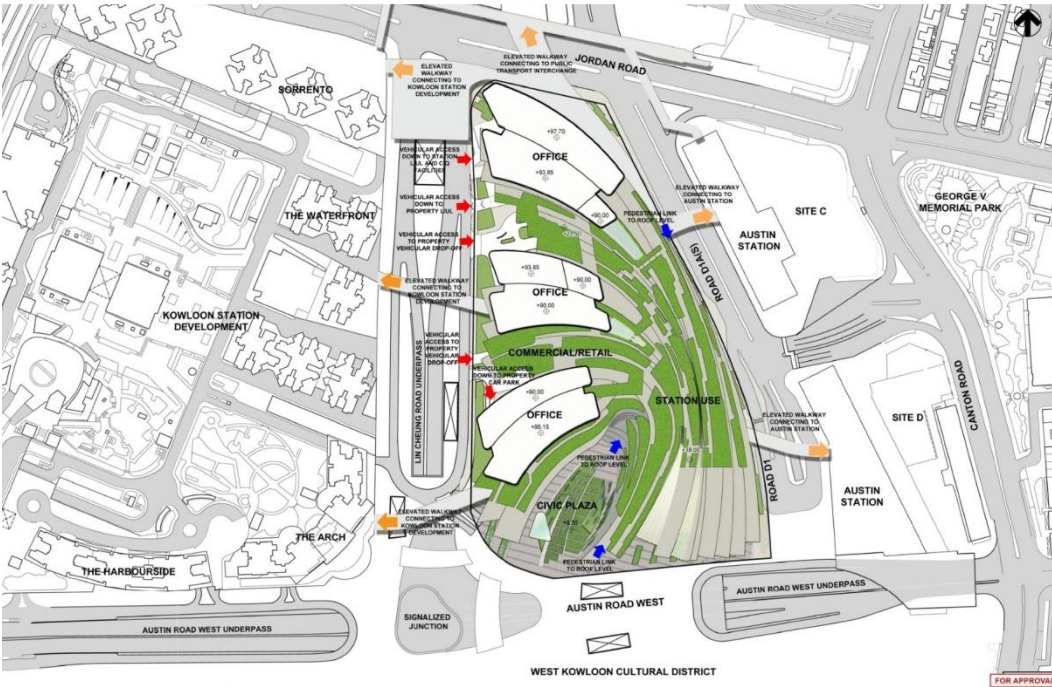
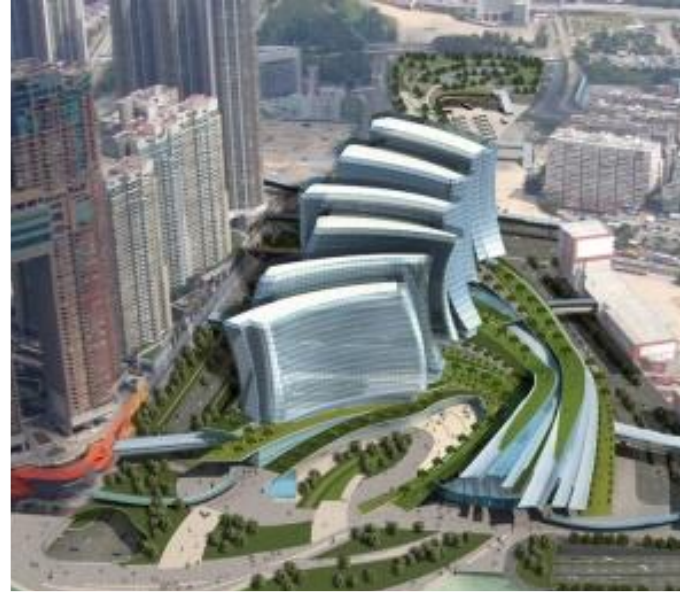
Latest Government Office Floor to Floor Height Study		
TKO Immigration Headquarters (2024)	West Kowloon Government Office (2019)	Central Government Office Block (2011)
4.325m	4.0m	4.05m



# THE APPROVED SCHEME 2010

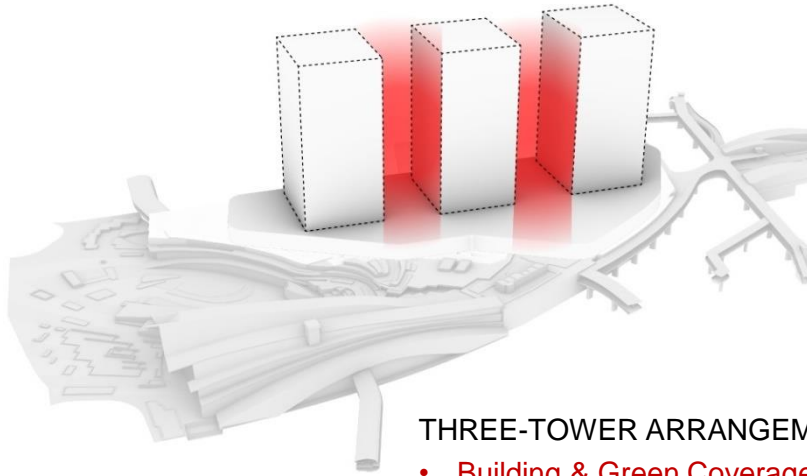
## How can this be improved?

- Create a **SIGNIFICANT PUBLIC SPACE**, open and permeable
- Stimulate a vibrant public experience through **SYNERGISTIC PROGRAMMING**
- A public realm enhanced by **INNOVATIVE MICRO-CLIMATES** and **SUSTAINABILITY** features
- Improve **TRAFFIC FLOW**



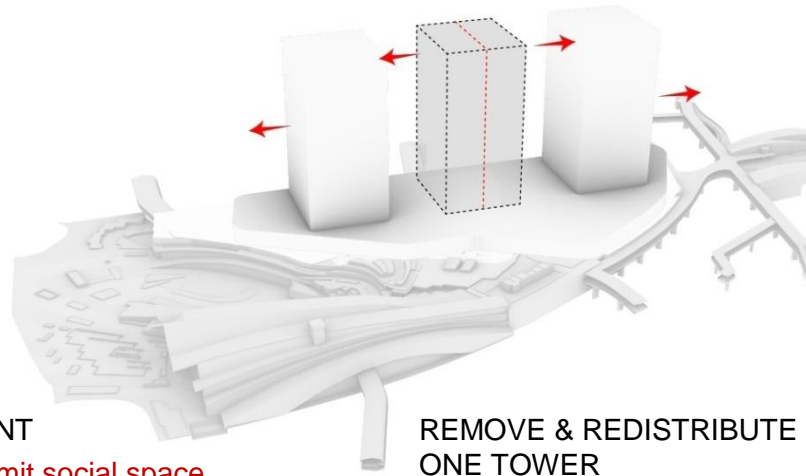


# PRELIMINARY MASSING STUDIES | CREATING PERMEABLE & ACTIVE OPEN SPACE



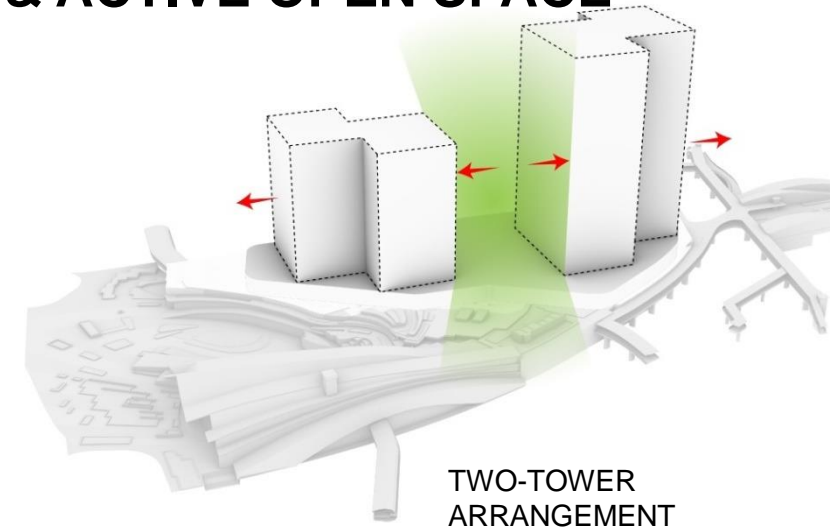
THREE-TOWER ARRANGEMENT

- Building & Green Coverage limit social space
- Problematic Building Adjacencies
- Problematic Programme Interfaces



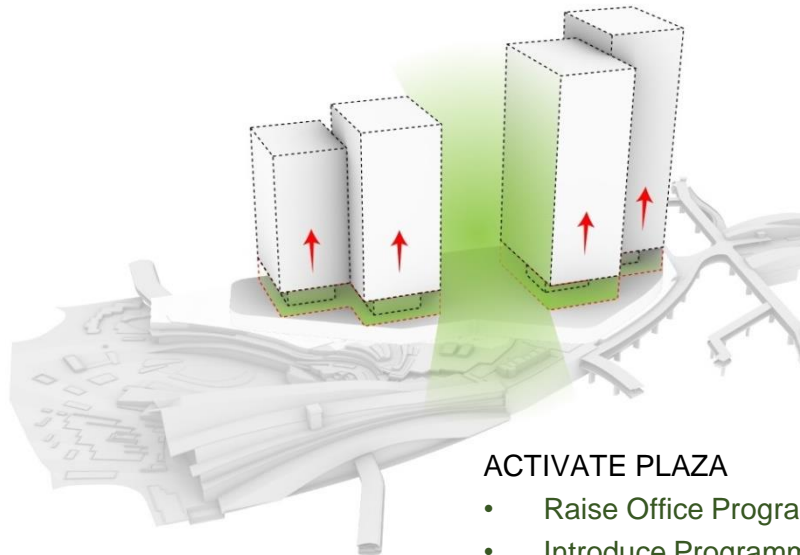
REMOVE & REDISTRIBUTE ONE TOWER

- Consolidates Building Coverage & Masses



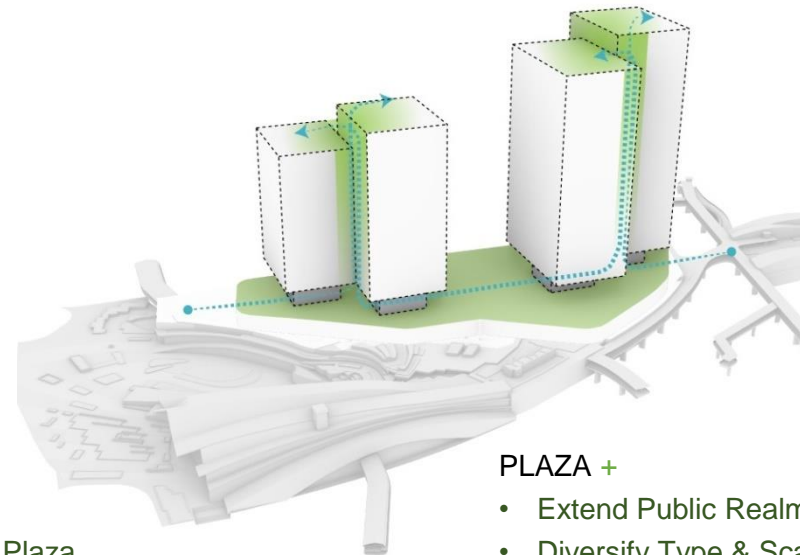
TWO-TOWER ARRANGEMENT

- Permeable Public Space
- More Focal Space
- Improved Building Adjacencies



ACTIVATE PLAZA

- Raise Office Programme
- Introduce Programme to energize Plaza
- Create sustainable microclimate below towers



PLAZA +

- Extend Public Realm to Perimeter
- Diversify Type & Scale of Public Space
- Expand Green Coverage without Compromising Usability



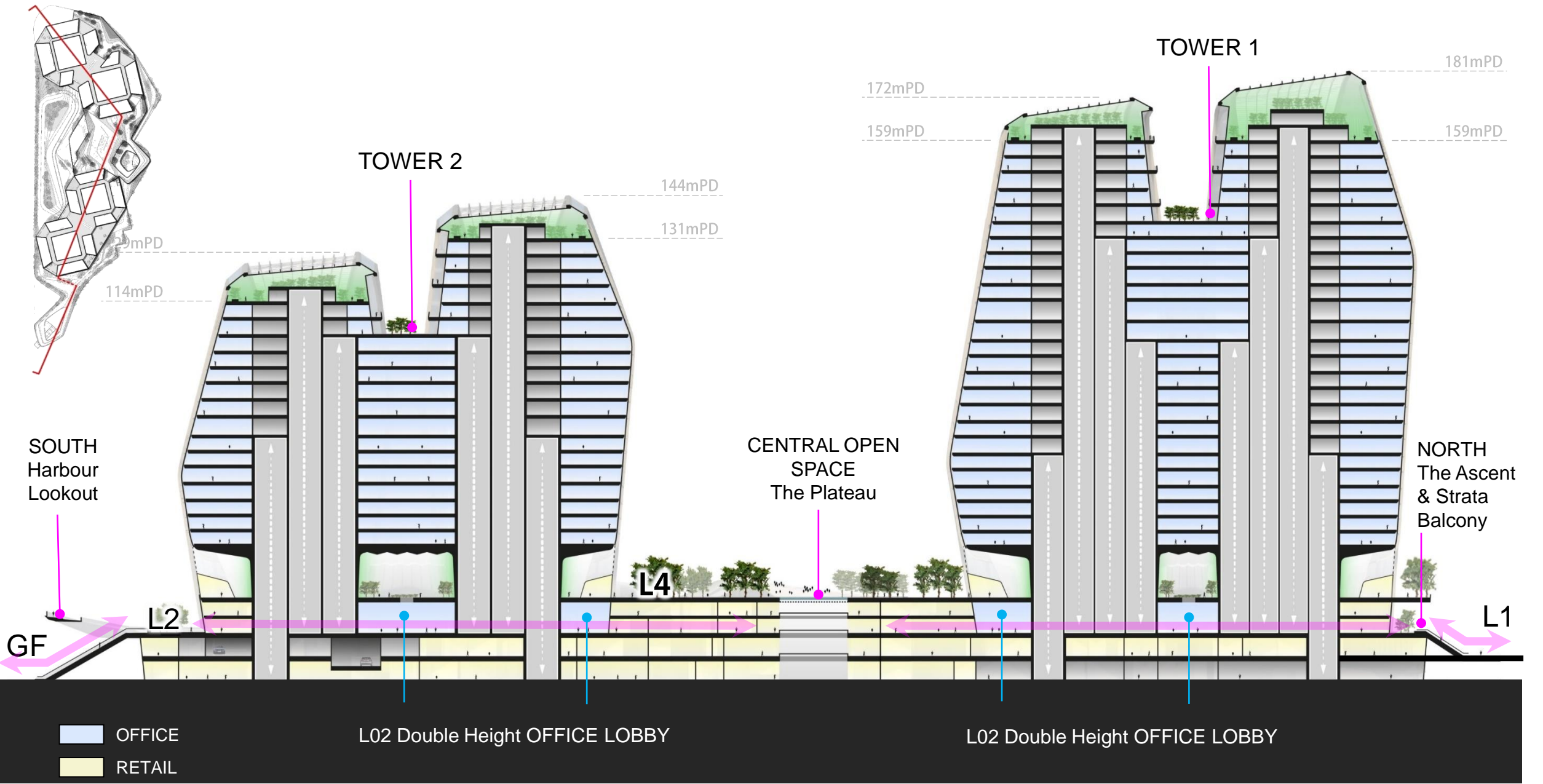
# WEST KOWLOON PARKWAY

24-hr Parkway connecting Yau Tsim Mong  
to West Kowloon Harbourfront





# WEST KOWLOON PARKWAY | ACCESS & APPROACH





# WEST KOWLOON PARKWAY | ICONIC FEATURES AND DESTINATION

Harbour Lookout



Parkway Plaza & the Halo



24-hr Retail Pavilions



The Ascent & Strata Balcony





# L2 SOUTH ARRIVAL | HARBOUR LOOKOUT







# L2 SOUTH ARRIVAL | HARBOUR LOOKOUT



# L2 CENTRAL ICONIC FEATURE | PARKWAY PLAZA & THE HALO





# CENTRAL ICONIC FEATURE | PARKWAY PLAZA & THE HALO

South Entrance  
Harbour  
Lookout

Observation Deck  
The Halo

L4 Central Open Space  
Community  
Square

West  
Kowloon  
Parkway





NORTH ARRIVAL

# The Strata Balcony





2

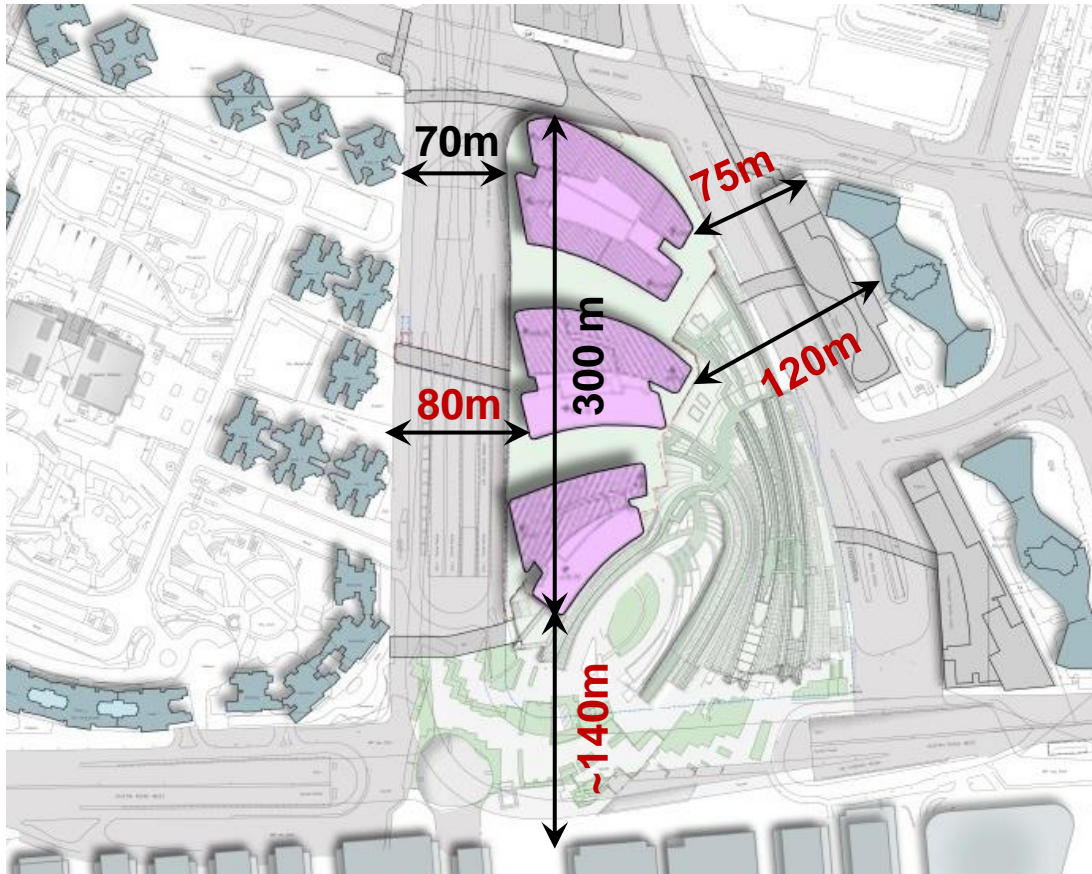
**100,000平方尺開放空間**

**優化景觀綠化**

**Enhanced Open Space & Greenery**

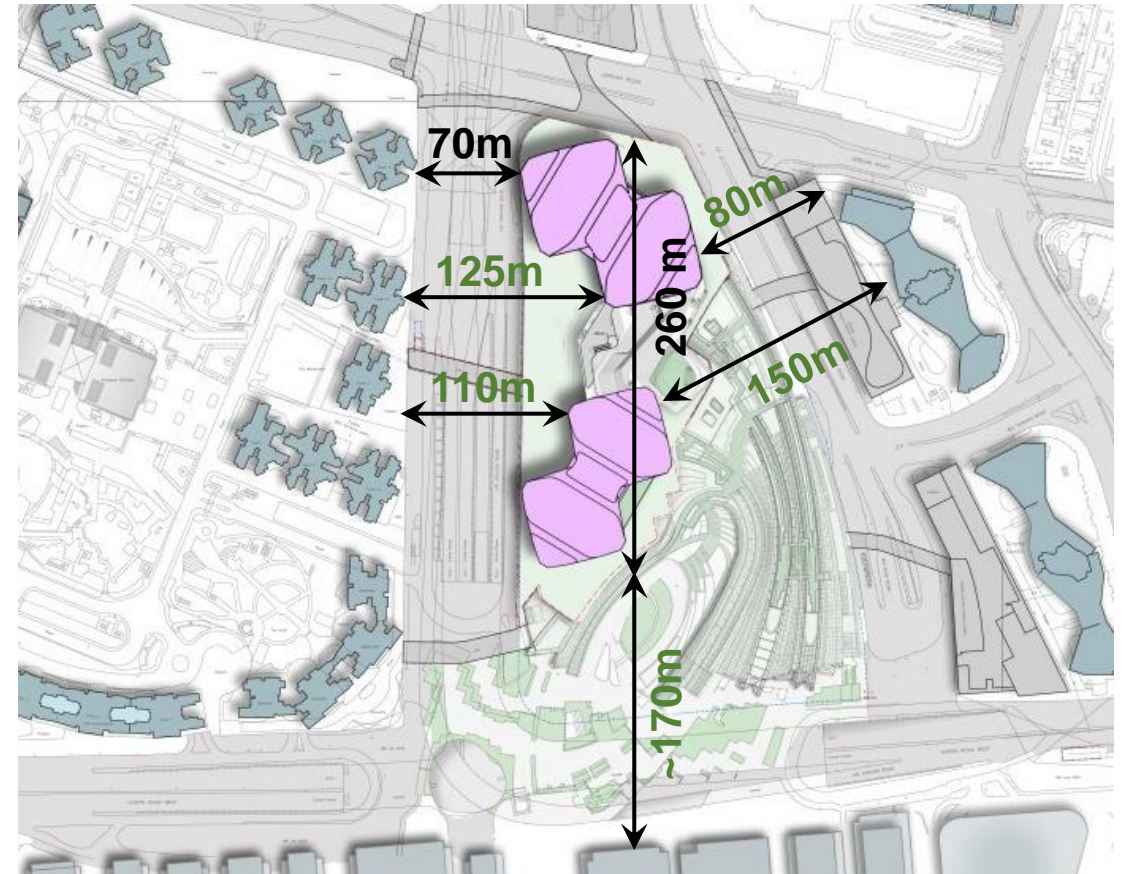


# COMPARISON WITH THE APPROVED SCHEME | SET BACK FROM NEIGHBOURS



Approved MLP

- Long total projected facade length, obstructs view from Kowloon Station developments;
- Towers abutting Lin Cheung Road with minor setback;
- Width of the gaps between towers in the range of 21- 40m;
- Curvilinear gaps lessen view and air permeability



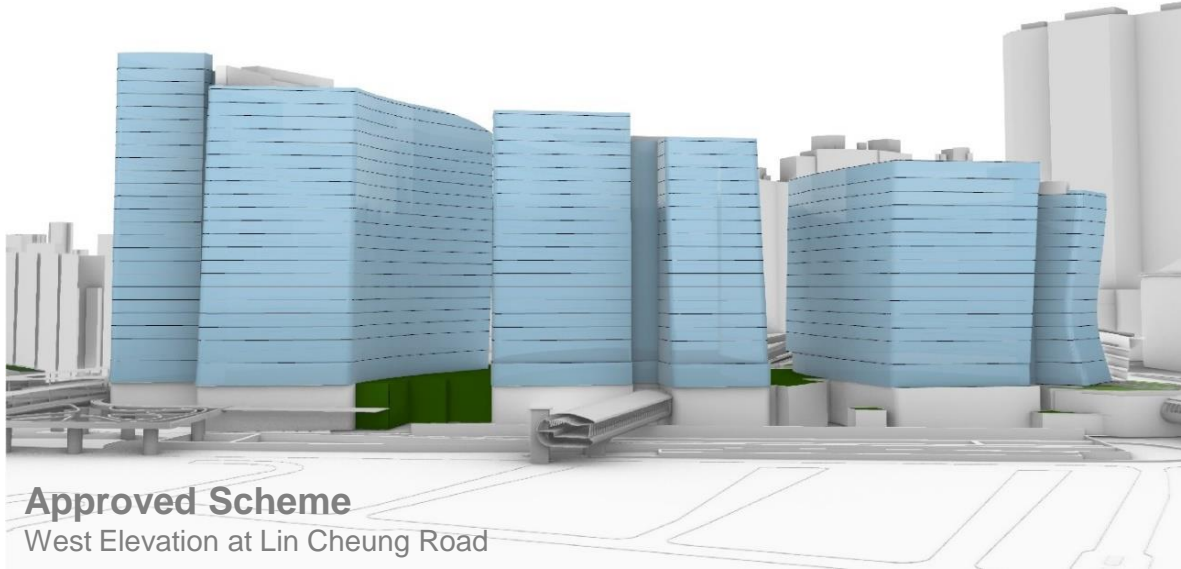
PROPOSED SCHEME

- 13% reduction in total projected facade length
- Towers setback from Lin Cheung Road is substantially increased
- Improved distance between the new towers and all existing surrounding developments;
- Single gap between towers not less than 50m



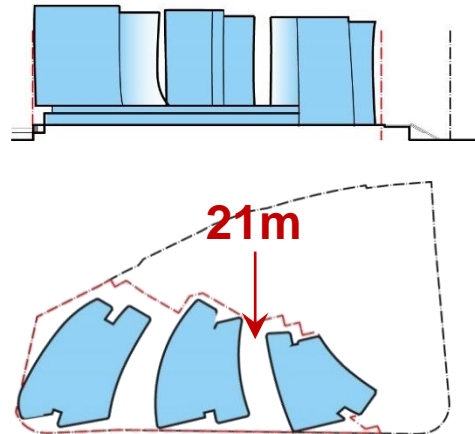
# SITE PLANNING AND BUILDING ARRANGEMENT

## IMPROVED VISUAL IMPACT & PERMEABILITY



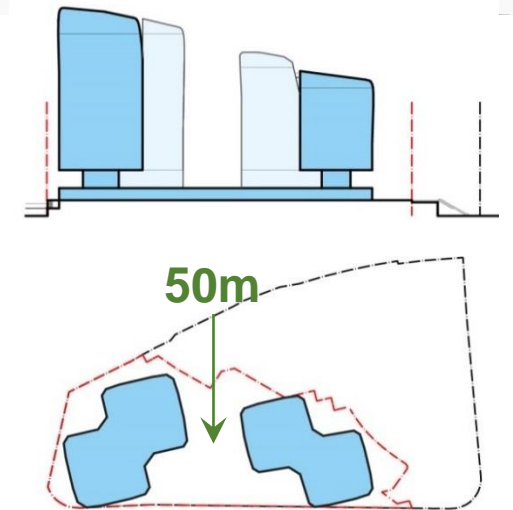
### Existing height constraints Limiting Site Permeability

- Wall Effect at Lin Cheung Road
- Overlooking between towers & Shading Casting on Podium Roof



### Benefits of Setbacks and Larger Open Space

- Improved View access and permeability across site
- Better Air Movement & Daylight penetration
- Encourage More Outdoor Circulation & Activities





## ENHANCED OPEN SPACE & GREENERY



Proposed Scheme Open Space:

- **Total Open Space: ~100,000ft<sup>2</sup>**

→ More than **quadruple** of Approved Scheme (**24,000ft<sup>2</sup>**)

Proposed Scheme Green Coverage

**10% more than Approved Scheme**





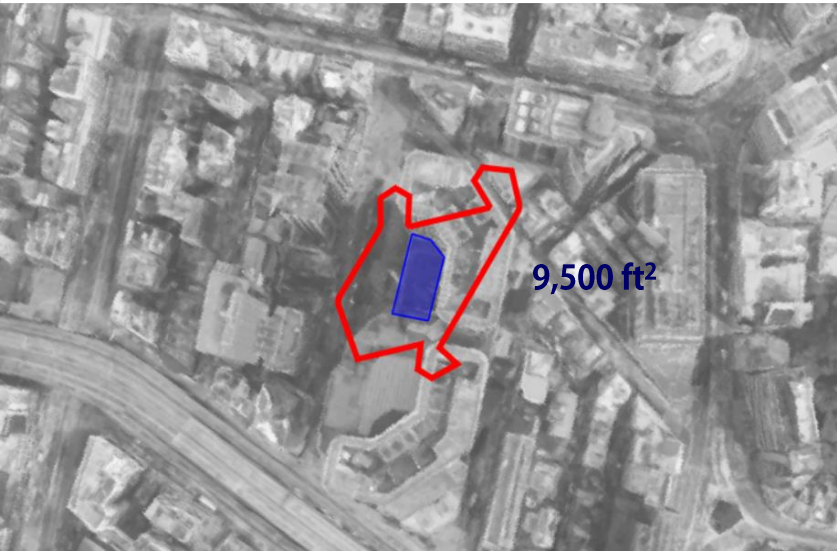
## L04 ICONIC OPEN SPACE | COMMUNITY SQUARE



### A Landmark Urban Destination . . .

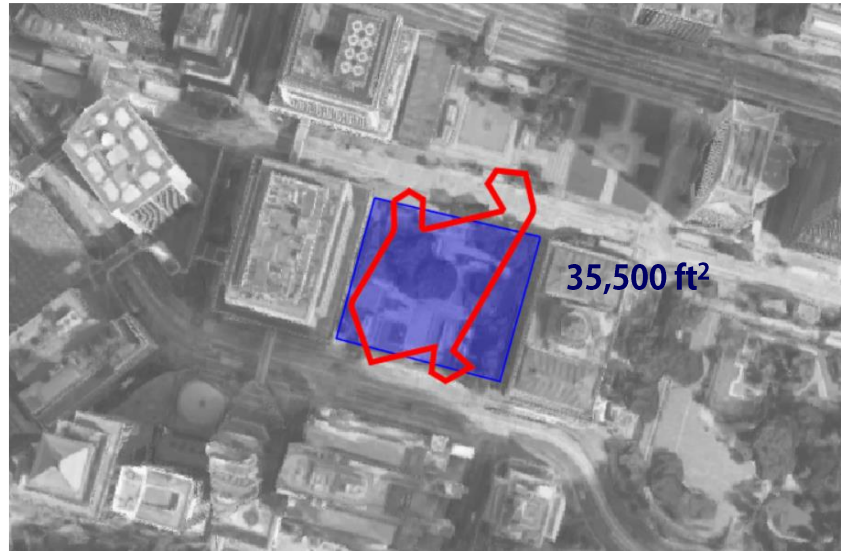
- Heart of the site and focal point in the greater surroundings
- Freely accessible to everyone, attracting nearby residents and visitors from further afield
- Outdoor leisure, events and adjacent retail ensure the plaza has a vibrant life of its own
- 3,500m<sup>2</sup> amenity benefitting office worker well-being





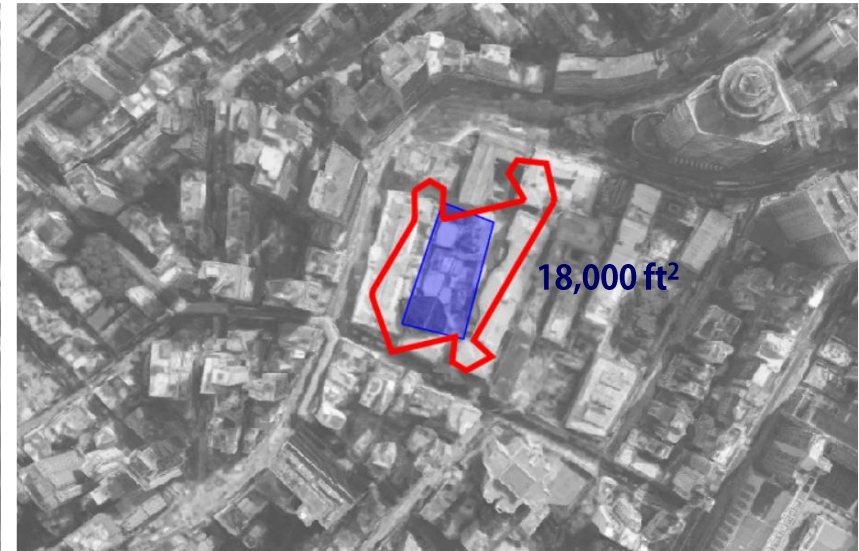
**TIMES SQUARE,  
CAUSEWAY BAY**  
Size: 9,500 ft<sup>2</sup>

Retail edge  
Seating  
Performances  
Installations



**STATUE SQUARE,  
CENTRAL**  
Size: 35,500 ft<sup>2</sup>

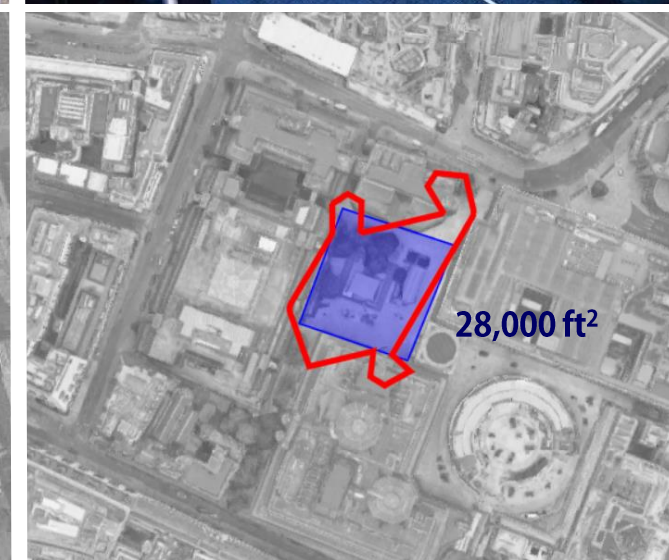
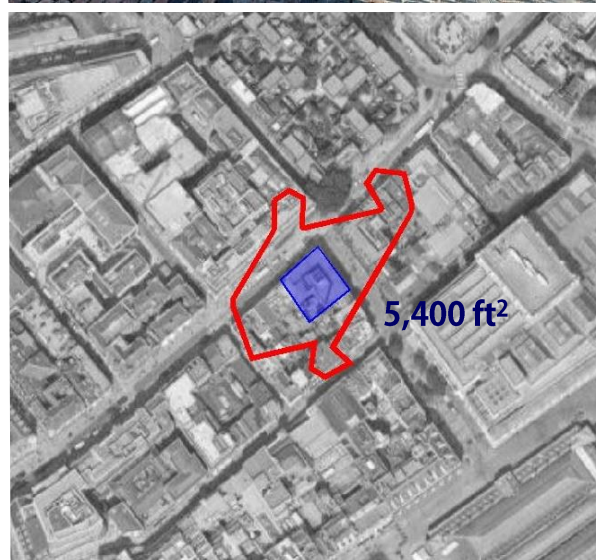
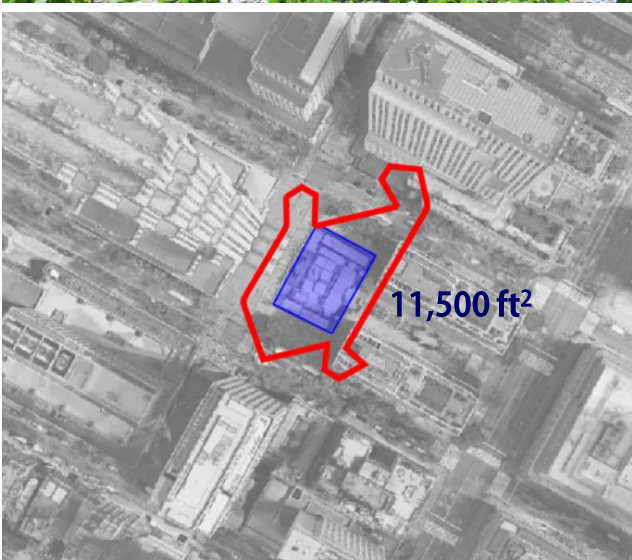
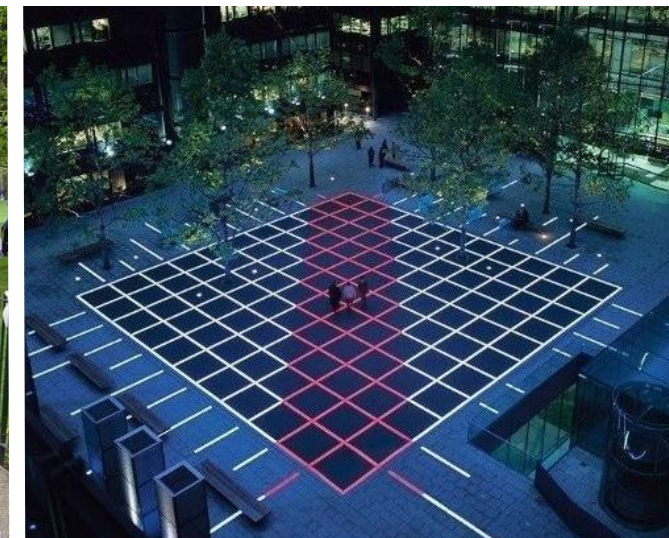
Seating  
Planting  
Fountain pool  
Statues and installations



**TAI KWUN CENTRE,  
CENTRAL**  
Size: 18,000 ft<sup>2</sup>

Retail with F&B edge  
Seating  
Planting





**New York, USA**  
**ROCKEFELLER PLAZA**  
 Size: 11,500 ft<sup>2</sup>

Retail with F&B edge  
 Events  
 Temporary ice rink  
 Seating & Planting  
 Fountain pools

**London, England**  
**Covent Garden**  
 Size: 5,400 ft<sup>2</sup>

Retail with F&B edge  
 Market place  
 Event Space

**London, England**  
**Hyde Park Speakers' Corner**  
 Size: 17,800 ft<sup>2</sup>

Open Landscape  
 Performance venue  
 Outdoor Seating Area

**London, England**  
**FINSBURY AVENUE SQ**  
 Size: 28,000 ft<sup>2</sup>

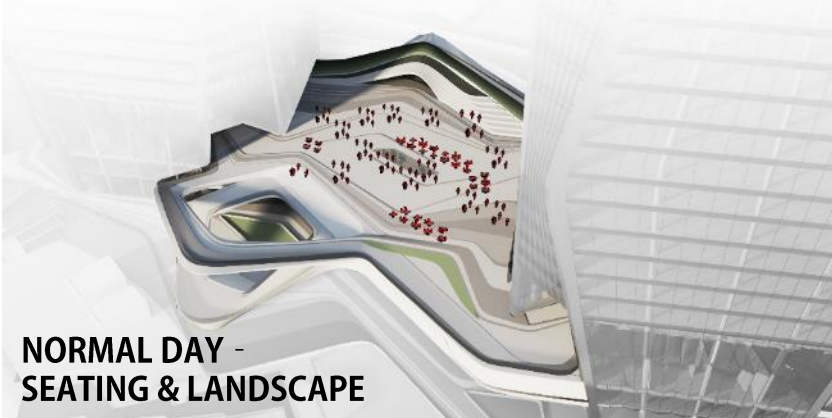
Seating & Planting  
 Events  
 Retail with F&B edge  
 Lighting Installation



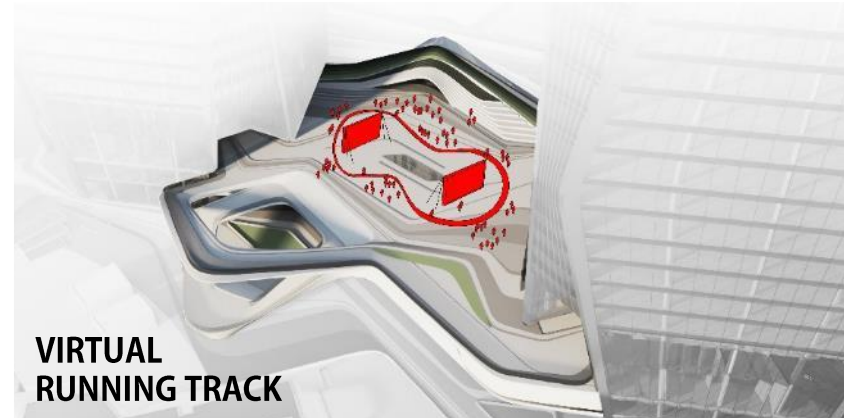
# L4 PREMIUM CIVIC SPACE | THE PLATEAU COMMUNITY SQUARE



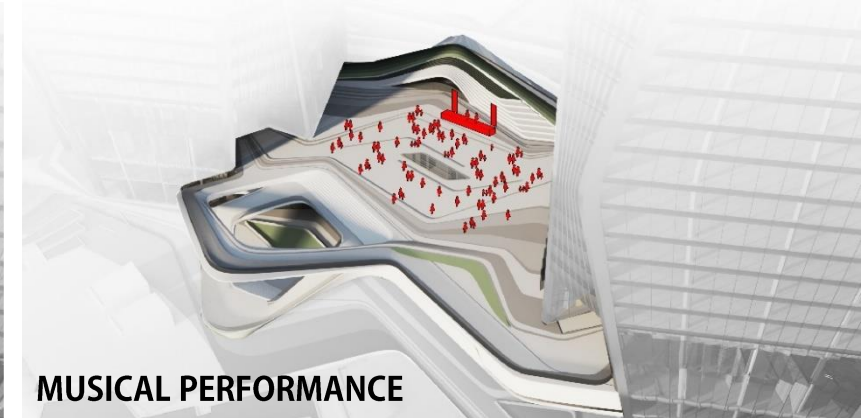




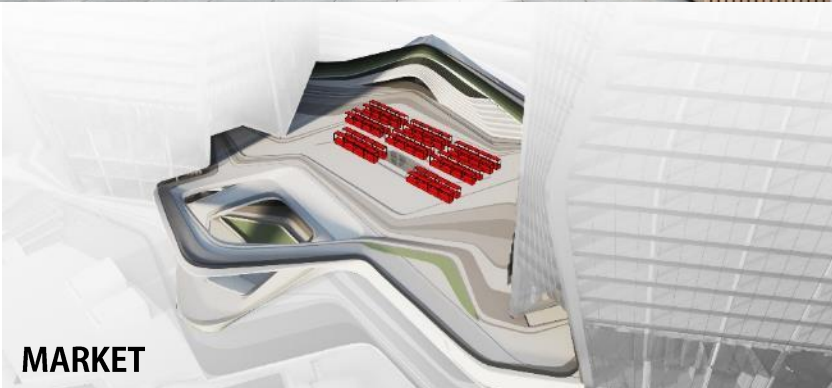
**NORMAL DAY -  
SEATING & LANDSCAPE**



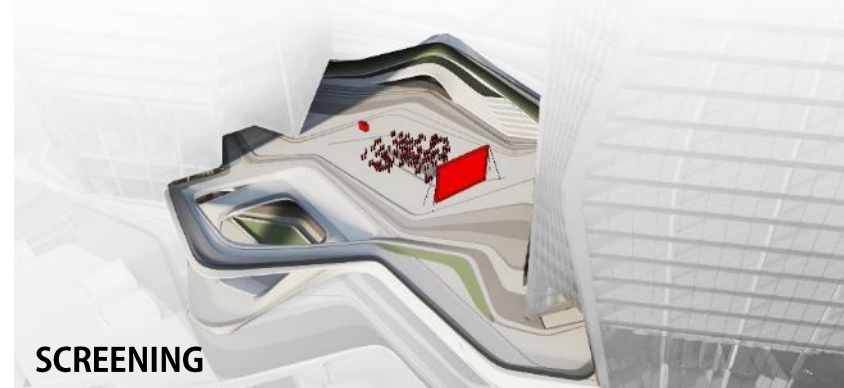
**VIRTUAL  
RUNNING TRACK**



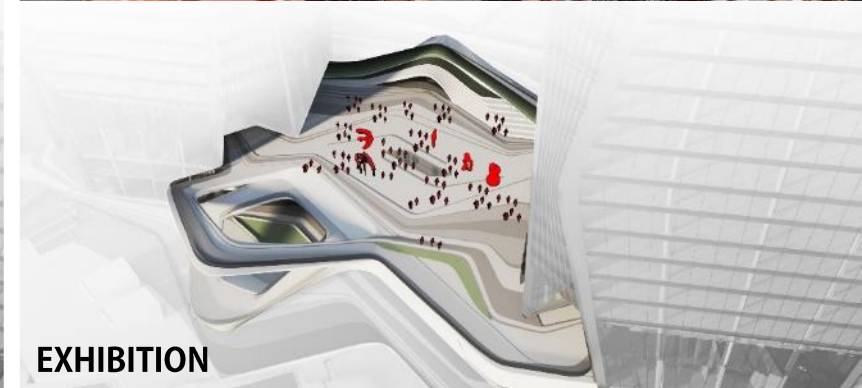
**MUSICAL PERFORMANCE**



**MARKET**



**SCREENING**



**EXHIBITION**





# L4 PREMIUM CIVIC SPACE | PUBLIC EVENT SPACE CAPACITY STUDIES

Area of Open Space:

Approx. 38,000ft<sup>2</sup>

Area of Civic Space: ~11,500ft<sup>2</sup>

Capacity: ~3,800 people  
(based on 1 person per 3ft<sup>2</sup>)



Scenario A: Normal Day

Usable Space: 1 person / 35 ft<sup>2</sup>

Capacity: 350 people



Scenario B: Musical Performance

Usable Space: 1 person / 7 ft<sup>2</sup>

Capacity: 1,600 people



Scenario C: Market & Fair

Usable Space: 2-4 people / 30 ft<sup>2</sup>

Capacity: 2,500 – 5,000 people



Scenario D: Screening Event

Usable Space: 1 person / 4 ft<sup>2</sup>

Capacity: 2,660 people



A - NORMAL DAY



B - PERFORMANCE / EXHIBITION EVENT



C - MARKET & FAIR



D - SCREENING EVENT



L4 OPEN SPACE

# COMMUNITY SQUARE





3

疫情終過去 未來新西九

Post Covid-19 Future Kowloon



# POST COVID-19: IMPACT ON OFFICE DESIGN HEALTH AND WELL-BEING

## Sky Garden & Double Height Terrace

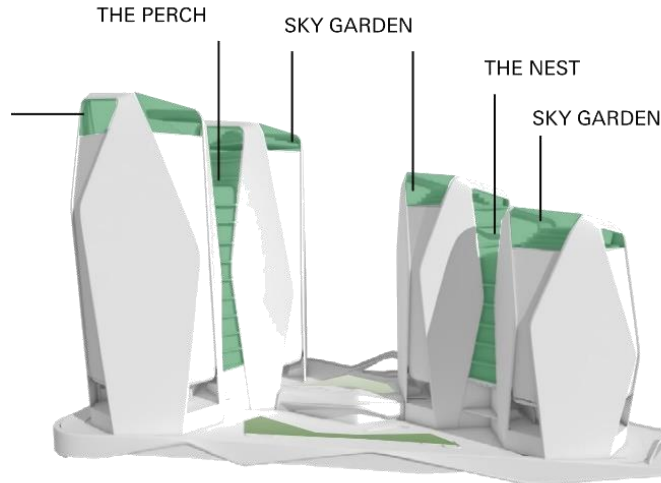
### 1. Easily Accessible Outbreak Area

- Facilitate social distancing
- Reduce pathogen dissemination in the dense community



### 2. Biophilic Terrace

- Immersive greenery with trees
- Cultivate mind relaxation
- Air pollutants disposition

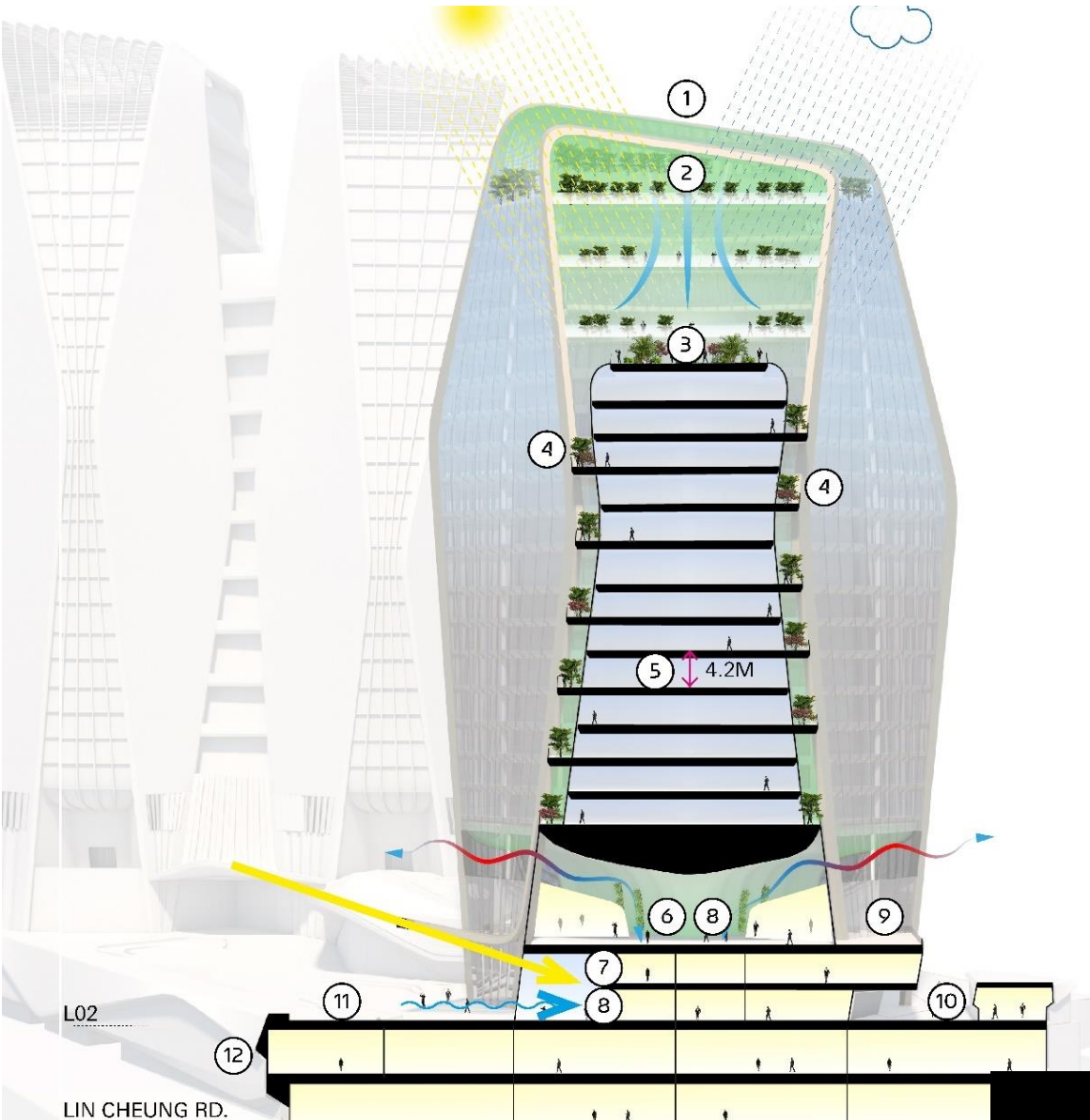




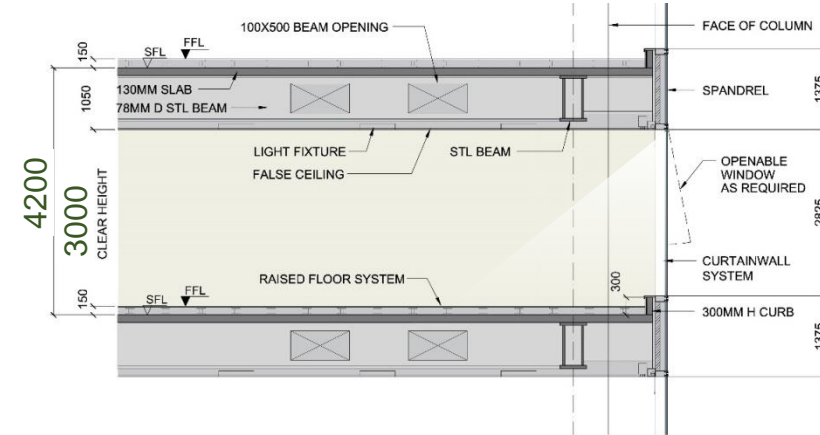




# POST COVID-19: TOWERS | GREEN FEATURES & ENVIRONMENTAL STRATEGIES



1. Sky Garden provide rainwater harvesting and greenery irrigation
2. Tower Terraces provide office green space
3. Bridge gardens provide landscaped shared space between towers
4. Double height terraces provide outdoor space to every office floor
5. Increase Floor to Floor height (4.2m) & Clear Headroom (3m)



6. Adjustable louvres provide natural ventilation and create controlled micro climate
7. Direct access from office tower to open space
8. Increase headroom of Tower Lobby for enhancement of natural light and ventilation
9. L04 Natural Ventilated Open Space
10. L02 Landscape Parkway
11. Landscaped Driveway & Dropoff
12. Provision of Vertical Green on façade facing Lin Cheung Road



**POST COVID-19:  
TOWERS | GREEN FEATURES & ENVIRONMENTAL STRATEGIES  
INCREASE FLOOR TO FLOOR HEIGHT AND CLEAR HEADROOM**

## 1. Cleaner Air at Breathing Zone

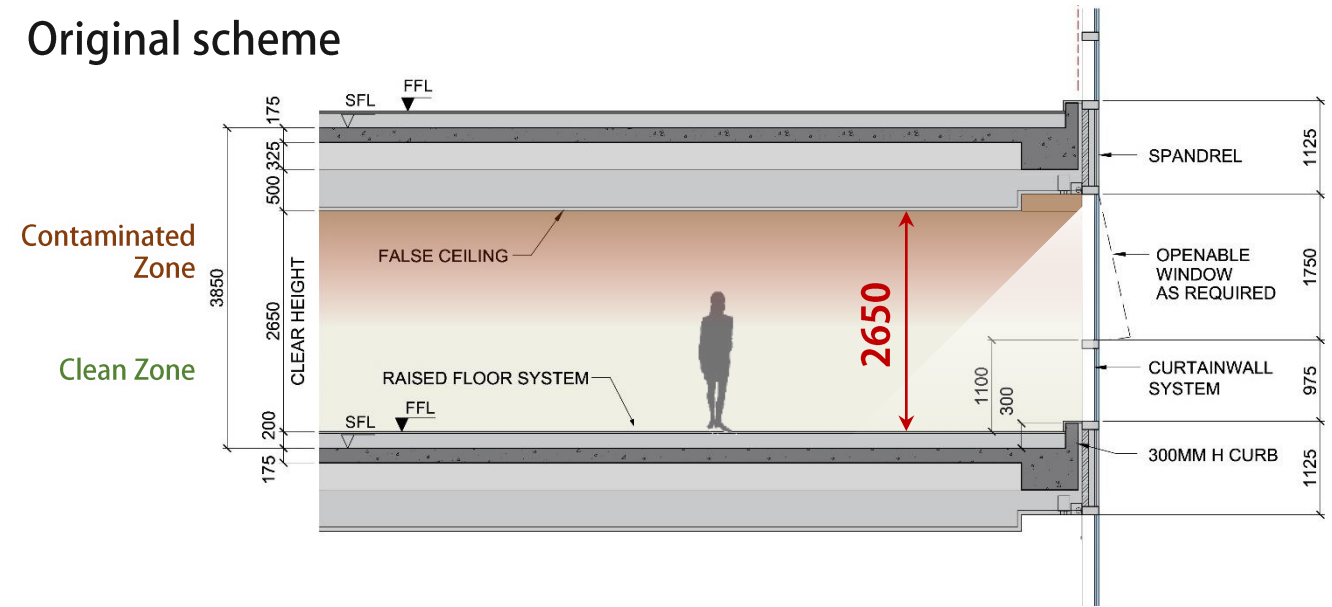
- Control pathogen dispersion zone away from occupants
- Reduce risk of pathogen dissemination

## 2. Maximize the Daylight Zone

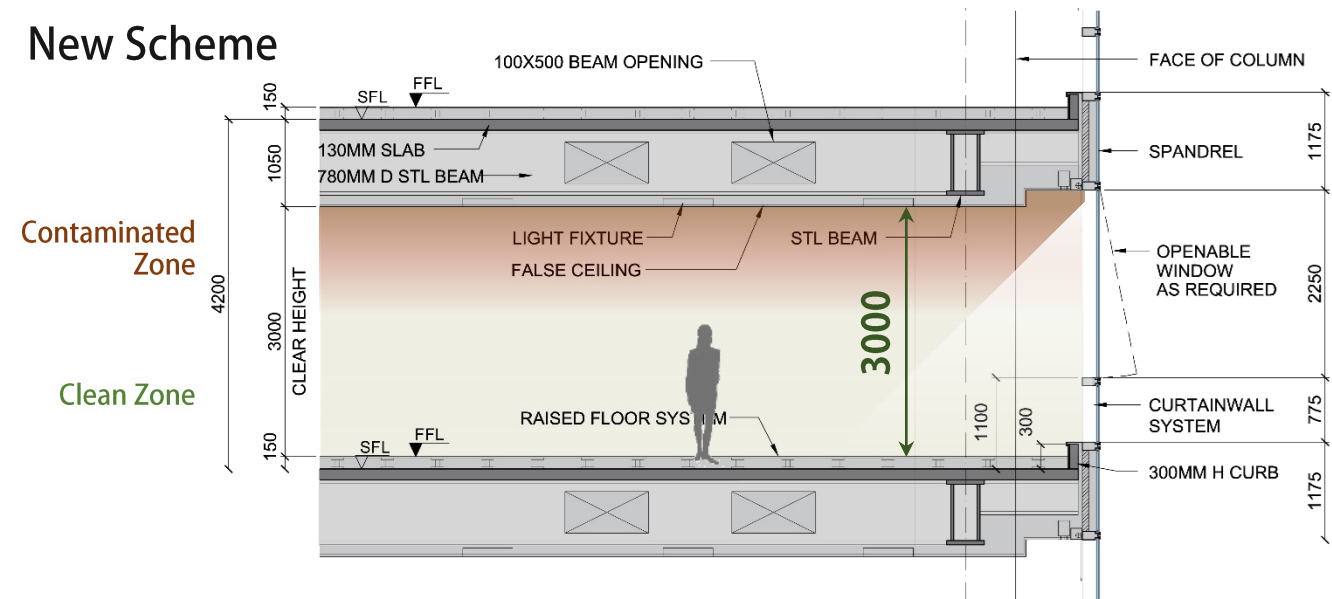
- Enhance daylight uniformity
- Support circadian rhythm



## Original scheme

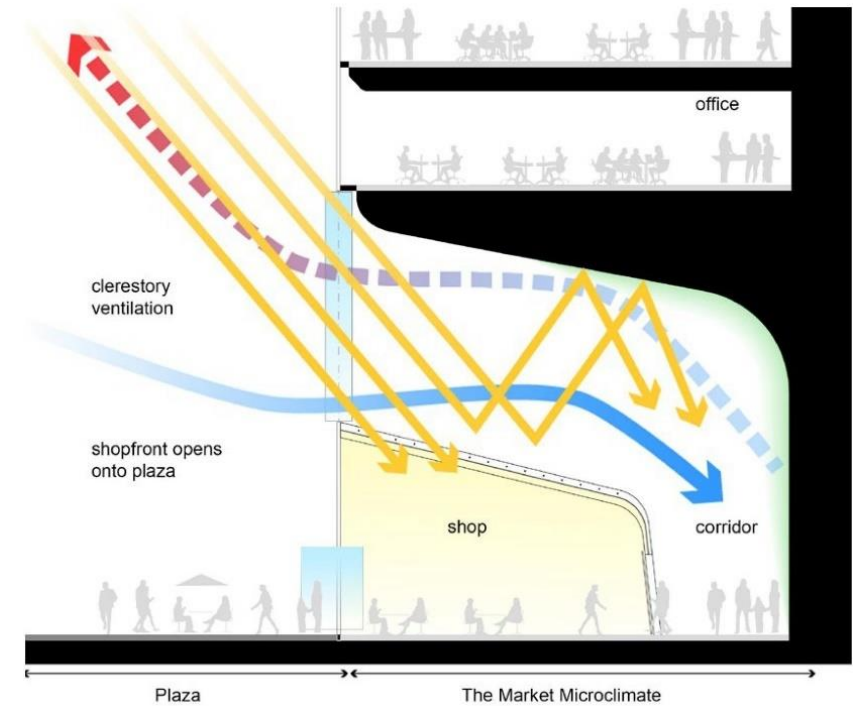
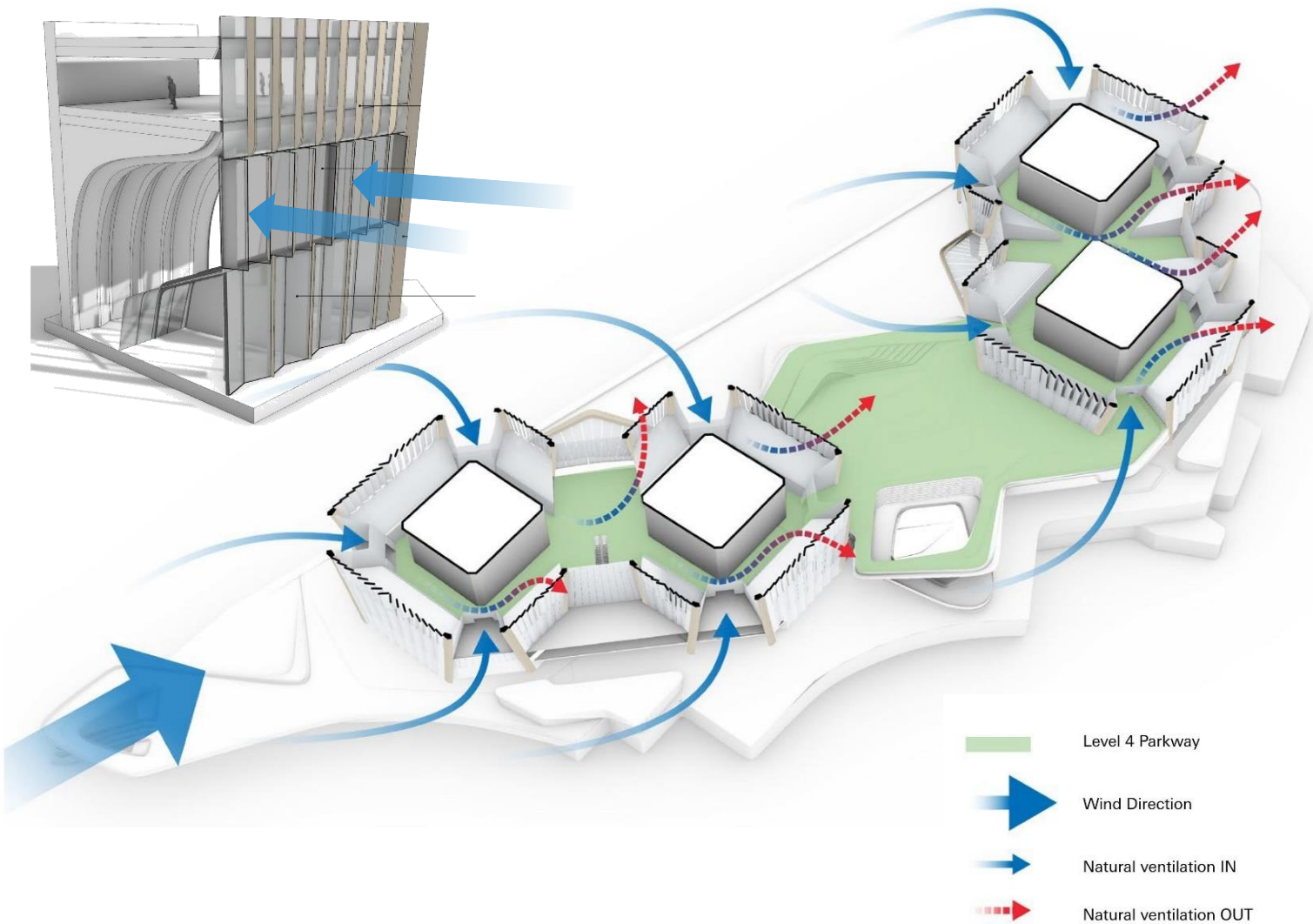


## New Scheme





POST COVID-19:  
RETAIL | GREEN FEATURES & ENVIRONMENTAL STRATEGIES  
THE MARKET MICRO-CLIMATE WITH WIND PENETRATION

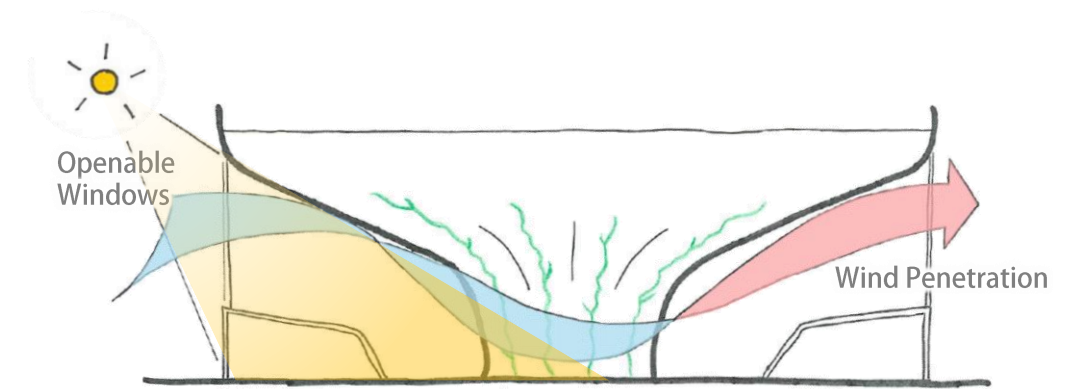




# POST COVID-19: RETAIL | GREEN FEATURES & ENVIRONMENTAL STRATEGIES THE MARKET MICRO-CLIMATE WITH WIND PENETRATION

## 1. Large Openings at High-level

- Sufficient air change rate (ACH) to remove pathogen
- Introduce gentle breeze towards larger coverage
- Minimize disturbance to retail operation



## 2. Maximize the Daylight Zone

- Maximize solar ultraviolet for sanitization
- Provision for 100% daylight penetration
- Realize circadian rhythm

## 3. Indoor Biophilia

- Open up the view to connect occupants with natural environment
- Vertically-extended greenery to cultivate mind relaxation
- Enhance indoor air quality through air pollutants disposition and carbon dioxide removal





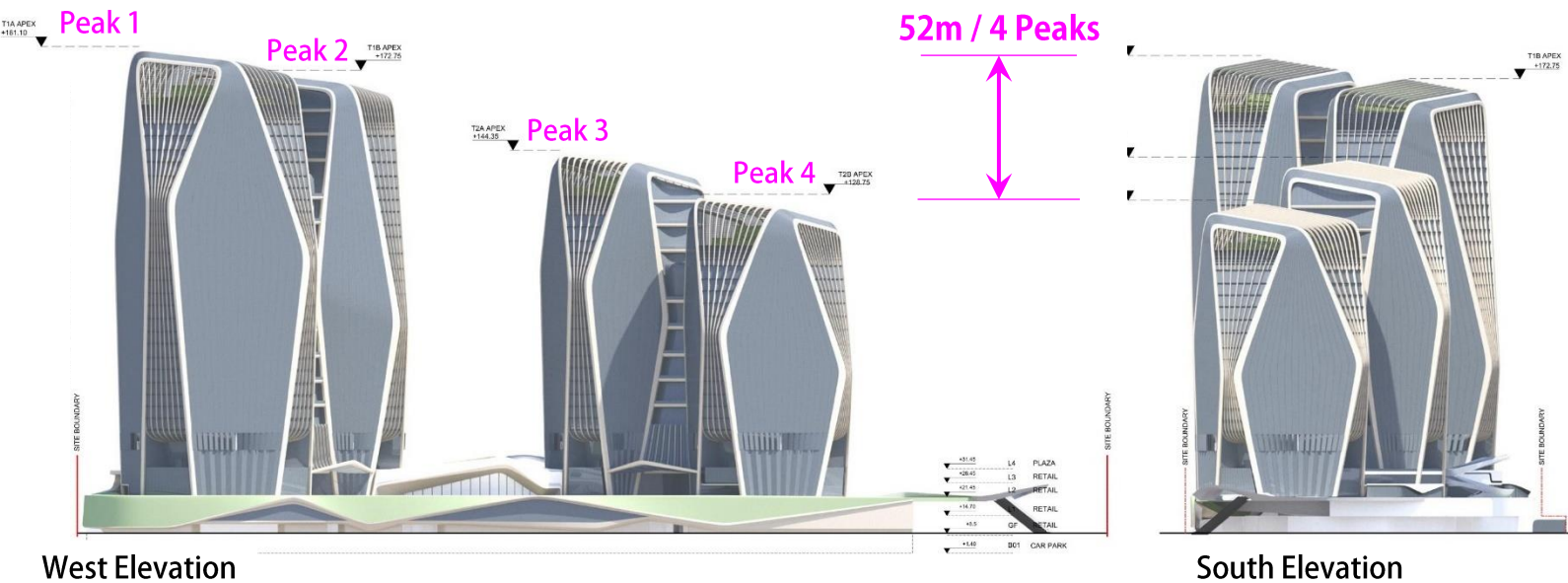
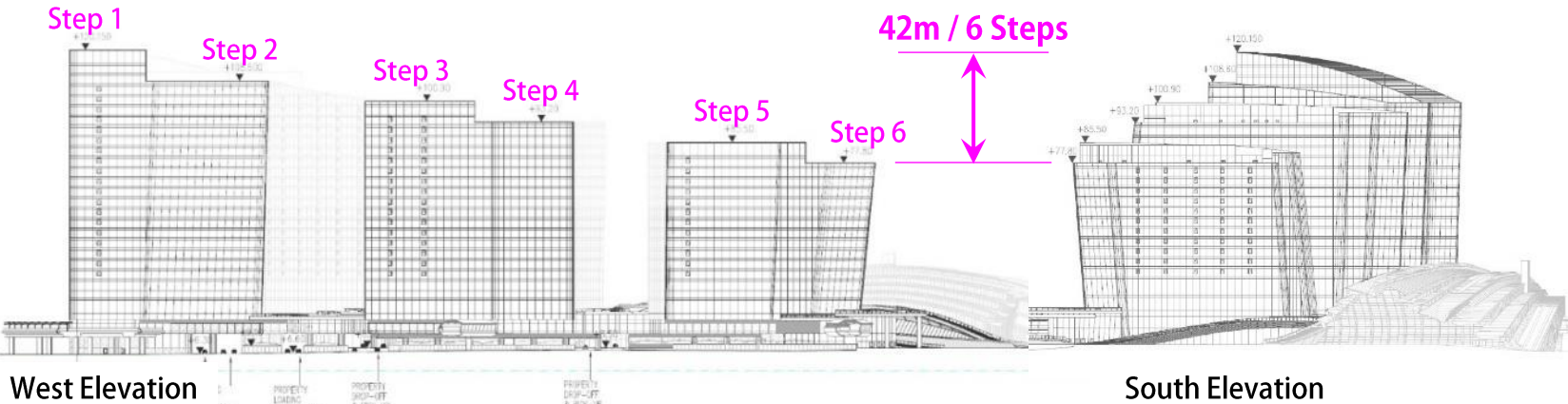
# OPENABLE GLAZED PANELS AND RETAIL FAÇADE FOR VENTILATION THE MARKET MICRO-CLIMATE





# TOWER TOP ARRANGEMENT

## Stepped Cascade descending to the Harbour







CONNECTING THE HARBOUR  
NEW KOWLOON



COMPLETING THE WEST KOWLOON  
URBAN SKYLINE

# NEW SKYLINE





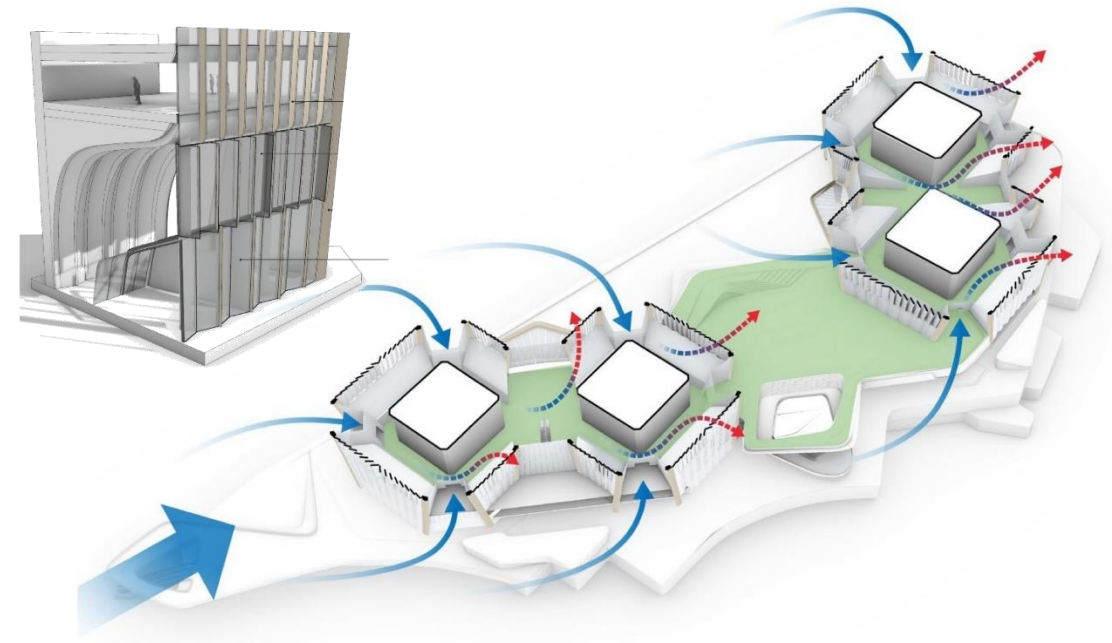
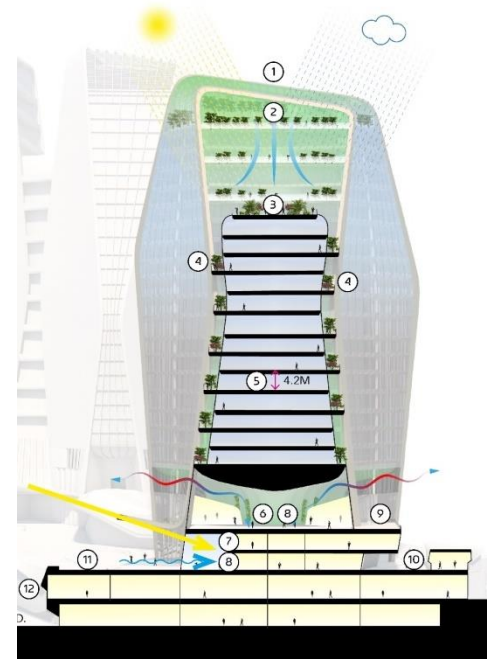


**The Following  
Harbourfront Planning Principles  
have been applied:**



### *Principle 3: Sustainable Development*

The revised design increases the opportunities for including more sustainable design features. In addition to increased greening opportunities, the building will be designed to meet the highest levels of environmental design standards.





## Principle 5: Proactive Harbour Enhancement

The development will be a symbol of urban design excellence and will enhance Hong Kong's brand identity to the international community. The open space provision of the proposed scheme will be significantly increased and improved with quality design.





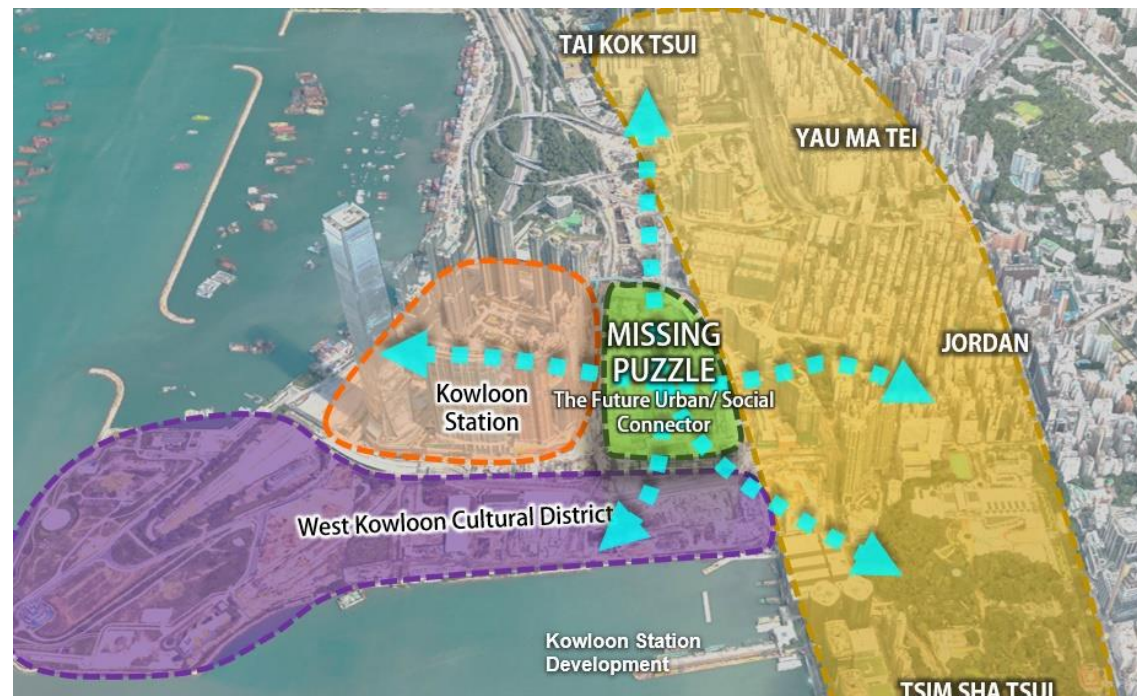
## Principle 7: Accessible Harbour

A major role of the site is to improve the pedestrian accessibility of the hinterland to the harbour-front, by providing a high quality access through the site as part of the vision of the WKP. The design creates visual and physical access to the harbour.



### WEST KOWLOON PARKWAY

24 Hours Natural Parkway connecting Yau Tsim Mong to West Kowloon Harbourfront





## *Principle 8: Public Enjoyment*

The Proposed Scheme will enhance the accessibility to the harbour, with high quality, easy to use and highly identifiable landscaped pedestrian linkages. The design will encourage public enjoyment of the area.





*Thank you*

